

Approx 4.75 acres located on the NE corner of Hwy 115 (Statesville Road) and Bailey Road in Cornelius.

4.75 AC Site

### INVESTMENT OPPORTUNITY

- Property is in Cornelius ETJ
- Proposed Business Campus Zoning
- Signalized Intersection
- Planned Red Line is on the parcel

# 4.75± Acres Development Land | 18710 Old Statesville Road, Cornelius, NC

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## PHOTOS, MAP & AERIALS

Maps and additional aerials are provided by Google Maps and ESRI. Photos are representative only and are subject to change without notice.

## BROKER DISCLOSURE

Broker has an interest in the ownership entity.

## CONTACT:

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704.634.1853 Direct

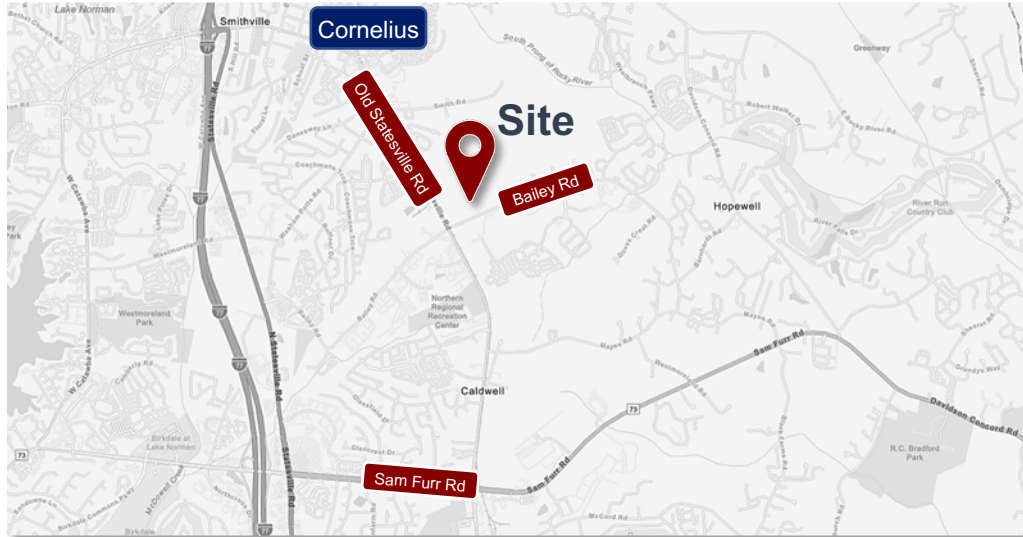
704.987.0000 Office

19701 Bethel Church Road

Suite 202

Cornelius, NC 28031

## AREA MAP



## INVESTMENT SUMMARY

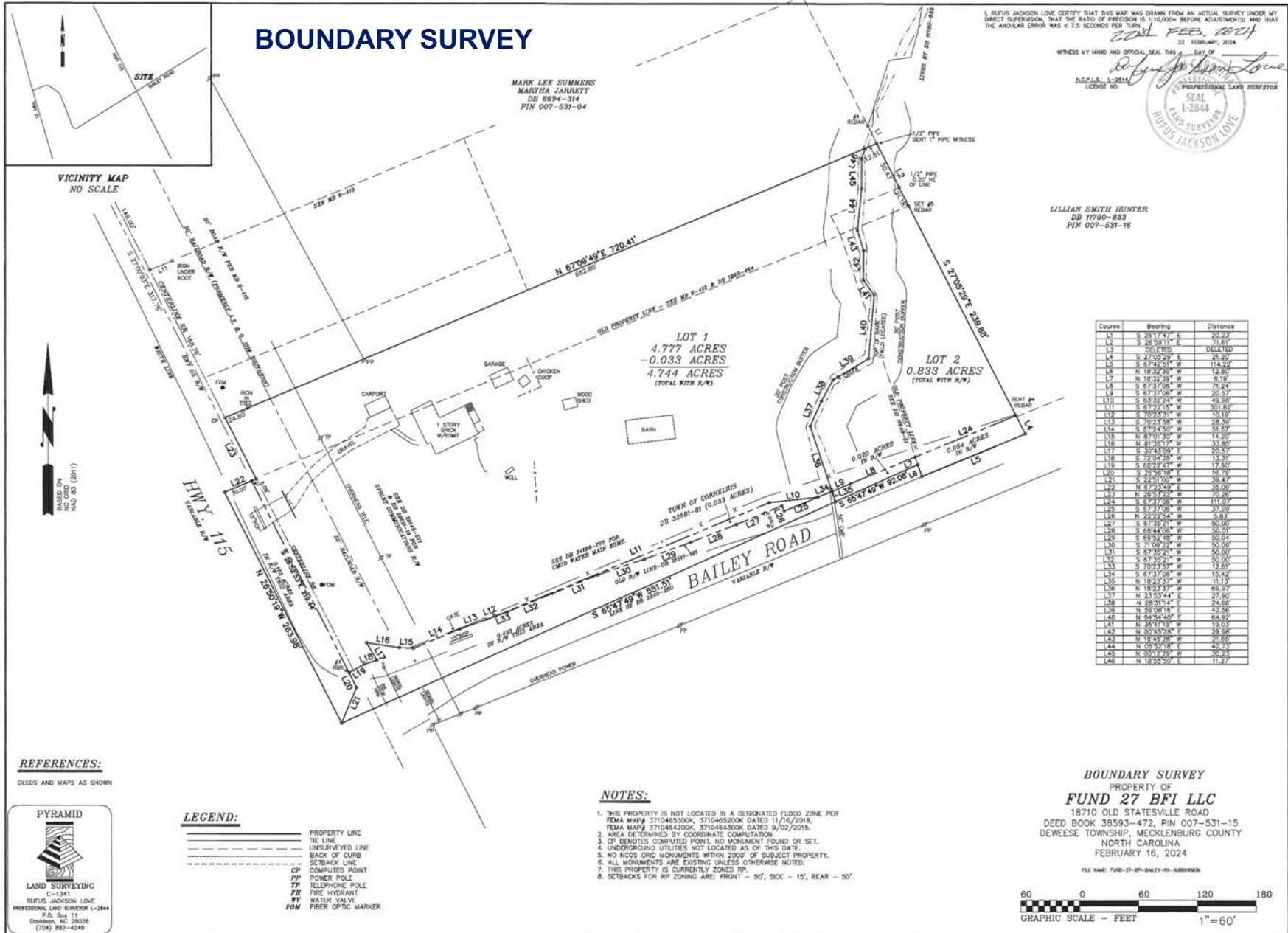
Address	18710 Old Statesville Rd, Cornelius, NC 28031
Price	\$999,000
Property Size	4.75± Acres
Parcel #	00753115
County	Mecklenburg
Zoning	Business Campus Zoning (Cornelius Plan)
Proposed Use	Retail / Commercial
Utilities to Site	Water (City), Sewer (Septic System), Electric
Traffic Counts	14,500 ± VPD on Old Statesville Rd

