

±8 Acre Multifamily Site Available



# ► Mill Creek Crossing

Hwy 73 & Kannapolis Pkwy, Kannapolis, NC 28027



## Multifamily Land for Sale

## For Sale

- +/-8 acres available for sale on Highway 73 across the street from the new 1,000,000 SF Amazon fulfillment center
- Conditional zoning plan allows for 100 senior living units by right
- Single family and multifamily components of the project are under contract
- Less than 1.5 miles to I-85 and amenities at Afton Ridge Shopping Center
- Entrance road with stoplight will be built by the single-family homebuilder

### ► Contact

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## Pricing

Call for Pricing

# ► Site Plan & Demographics

**Mill Creek Crossing**  
Hwy 73 & Kannapolis Pkwy, Kannapolis, NC 28027



Conceptual plan illustrates the entitlements as approved under the PUD zoning and does not imply a final site plan layout or density that may be achieved. A site plan approval will be required.

Demographics	1 mile	3 mile	5 mile
2020 Population	1,829	25,101	92,078
2010 - 2020 Growth Rate	10.34%	3.70%	2.82%
2020 Avg. HH Income	\$117,355	\$114,850	\$103,330

# ► Site Aerial

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# ► Demographic Report

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## Executive Summary (1, 3, & 5 mile radius), Page 1 of 2

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	596	13,374	47,355
2010 Population	667	17,288	69,260
2020 Population	1,829	25,101	92,078
2025 Population	2,237	28,842	102,432
2000-2010 Annual Rate	1.13%	2.60%	3.88%
2010-2020 Annual Rate	10.34%	3.70%	2.82%
2020-2025 Annual Rate	4.11%	2.82%	2.15%
2020 Male Population	50.4%	49.1%	48.7%
2020 Female Population	49.6%	50.9%	51.3%
2020 Median Age	45.0	40.0	36.5

In the identified area, the current year population is 92,078. In 2010, the Census count in the area was 69,260. The rate of change since 2010 was 2.82% annually. The five-year projection for the population in the area is 102,432 representing a change of 2.15% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	87.6%	78.0%	67.4%
2020 Black Alone	6.5%	12.4%	19.9%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2020 Asian Alone	1.4%	1.8%	2.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	1.5%	4.5%	6.5%
2020 Two or More Races	2.5%	2.7%	3.2%
2020 Hispanic Origin (Any Race)	4.5%	8.8%	12.6%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	136	140	114
2000 Households	226	4,803	18,222
2010 Households	256	6,246	25,509
2020 Total Households	668	9,216	33,611
2025 Total Households	818	10,607	37,340
2000-2010 Annual Rate	1.25%	2.66%	3.42%
2010-2020 Annual Rate	9.81%	3.87%	2.73%
2020-2025 Annual Rate	4.13%	2.85%	2.13%
2020 Average Household Size	2.74	2.71	2.73

The household count in this area has changed from 25,509 in 2010 to 33,611 in the current year, a change of 2.73% annually. The five-year projection of households is 37,340, a change of 2.13% annually from the current year total. Average household size is currently 2.73, compared to 2.70 in the year 2010. The number of families in the current year is 24,266 in the specified area.

# Demographic Report

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## Executive Summary (1, 3, & 5 mile radius), Page 2 of 2

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.9%	11.7%	12.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$89,751	\$91,334	\$77,854
2025 Median Household Income	\$99,600	\$99,645	\$82,916
2020-2025 Annual Rate	2.10%	1.76%	1.27%
<b>Average Household Income</b>			
2020 Average Household Income	\$117,355	\$114,850	\$103,330
2025 Average Household Income	\$129,464	\$126,689	\$113,883
2020-2025 Annual Rate	1.98%	1.98%	1.96%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$45,716	\$42,651	\$37,431
2025 Per Capita Income	\$50,521	\$47,107	\$41,191
2020-2025 Annual Rate	2.02%	2.01%	1.93%

### Households by Income

Current median household income is \$77,854 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$82,916 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$103,330 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$113,883 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$37,431 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,191 in five years, compared to \$37,691 for all U.S. households

