

AVAILABLE LAND

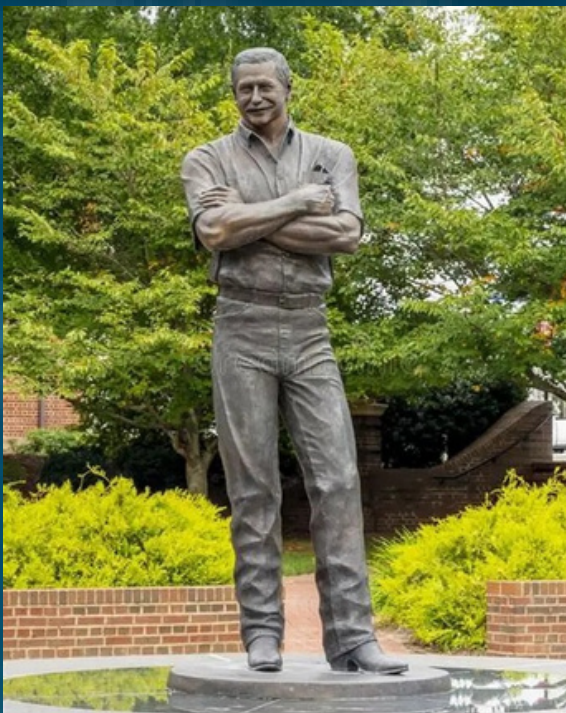
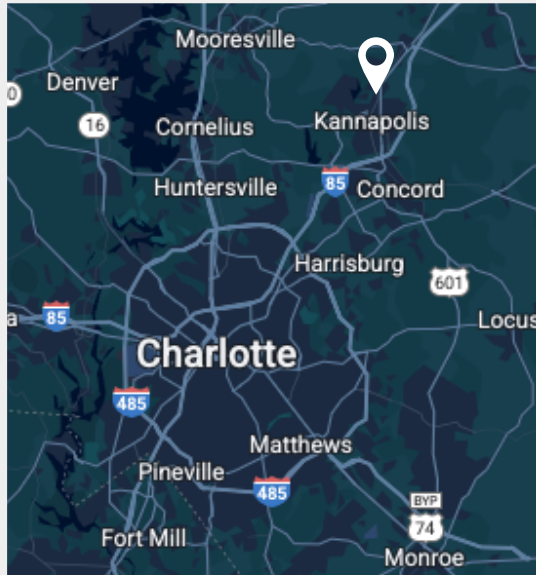
2165 DALE EARNHARDT BLVD,
KANNAPOLIS, NC 28083



PROPERTY HIGHLIGHTS

Price:	Contact for Pricing	Zoning:	R8 (Conditionally zoned C-2 - CZ ; Can provide documents upon request)
PIN's (Cabarrus):	56231137910000; 56231114090000	Zoning (Proposed):	General Commercial
Size:	±10.116 Deeded Acres	Utilities:	See Utility Map Attached; Wastewater allocation is not available
Improvements:	1 Residential Home	Traffic Count:	~18,500 ADT (Esri, 2022)
Time to I-85:	< 3 Minutes	Watershed:	WS-IV; PCA: P (Per GIS)
Time to Kannapolis Downtown:	~8 Minutes	County:	Cabarrus

LOCATION OVERVIEW



- ✓ City Pop: ~63k (2026 proj.)
- ✓ Annual Growth Rate: 2.1%
- ✓ MHI: \$73,836
- ✓ Cost of Living Index (US 100): 91.9

Kannapolis is one of the Charlotte metro's most compelling growth stories — a city strategically positioned along I-85 just 25 miles northeast of one of the nation's top 10 fastest-growing metros. In 2015, Kannapolis made an unprecedented bet on itself, acquiring its entire historic downtown to launch a \$113M public revitalization. That investment has catalyzed a wave of private development, new residents, and institutional anchors that have permanently repositioned the city. For retail and land investors, Kannapolis represents a market still in the early innings of its transformation — with rooftops growing, incomes rising, and a built-in daytime workforce anchored by a world-class research campus.



