

910 Fairview St

910 Fairview St, Kannapolis NC 28083

O F F E R I N G M E M O R A N D U M

Prepared By:

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OFFERING SUMMARY

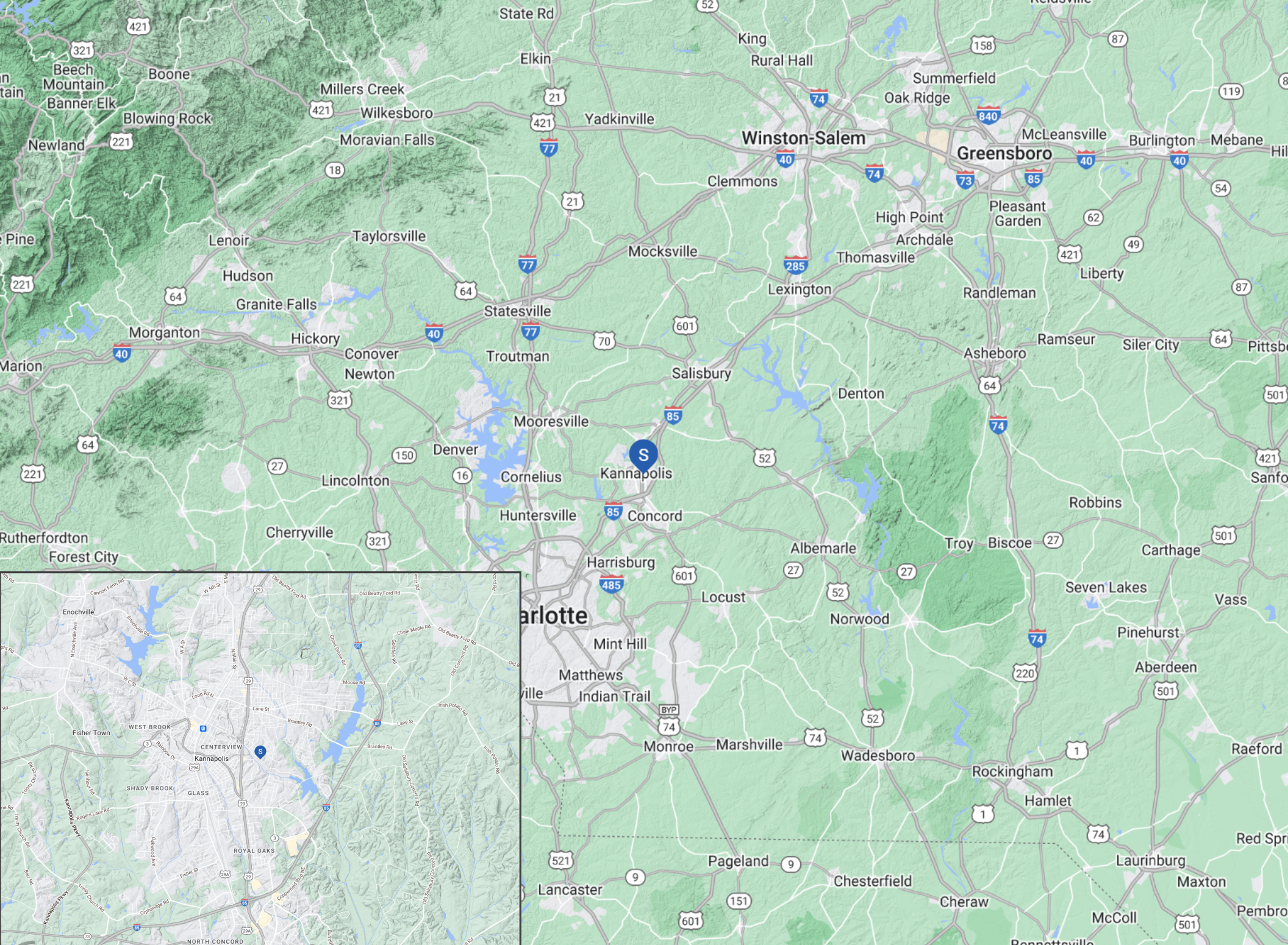
ADDRESS	910 Fairview St Kannapolis NC 28083
COUNTY	Cabarrus
PRICE	\$656,000
LAND ACRES	10.94
ZONING TYPE	R8
# OF PARCELS	1

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	8,391	47,737	87,999
2024 Median HH Income	\$58,539	\$57,736	\$60,834
2024 Average HH Income	\$75,637	\$79,336	\$86,624

- Located in the heart of Kannapolis, NC, this ±10.94 acre residential lot is loaded with development opportunities. Property is also close to the developing RT-29 corridor.
- Current commercial use is grandfathered, but the property's highest and best use is for redevelopment into residential housing. Property is surrounded by medium-density residential developments. A small portion of the lot is designated floodplain, which could serve as greenspace for redevelopment.