### Housing

2020 Housing Affordability Index	165	194	180
2000 Total Housing Units	231	4,981	19,582
2000 Owner Occupied Housing Units	193	3,980	12,927
2000 Renter Occupied Housing Units	33	823	5,295
2000 Vacant Housing Units	5	178	1,360
2010 Total Housing Units	275	6,645	28,069
2010 Owner Occupied Housing Units	201	5,021	18,038
2010 Renter Occupied Housing Units	55	1,225	7,471
2010 Vacant Housing Units	19	399	2,560
2020 Total Housing Units	713	9,677	36,421
2020 Owner Occupied Housing Units	382	6,336	22,434
2020 Renter Occupied Housing Units	286	2,880	11,178
2020 Vacant Housing Units	45	461	2,810
2025 Total Housing Units	856	11,032	40,228
2025 Owner Occupied Housing Units	468	7,109	24,658
2025 Renter Occupied Housing Units	351	3,498	12,682
2025 Vacant Housing Units	38	425	2,888

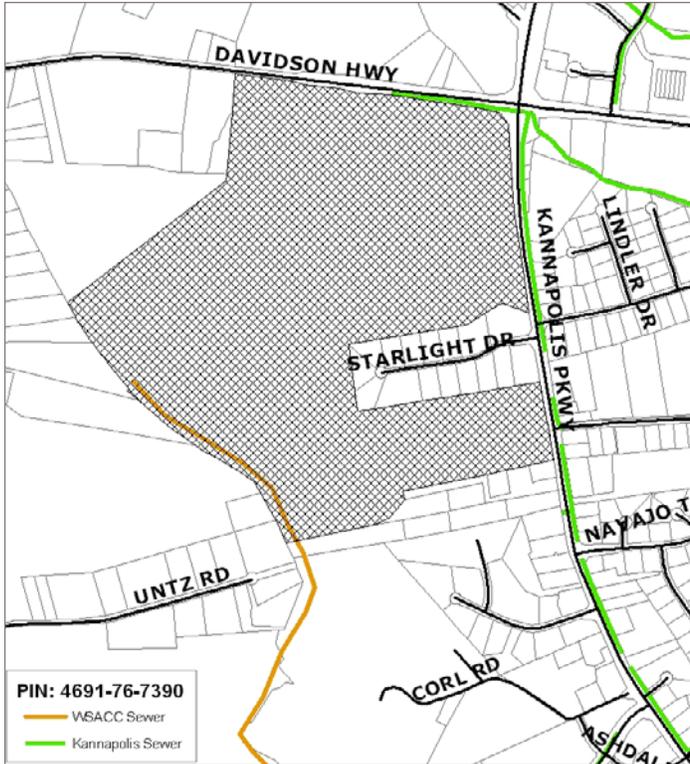
Currently, 61.6% of the 36,421 housing units in the area are owner occupied; 30.7%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 28,069 housing units in the area - 64.3% owner occupied, 26.6% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 12.27%. Median home value in the area is \$233,960, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.30% annually to \$249,619.

# ► Utility Access

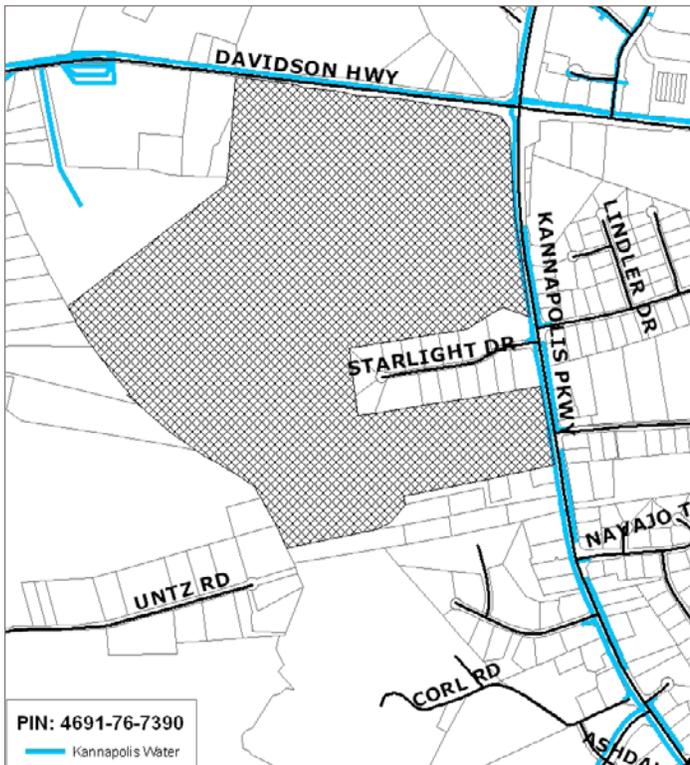
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Water & Sewer Available