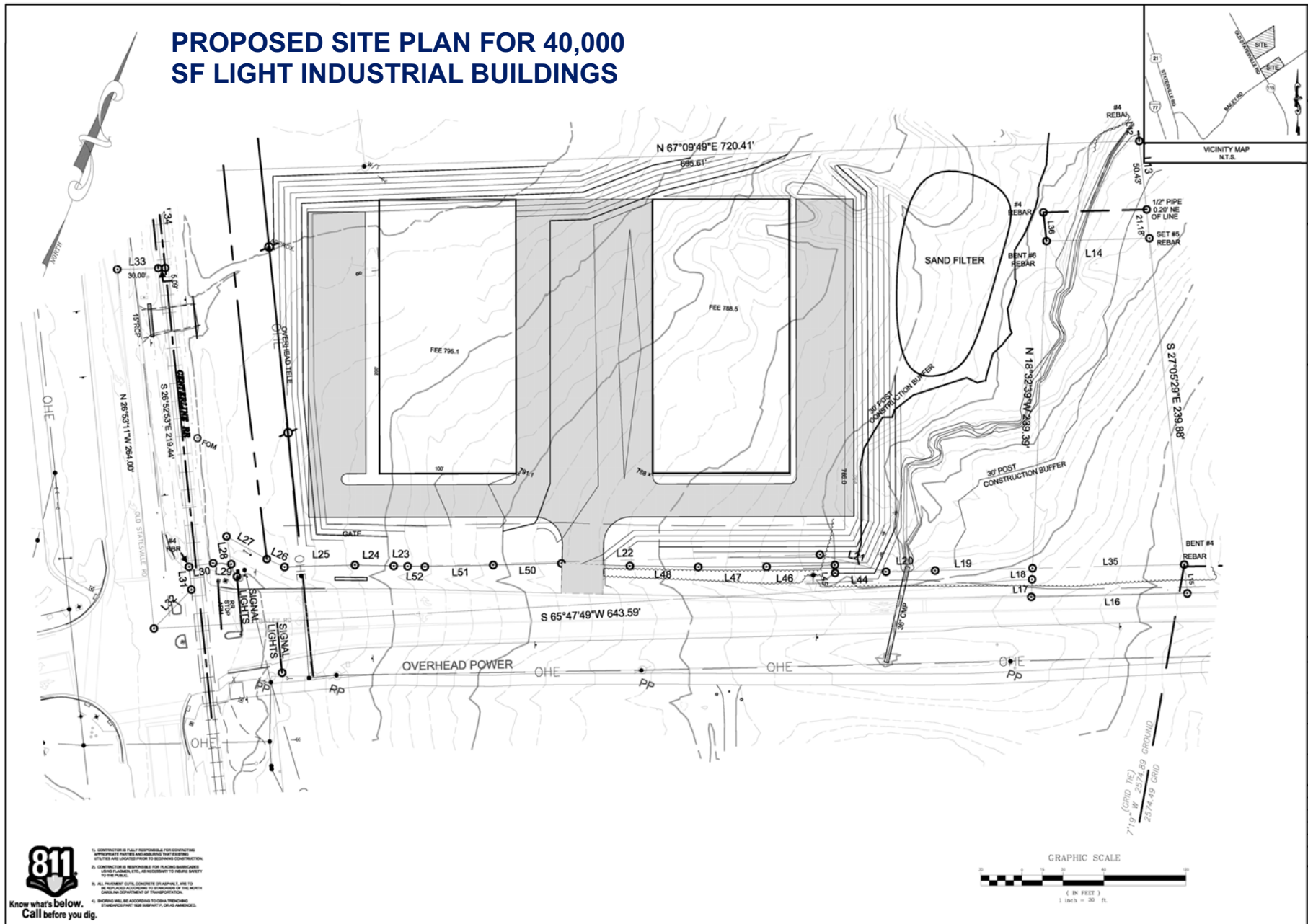
Located in fast-growing, well-appointed North Charlotte/Birkdale area. Property is on the NE corner of Hwy 115 (Statesville Road) and Bailey Road in Cornelius.