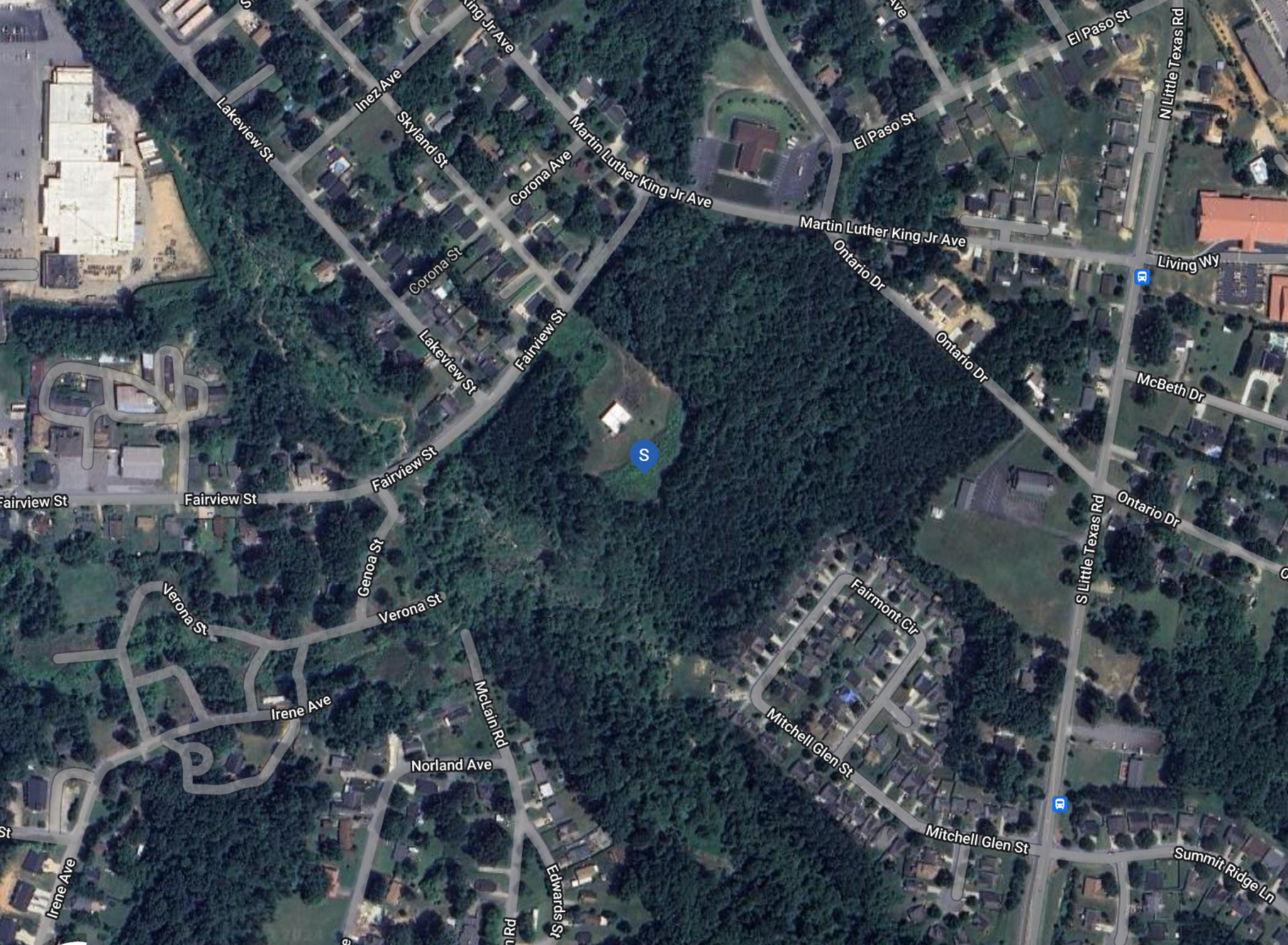




PROPERTY FEATURES

LAND ACRES	10.94
# OF PARCELS	1
ZONING TYPE	R8

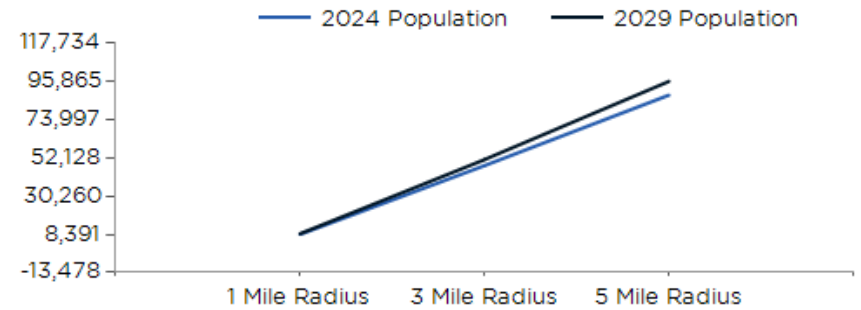




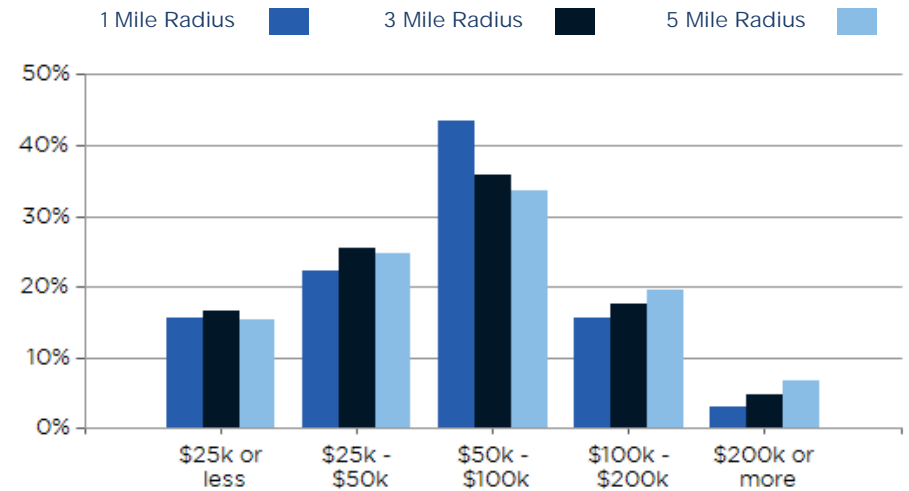
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,802	36,194	65,411
2010 Population	7,274	41,239	72,781
2024 Population	8,391	47,737	87,999
2029 Population	8,771	51,174	95,865
2024-2029: Population: Growth Rate	4.45%	7.00%	8.65%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	252	1,560	2,781
\$15,000-\$24,999	244	1,528	2,570
\$25,000-\$34,999	226	1,566	3,284
\$35,000-\$49,999	482	3,164	5,296