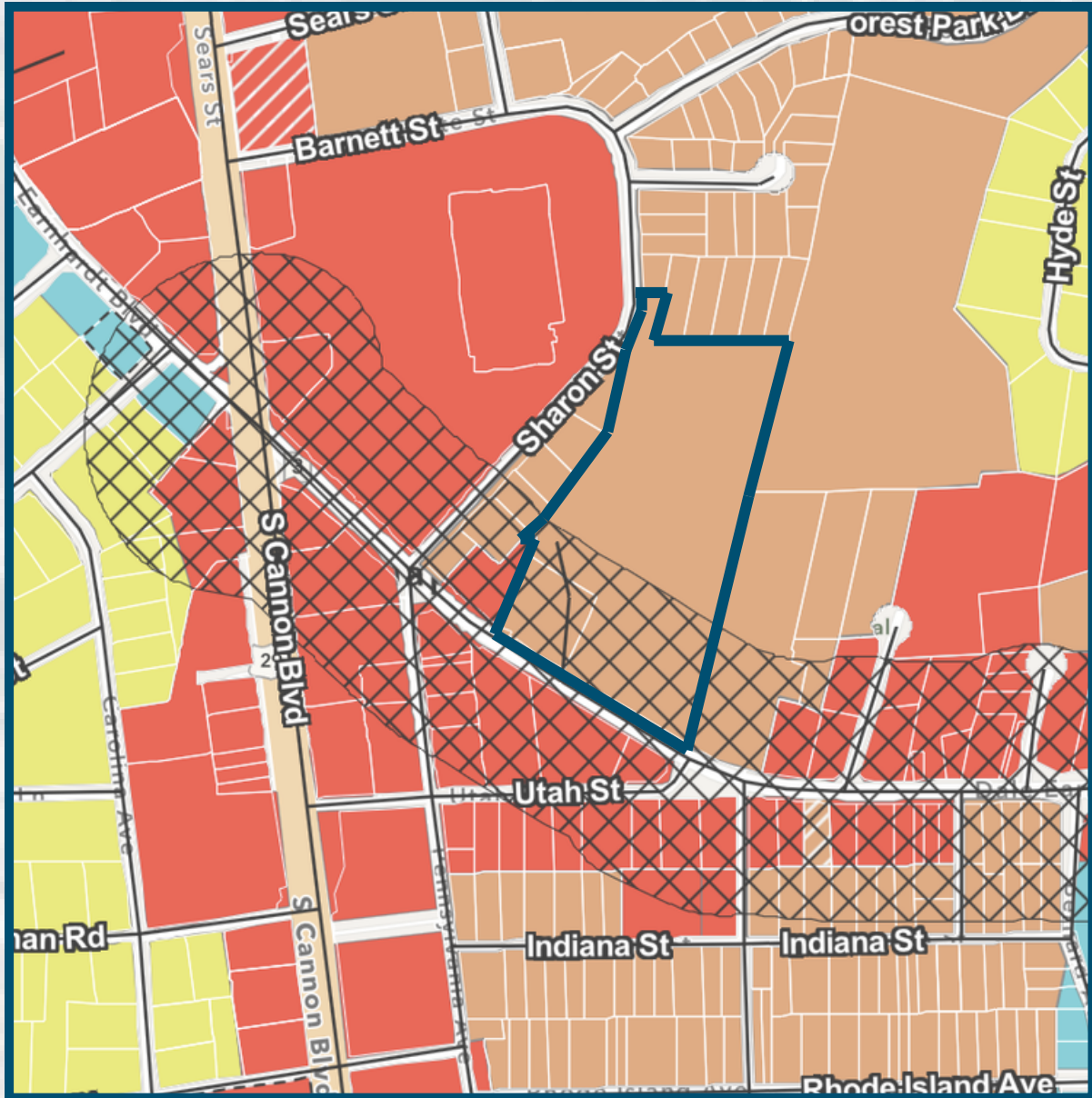
TO DOWNTOWN

RETAILER MAP



MOODY CRE

