

±5.85 ACRES FOR SALE

0 KANNAPOLIS PARKWAY, KANNAPOLIS, NC 28081

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

| | |
|---------------|-----------|
| PROPERTY TYPE | Land |
| ACRES ± | 5.85 |
| SALE PRICE | \$760,000 |

DESCRIPTION

Stellar development opportunity located on Kannapolis Parkway (20,000 VPD). Kannapolis is in Cabarrus County, one of North Carolina's fastest growing submarkets. Very visible site adjacent to Kellswater Bridge, a 200+ Acre residential/mixed-use development with 450+ home sites. Other nearby announced developments include 270+ apartments and 145+ townhomes.

KEY FACTS

98,792

Population

38.3

Median Age



Average Household Size

\$101,896

Average Household Income

BUSINESS



3,255

Total Businesses



38,231

Total Employees

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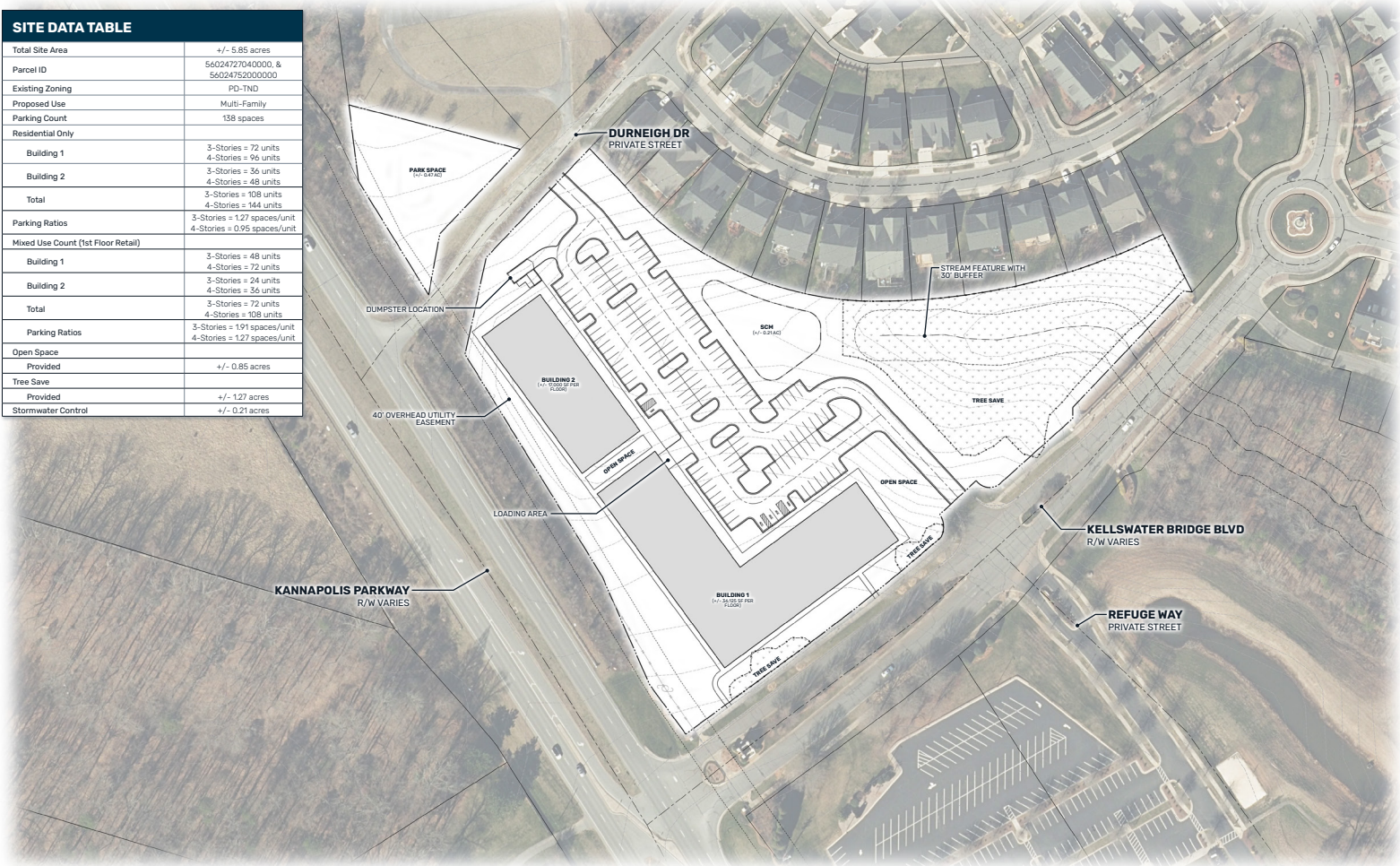
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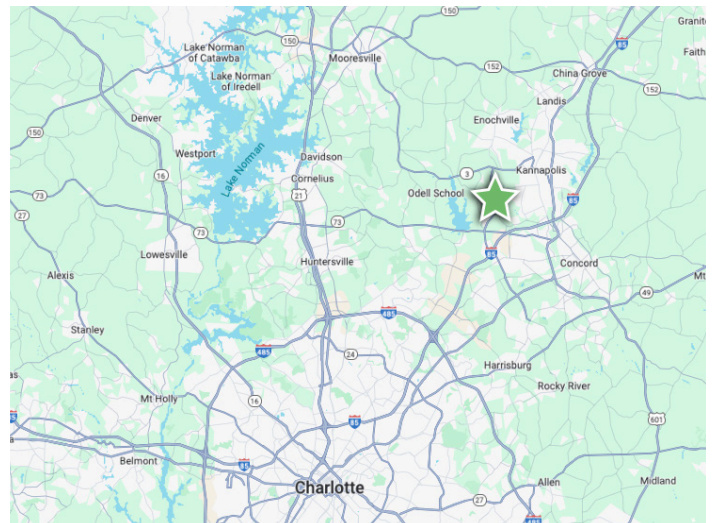
SITE PLAN

