

FOR SALE

STIREWALT ROAD AND TRINITY CHURCH ROAD | KANNAPOLIS

Great development opportunity in Kannapolis, a growing submarket in the Charlotte Metro - Recently rezoned to R2 with preliminary concept plan of 47 lots; soils suitability tests on file

OFFERING PRICE: \$3.995 million



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- Located just off the Kannapolis Parkway in Kannapolis, NC
- Frontage on Stirewalt Rd. (just off Hwy 3) and Trinity Church Rd.
- Excellent access to highways
- Easy access to Charlotte to the south
- Close proximity to revitalized Kannapolis Downtown Social District
- Amazon fulfillment center is only a few miles away
- Significant Charlotte suburb growth market
- Significant amount of due diligence material on file

Acreage
35.5

Zoning
R2

List Price
\$3.995M



Emendations to lots 41-46; AM 8/11/24

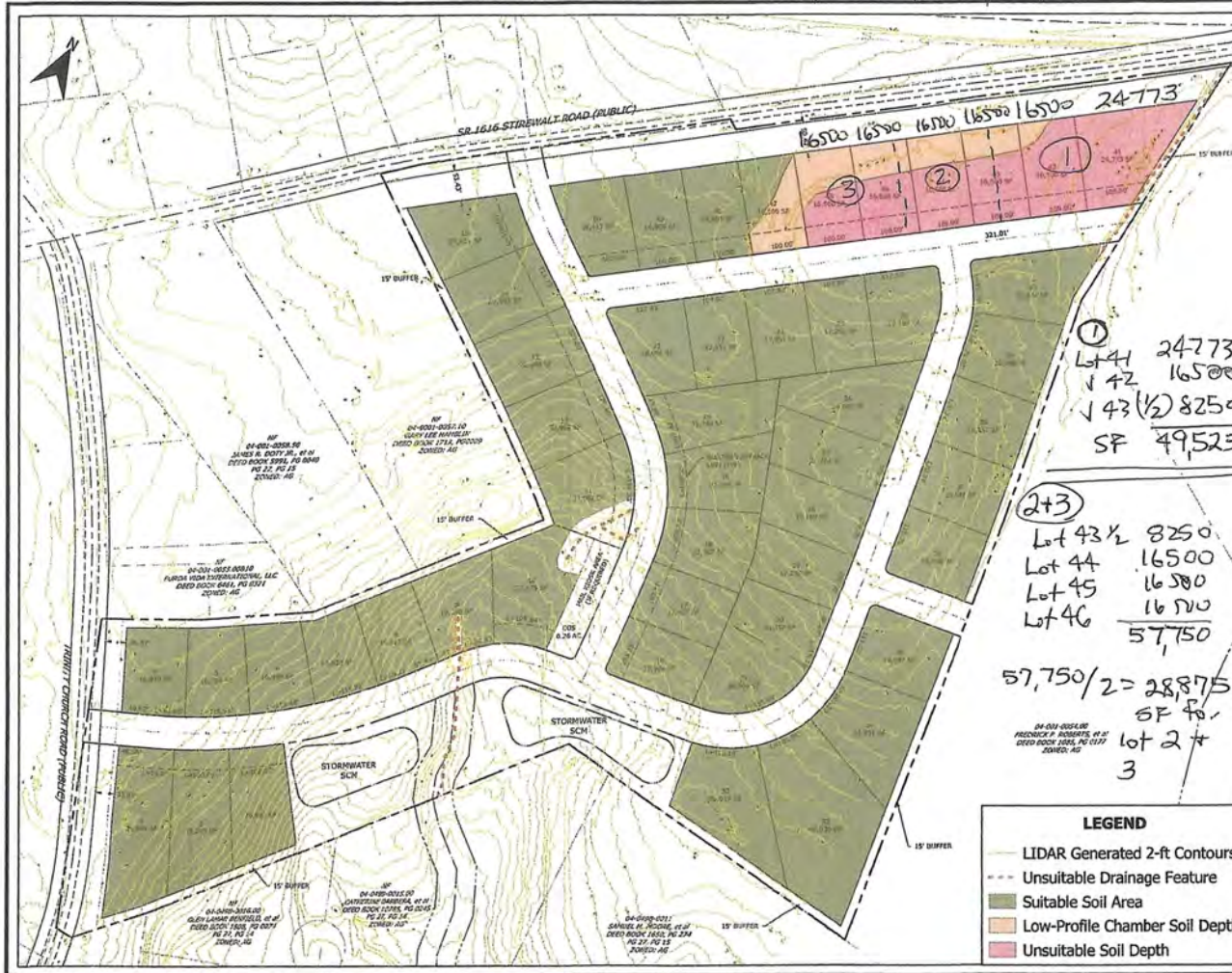


FIGURE 1

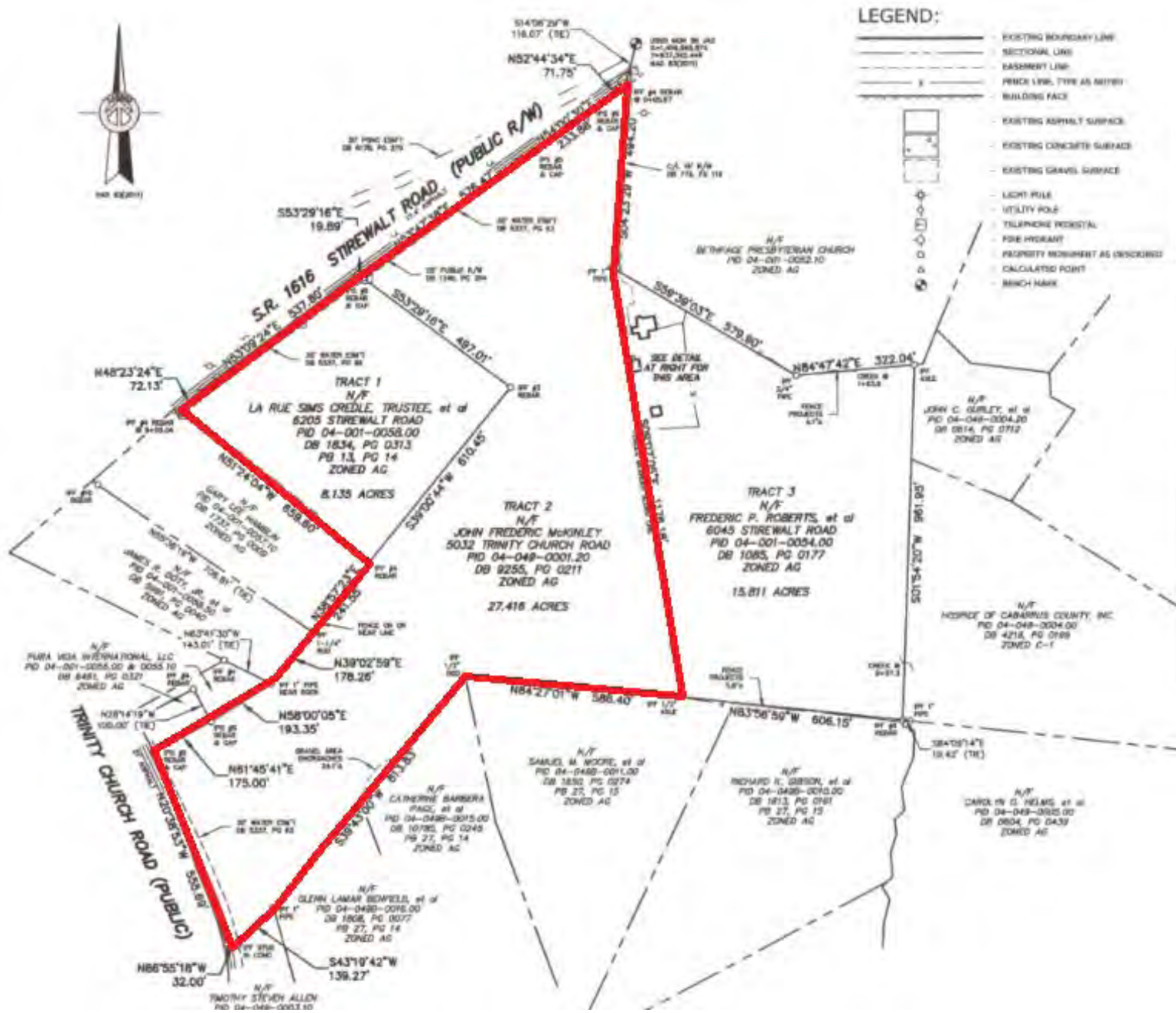
Prepared For:
Jack McKinley

Soil and Site Evaluation
 PID: 4693966383 & 4693961596
 5032 Trinity Church Road
 Kannapolis, NC 28081
 Cabarrus County

Scale:
0 150 300 ft

Date: August 2024
 TEC Job No. 24-290







KANNAPOLIS, NC

Kannapolis is the 19th most populated city in North Carolina and is known for its history, motorsports, and music. It offers a low stress, family oriented community with loads of southern charm in an ideal climate. Conveniently located to the interstate, local and national airports, and home to an Amtrak station, citizens find a short travel time from the mountains, the beaches or anywhere along the East Coast of the United States.

It's a place where you can live a good life. A healthy holistic life. A community that welcomes new people, new ideas and new businesses. A place where there is a balance between work, family, and social living. A unique place where health, nutrition, science and education are becoming the business of the City and where a significant investment of the business sector has already been made.

A city of humble beginnings, Kannapolis has seen a shift from a quiet textile town to a thriving modern city with a robust economy.



PETE FRANDANO, CCIM

Senior Advisor

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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Charlotte, NC 28208

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