Sewer Access is available through Cabarrus County and/or the City of Kannapolis.



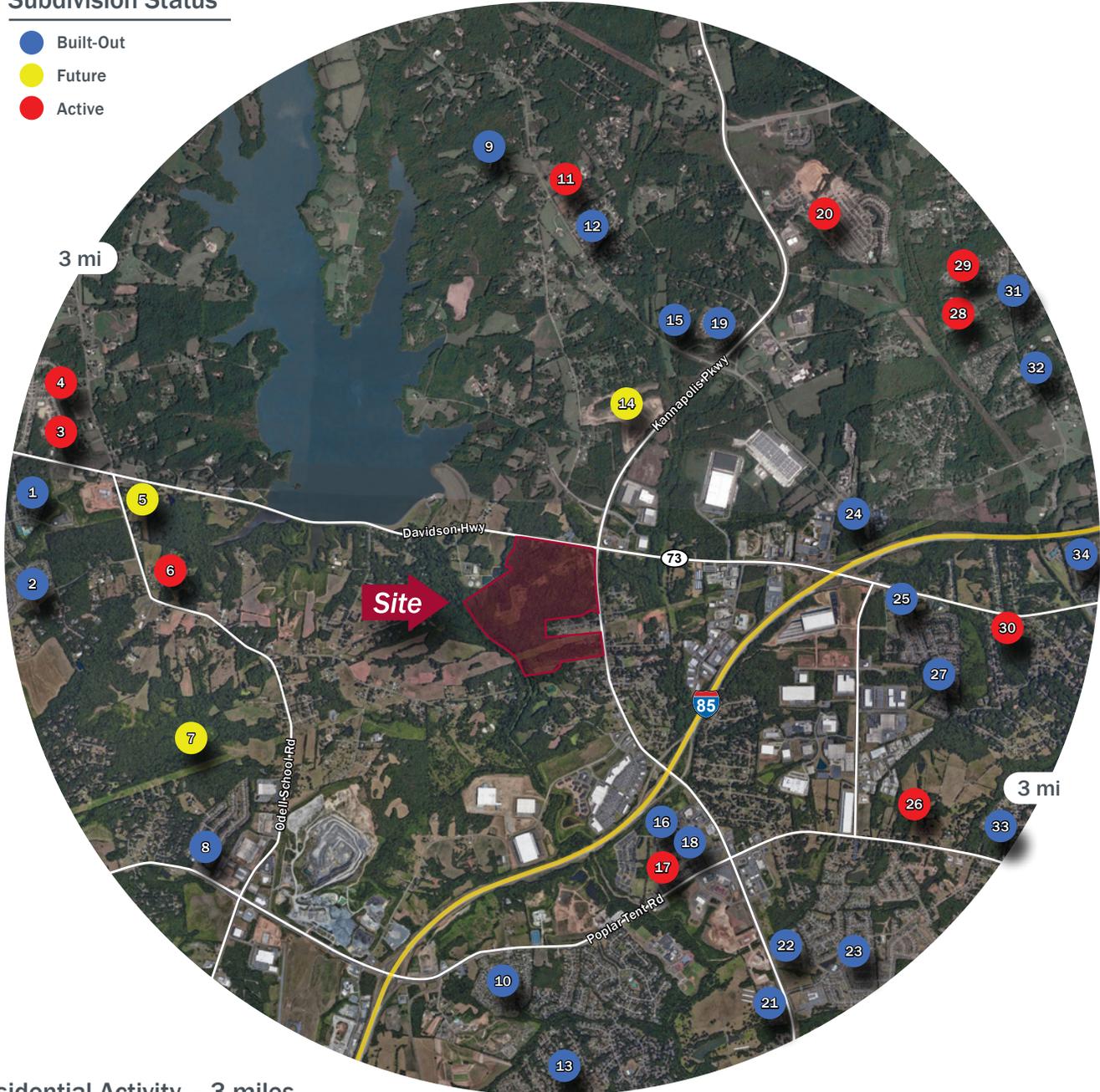
Water Access is available via connection to the sewer lines in Davidson Highway & Kannapolis Parkway.