\$50,000-\$74,999	852	3,742	6,484
\$75,000-\$99,999	531	2,938	5,163
\$100,000-\$149,999	304	2,298	4,734
\$150,000-\$199,999	197	972	2,081
\$200,000 or greater	98	892	2,346
Median HH Income	\$58,539	\$57,736	\$60,834
Average HH Income	\$75,637	\$79,336	\$86,624

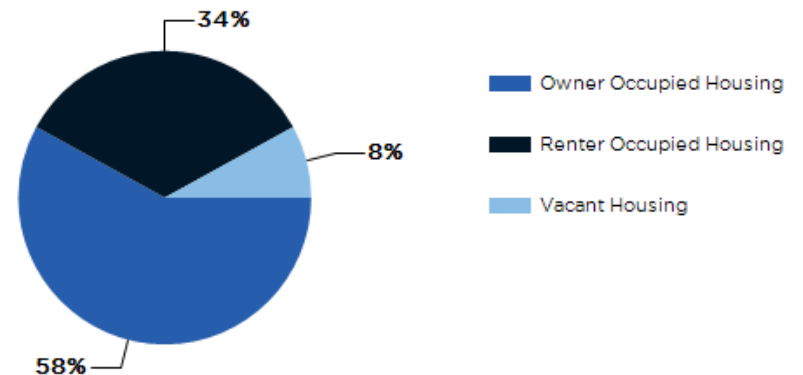
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,484	15,832	28,194
2010 Total Households	2,764	16,042	28,480
2024 Total Households	3,186	18,660	34,739
2029 Total Households	3,312	19,985	37,808
2024 Average Household Size	2.62	2.54	2.51
2024-2029: Households: Growth Rate	3.90%	6.90%	8.55%