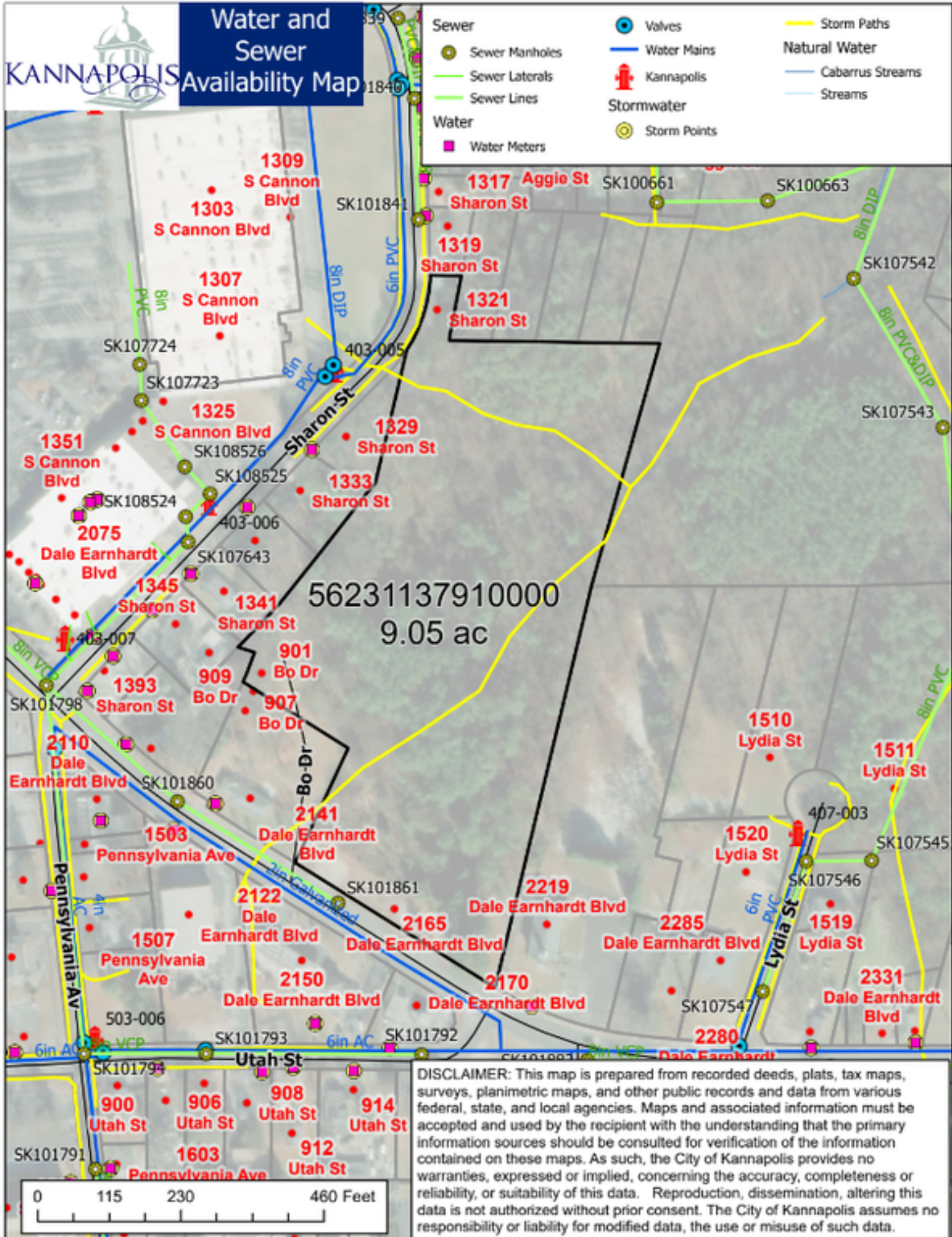
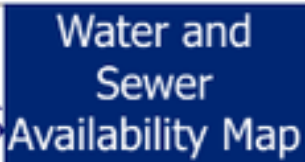
ZONING