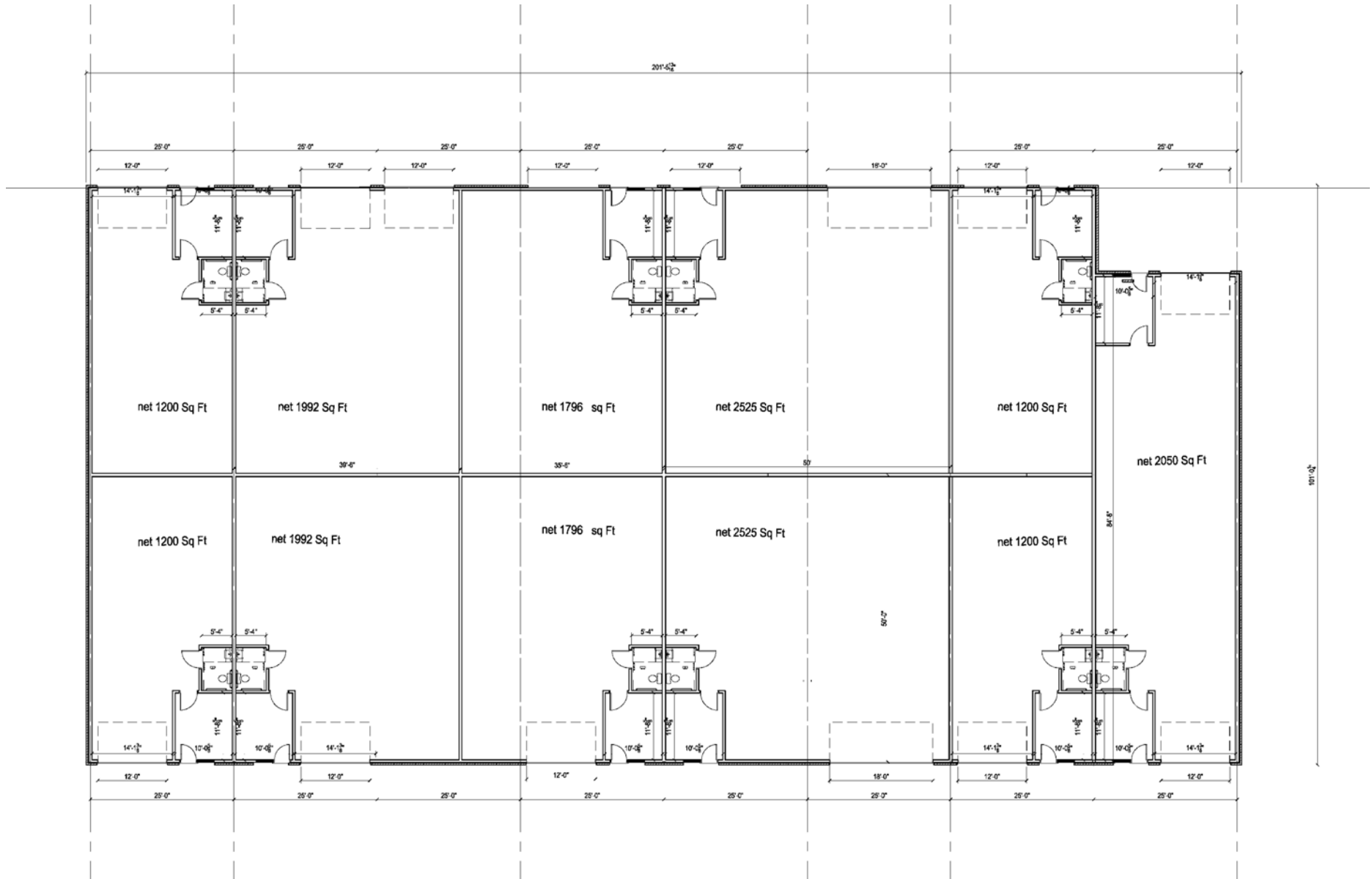
## PROPERTY HIGHLIGHTS

- Property is in Cornelius ETJ
- Cornelius Plan indicates Business Campus Zoning
- Corner of Bailey Road and Statesville Ave (Hwy 115)
- Signalized Intersection
- Planned Red Line is on the parcel

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.