2024 Household Income

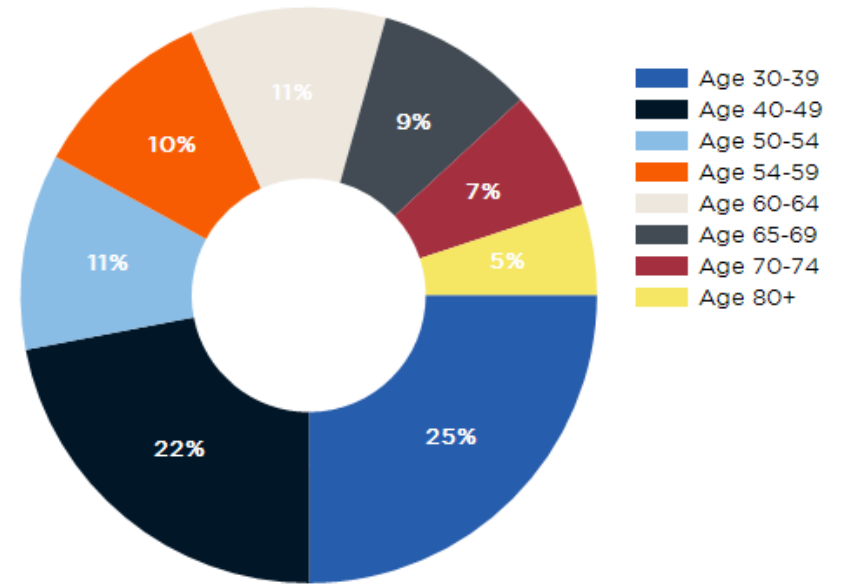


2024 Own vs. Rent - 1 Mile Radius

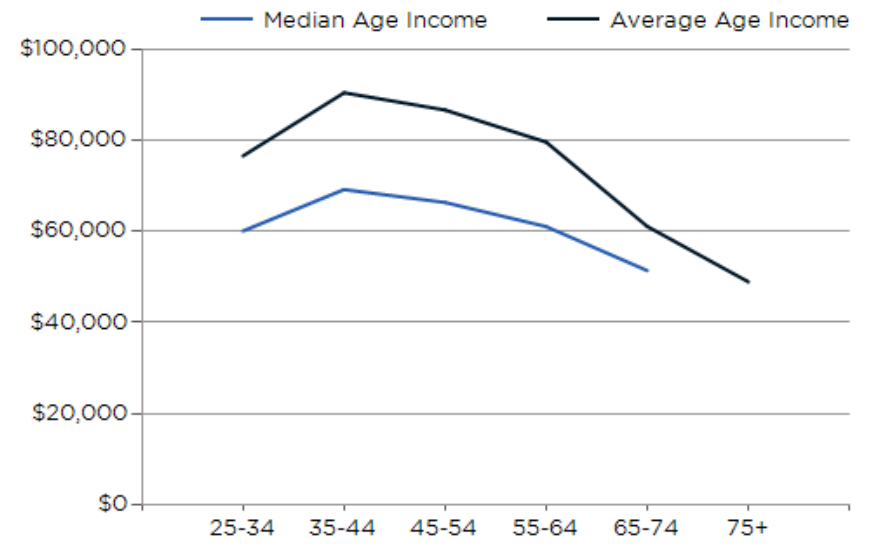


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	640	3,474	6,348
2024 Population Age 35-39	576	3,218	5,917
2024 Population Age 40-44	557	3,139	5,726
2024 Population Age 45-49	514	2,865	5,373
2024 Population Age 50-54	537	3,023	5,737
2024 Population Age 55-59	504	2,869	5,366
2024 Population Age 60-64	535	2,932	5,458
2024 Population Age 65-69	429	2,358	4,568
2024 Population Age 70-74	330	1,846	3,567
2024 Population Age 75-79	248	1,471	2,907
2024 Population Age 80-84	137	902	1,779
2024 Population Age 85+	122	859	1,722
2024 Population Age 18+	6,445	36,233	67,734
2024 Median Age	38	38	39
2029 Median Age	39	38	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,165	\$60,173	\$61,669
Average Household Income 25-34	\$76,709	\$79,398	\$82,494
Median Household Income 35-44	\$69,287	\$69,565	\$75,220
Average Household Income 35-44	\$90,609	\$91,565	\$98,915
Median Household Income 45-54	\$66,448	\$67,060	\$74,120
Average Household Income 45-54	\$86,809	\$87,895	\$98,199
Median Household Income 55-64	\$61,138	\$61,456	\$67,182
Average Household Income 55-64	\$79,753	\$83,134	\$94,380
Median Household Income 65-74	\$51,443	\$50,518	\$52,286
Average Household Income 65-74	\$61,178	\$73,495	\$80,928
Average Household Income 75+	\$48,984	\$57,462	\$62,575



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