



EXCLUSIVE LISTING

± 30.91 Acres *Land for Sale*

MOORESVILLE ROAD &
KANNAPOLIS PARKWAY

KANNAPOLIS, NORTH CAROLINA



± 30.91

ACRES



AG ZONING

CURRENT ZONING



CORNER LOCATION

MOORESVILLE RD &
KANNAPOLIS PKWY



GROWTH COORIDOR

KANNAPOLIS MARKET

PROPERTY OVERVIEW

A Rare Large-Acreage Opportunity in Kannapolis

Positioned at the high-visibility corner of Mooresville Road and Kannapolis Parkway, this ±30.91-acre tract offers a rare opportunity to acquire a significant land position in one of th fastest-growing markets in North Carolina.

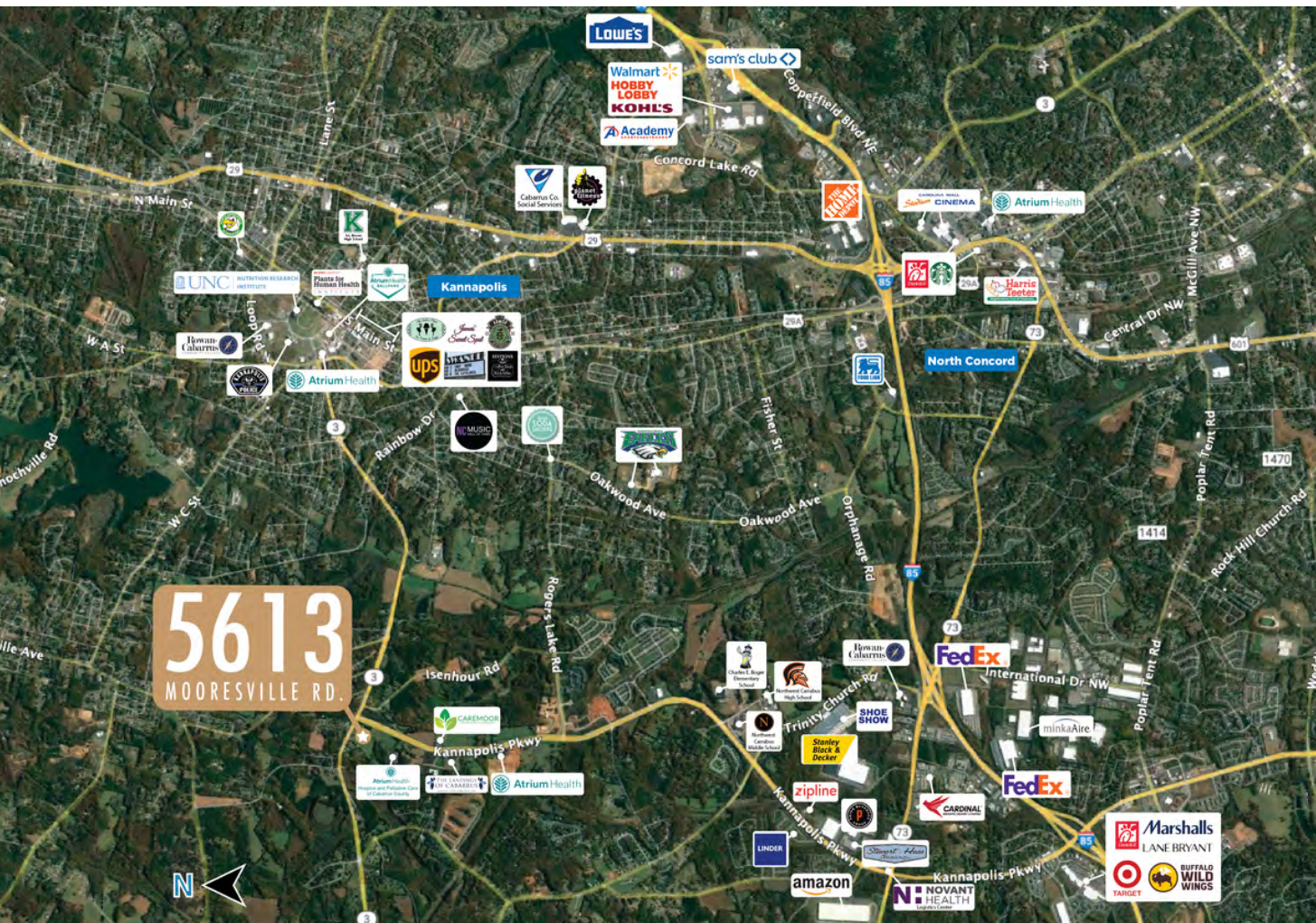
The property is surrounded by residential growth, strong retail corridors, healthcare, and industrial development, creating excellent long-term potential for a wide range of users.

OFFERING PRICE Call for Pricing	TOTAL SITE AREA ±30.91 Acres
FRONTAGE Mooresville Rd: ±640 FT Kannapolis Pkwy: ±1,690 FT	PROPERTY LOCATION SW Corner of Mooresville Road & Kannapolis Parkway
TAX PARCEL IDS 56032629060000 56031677040000 56031690440000	ZONING AG (Agricultural) Cabarrus County



MARKET POSITION & LOCATION

Positioned Among the Region's Key Growth Drivers.



Cabarrus is the
5th fastest
growing county in
North Carolina

Less than 10 Min
to Downtown
Kannapolis

Near NC
Research Campus

Convenient
Access to
Interstate 85

Positioned Within
a Rapidly
Growing Corridor

KANNAPOLIS DEMOGRAPHICS

- **Population:** 57,000
- **Households:** 27,589
- **Median Household Income:** \$73,836
- **Workforce Density:** 32,001
- **Traffic Count:** 12,000-16,000 VPD

SOURCES: CITY OF KANNAPOLIS, DATA USA, AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

5613 MOORESVILLE ROAD | KANNAPOLIS, NC

FOR MORE INFORMATION
& INQUIRIES, CONTACT:



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