

Kannapolis Commercial Land



COLDWATER RIDGE DRIVE, KANNAPOLIS, NC 28083

Land	FOR	SIZE	PRICE
	Sale	±7.05 Acres	Call



Overview

±7.05 acres of pad-ready land for future commercial development opportunity; adjacent to major retail centers

In the heart of recent and active developments (page 3)

City of Kannapolis Zoning: General Commercial (GC) : May subdivide and sell subject to rezoning

Multiple pad-ready parcels included within ±7.05 acre site

- PIDs: 04-086G-0001 (2.34 Acres)
- 04-086G-0002 (2.18 Acres)
- 04-086G-0003 (1.34 Acres)
- 04-086G-0004 (1.11 Acres)
- 04-086G-0005 (1.28 Acres) U/C
- 04-086G-0006 (1.67 Acres) U/C

±7.05 Acres for Future Commercial Development



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Property Overview

Demographics

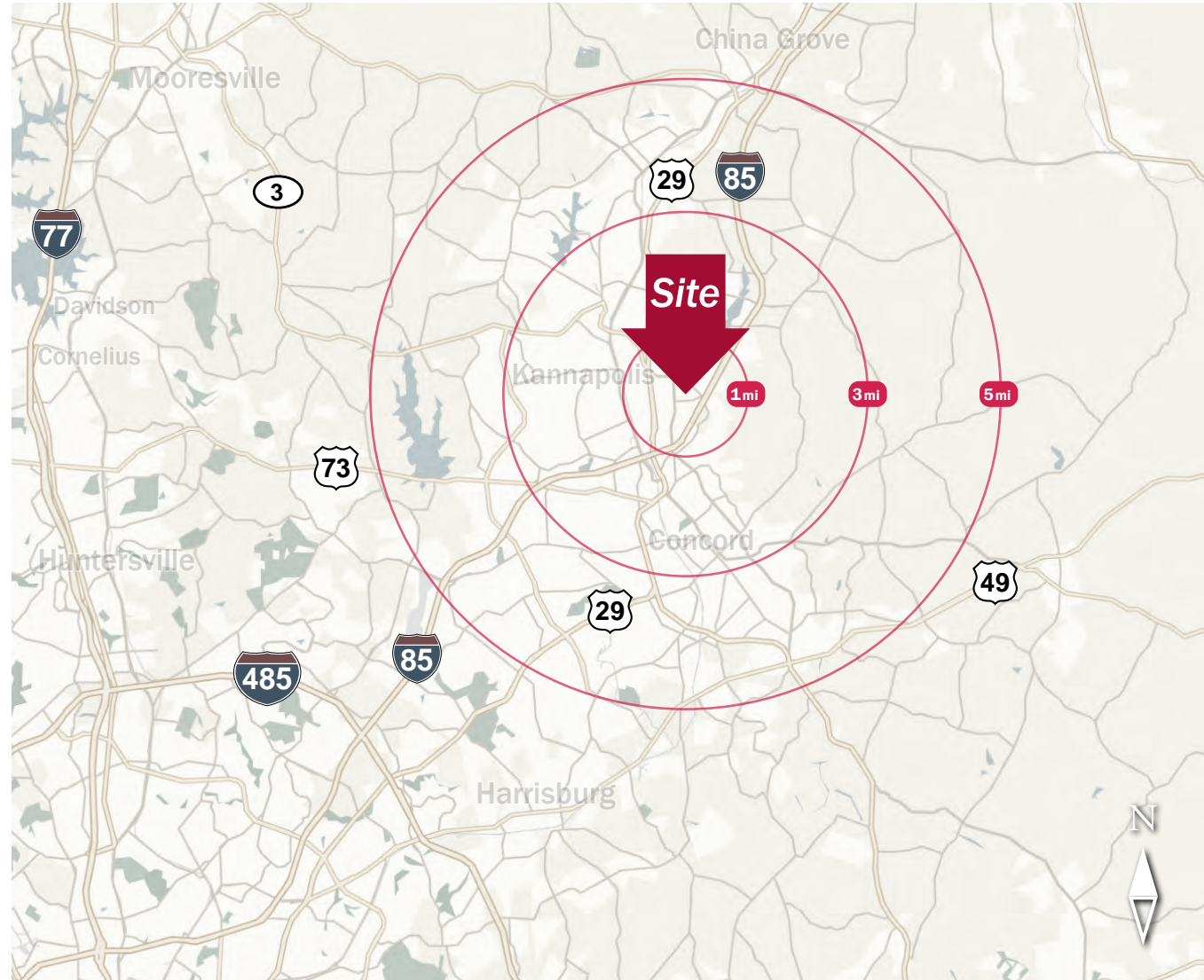
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	5,044	46,853	97,292
Avg. HH Income	\$59,459	\$77,266	\$82,049
Growth Rate	2.55%	2.87%	2.97%

Traffic Count

Source: NCDOT

	AADT
Dale Earnhardt Blvd	18,000 (2023)



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Surrounding Developments



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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