# ► Residential Aerial

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## Subdivision Status

- Built-Out
- Future
- Active



## Residential Activity – 3 miles

Existing Units	3,173
Units Under Development	264
Proposed Units	1,469
<b>Total</b>	<b>4,906</b>

Source: MetroStudy 2017. Homes built prior to 2000 not shown. Apartments not included

# ► Residential Activity

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Subdivision activity within 3 miles of site (since 2000)

Source: MetroStudy 2017

Subdivision Status ● Built-Out ● Future ● Active

No.	Subdivision	Status	Price Range	Existing	Developing	Proposed	Total Units
1	The Reserve at Moss Creek Village	Builtout	\$327-364	33	-	-	33
2	Willow Glen at Moss Creek Village	Builtout	\$156-199	73	-	-	73
3	Pinnacle/Wellington Chase	Active	\$262-290	55	2	-	57
4	Wellington Chase	Active	\$297-316	180	2	-	182
5	Odell Commons	Future	-	-	-	104	104
6	Arbor Oaks	Active	\$800-2M	11	9	-	20
7	Quail Haven	Future	-	-	-	551	551
8	Poplar Woods	Builtout	\$126-225	192	-	-	192
9	Highgrove Estates	Builtout	-	8	-	-	8
10	Gable Oaks	Builtout	\$173-279	160	-	-	160
11	Pine Creek	Active	\$750-1.7M	43	26	-	69
12	Whispering Winds	Builtout	\$550-750	33	-	-	33
13	Freedom Acres	Builtout	\$150-200	6	-	-	6
14	Austin Corners	Future	-	-	-	146	146
15	Tranquility Estates	Builtout	\$350-698	55	-	-	55
16	Afton Village Townhomes	Builtout	\$130-250	206	-	-	206
17	Afton Village Single-Family	Active	\$425-425	190	2	-	192
18	Afton Village/Foundry CO	Builtout	\$63-182	4	-	-	4
19	Trinity Crest	Builtout	\$427-427	57	-	-	57
20	Kellswater Bridge	Active	\$218-321	250	64	464	758
21	Province Greene	Builtout	\$152-210	50	-	-	50
22	Mountain Laurel	Builtout	\$190-331	75	-	-	75
23	Laurel Park	Builtout	\$183-235	711	5	-	89
24	Wightman Oaks	Builtout	\$250-250	5	-	-	5
25	Kenton Glenn	Builtout	\$119-120	27	-	-	27
26	Hunton Forest	Active	\$248-316	8	77	204	289
27	Oak Park	Builtout	\$100-285	390	-	-	390
28	Newman Manor	Active	\$419-513	13	16	-	29
29	Windsor	Active	\$235-373	53	12	-	65
30	Woodbridge	Active	\$357-415	0	49	-	49
31	Sidney's Grove	Builtout	\$230-240	22	-	-	22
32	Cambrook	Builtout	\$189-235	22	-	-	22
33	Oak Ridge on Eva Drive	Builtout	\$150-160	18	-	-	18
34	Havenbrook	Builtout	\$126-162	226	-	-	226
<b>Total Units</b>				<b>3,173</b>	<b>264</b>	<b>1,469</b>	<b>4,906</b>

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