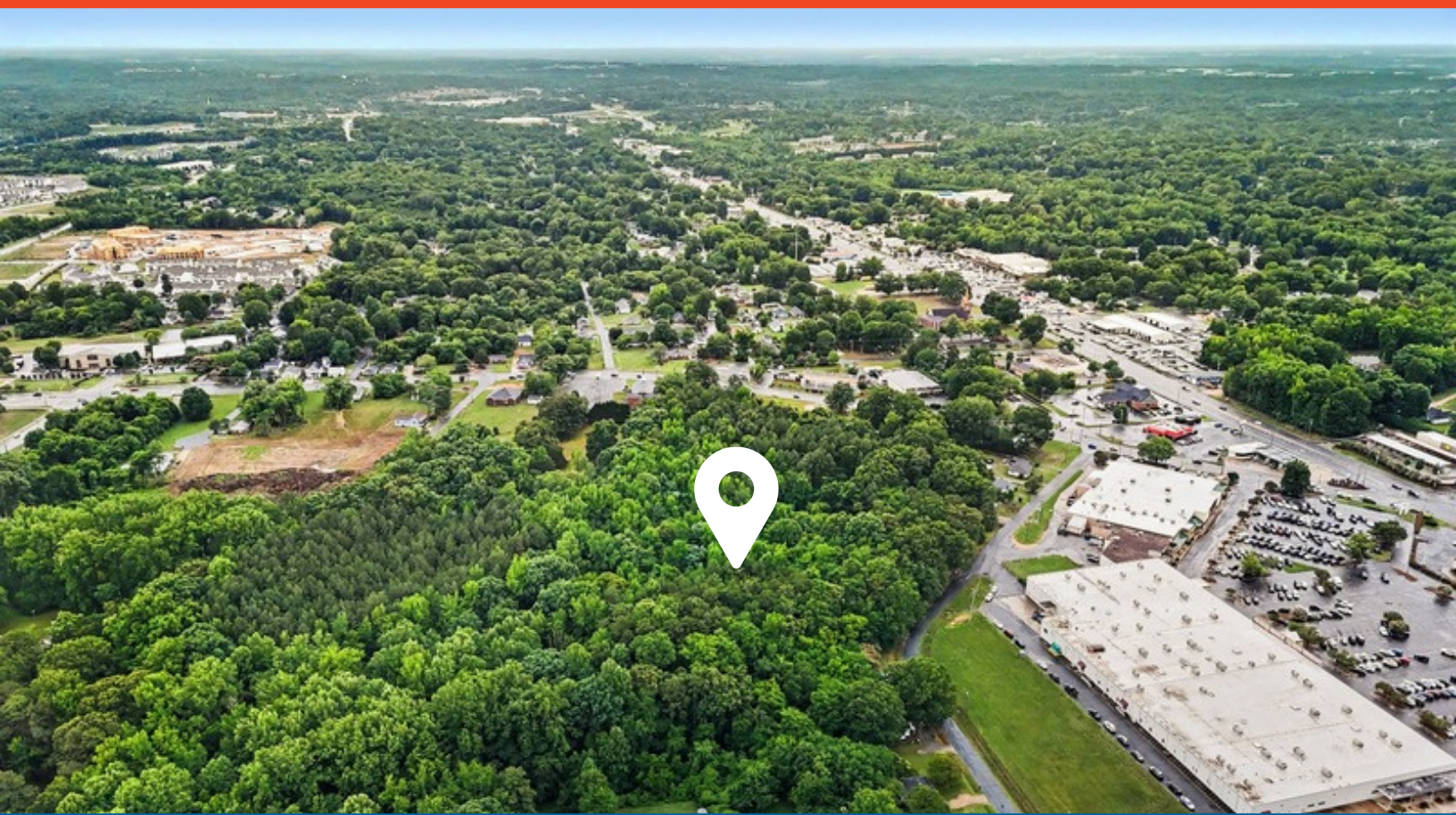
CURRENT ZONING