| SITE DATA TABLE | |
|------------------------------------|---|
| Total Site Area | +/- 5.85 acres |
| Parcel ID | 56024727040000, & 56024752000000 |
| Existing Zoning | PD-TND |
| Proposed Use | Multi-Family |
| Parking Count | 138 spaces |
| Residential Only | |
| Building 1 | 3-Stories = 72 units 4-Stories = 96 units |
| Building 2 | 3-Stories = 36 units 4-Stories = 48 units |
| Total | 3-Stories = 108 units 4-Stories = 144 units |
| Parking Ratios | 3-Stories = 127 spaces/unit 4-Stories = 0.95 spaces/unit |
| Mixed Use Count (1st Floor Retail) | |
| Building 1 | 3-Stories = 48 units 4-Stories = 72 units |
| Building 2 | 3-Stories = 24 units 4-Stories = 36 units |
| Total | 3-Stories = 72 units 4-Stories = 108 units |
| Parking Ratios | 3-Stories = 191 spaces/unit 4-Stories = 127 spaces/unit |
| Open Space | |
| Provided | +/- 0.85 acres |
| Tree Save | |
| Provided | +/- 1.27 acres |
| Stormwater Control | +/- 0.21 acres |



KEY FEATURES

- Development opportunity located on Kannapolis Parkway (20,000 VPD)
- One of North Carolina's fastest growing submarkets
- Very visible site
- Near current and future developments consisting of 850+ total residential units



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PROPERTY INFORMATION

| | | | |
|---------------|------|---------|----------------------------|
| PROPERTY TYPE | Land | TAX PIN | 5602-47-2704, 5602-47-5200 |
| ACRES ± | 5.85 | | |

PRICING & TERMS

| | |
|------------|-----------|
| SALE PRICE | \$760,000 |
|------------|-----------|

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