NE corner of Hwy 115 (Statesville Road) and Bailey Road in Cornelius



**KEY FACTS**

**3-Mile  
Radius**



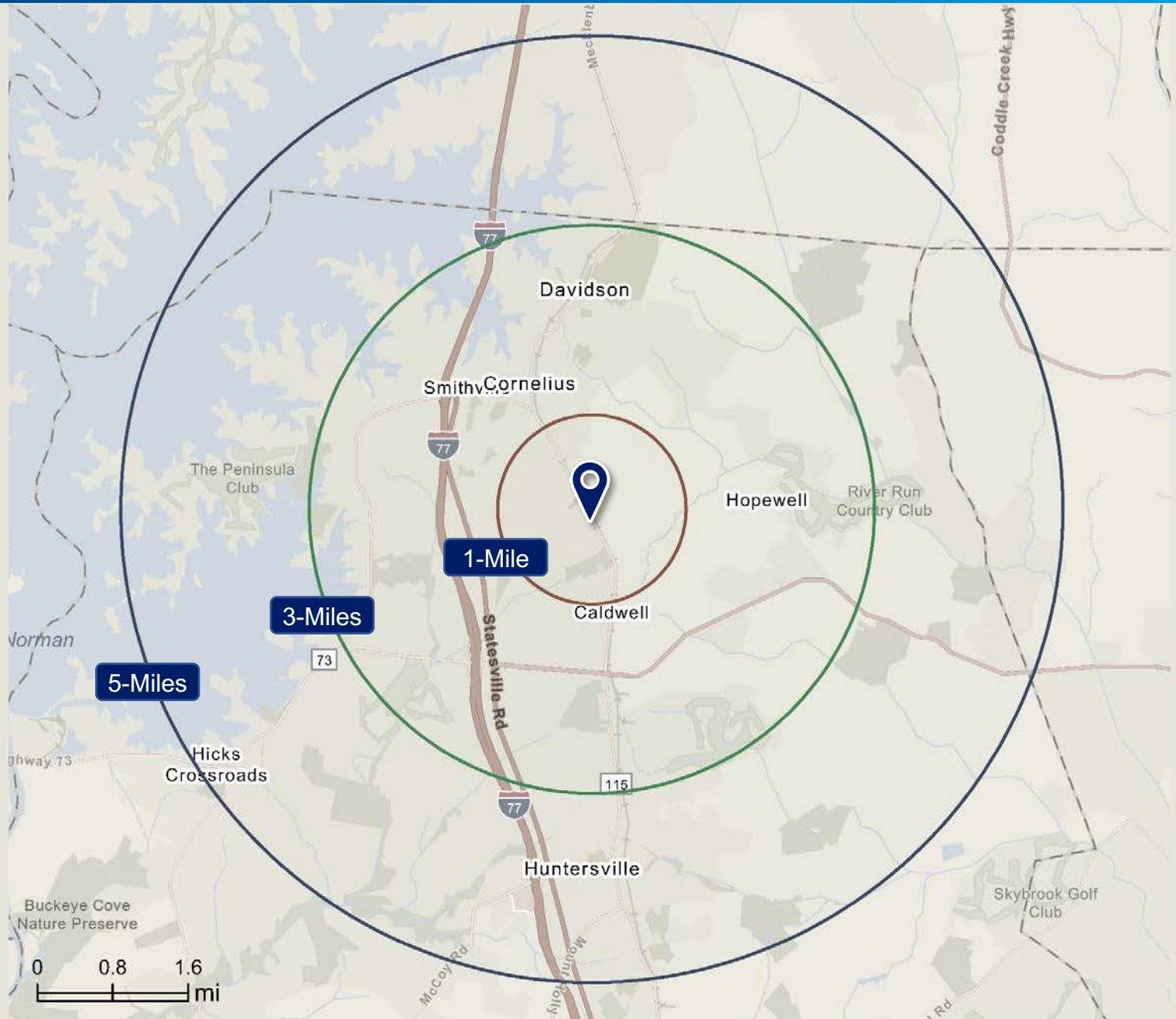
**64,109  
Daytime  
Population**



**2.3  
Average  
Household Size**



**\$124,682  
Median Home  
Value**





## KEY FACTS

3-Mile  
Radius



52,967  
2024  
Population



21,940  
2024  
Households



40.2  
Median Age



	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,928	41,448	74,774
2020 Population	5,091	52,029	95,843
2024 Population	5,111	52,967	99,989
2029 Population	4,985	53,020	101,760
2010-2020 Annual Rate	2.63%	2.30%	2.51%
2020-2024 Annual Rate	0.09%	0.42%	1.00%
2024-2029 Annual Rate	-0.50%	0.02%	0.35%
2020 Male Population	45.8%	47.4%	48.1%
2020 Female Population	54.2%	52.6%	51.9%
2020 Median Age	37.8	39.7	40.0
2024 Male Population	46.7%	48.3%	49.0%
2024 Female Population	53.3%	51.7%	51.0%
2024 Median Age	39.4	40.4	40.7

In the identified area, the current year population is 99,989. In 2020, the Census count in the area was 95,843. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 101,760 representing a change of 0.35% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	75.7%	78.7%	77.2%
2024 Black Alone	7.9%	7.1%	7.8%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	2.9%	3.3%	3.7%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	4.7%	3.1%	3.4%
2024 Two or More Races	8.6%	7.5%	7.6%
2024 Hispanic Origin (Any Race)	11.1%	8.0%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.4 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	134	158	166
2010 Households	1,475	16,745	29,228
2020 Households	1,979	21,514	37,760
2024 Households	2,016	21,940	39,584
2029 Households	1,981	22,030	40,466
2010-2020 Annual Rate	2.98%	2.54%	2.59%
2020-2024 Annual Rate	0.44%	0.46%	1.12%
2024-2029 Annual Rate	-0.35%	0.08%	0.44%
2024 Average Household Size	2.54	2.33	2.47

## KEY FACTS

3-Mile  
Radius



**\$124,682**  
Median  
Household  
Income



**\$169,674**  
Average  
Household  
Income



**14,173**  
Owner Occupied  
Housing

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.9%	25.9%	25.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$109,365	\$124,682	\$127,409
2029 Median Household Income	\$131,178	\$151,042	\$154,218
2024-2029 Annual Rate	3.70%	3.91%	3.89%
<b>Average Household Income</b>			
2024 Average Household Income	\$142,462	\$169,674	\$173,511
2029 Average Household Income	\$174,000	\$197,555	\$201,966
2024-2029 Annual Rate	4.08%	3.09%	3.08%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$56,793	\$69,407	\$68,341
2029 Per Capita Income	\$70,011	\$81,025	\$79,862
2024-2029 Annual Rate	4.27%	3.14%	3.16%
<b>GINI Index</b>			
2024 Gini Index	36.3	34.2	33.0
<b>Households by Income</b>			
Current median household income is \$127,409 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$154,218 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$173,511 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$201,966 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$68,341 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$79,862 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	108	96	97
2010 Total Housing Units	1,586	18,510	31,915
2010 Owner Occupied Housing Units	1,225	11,493	21,174
2010 Renter Occupied Housing Units	250	5,252	8,053
2010 Vacant Housing Units	111	1,765	2,687
2020 Total Housing Units	2,093	22,974	40,002
2020 Owner Occupied Housing Units	1,356	13,512	26,007
2020 Renter Occupied Housing Units	623	8,002	11,753
2020 Vacant Housing Units	95	1,453	2,276
2024 Total Housing Units	2,111	23,452	41,778
2024 Owner Occupied Housing Units	1,416	14,173	27,933
2024 Renter Occupied Housing Units	600	7,767	11,651
2024 Vacant Housing Units	95	1,512	2,194
2029 Total Housing Units	2,113	23,845	43,145
2029 Owner Occupied Housing Units	1,451	14,449	28,845
2029 Renter Occupied Housing Units	530	7,581	11,621
2029 Vacant Housing Units	132	1,815	2,679
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	66.7	64.4	64.8