-  R8*
-  GC
-  R4

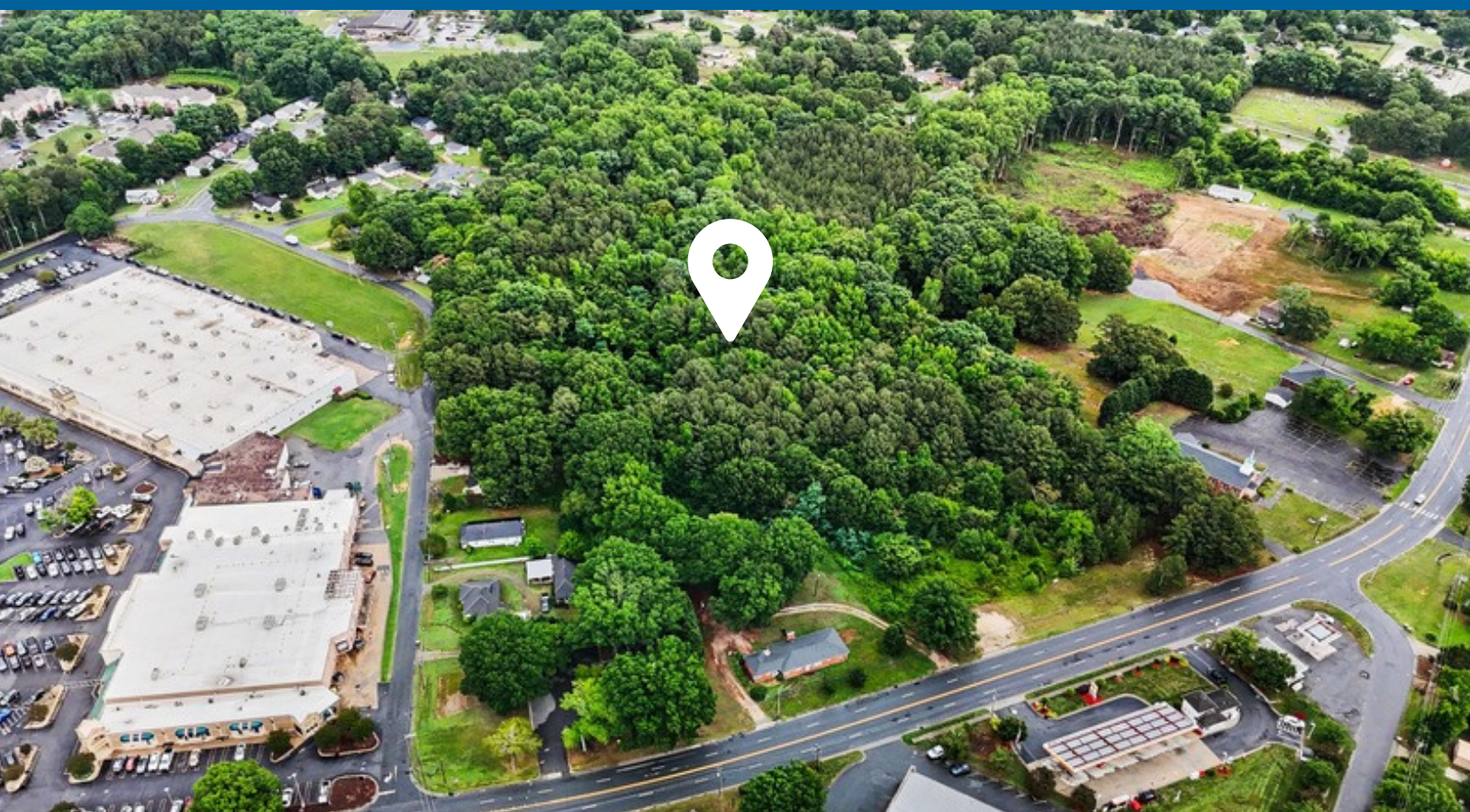
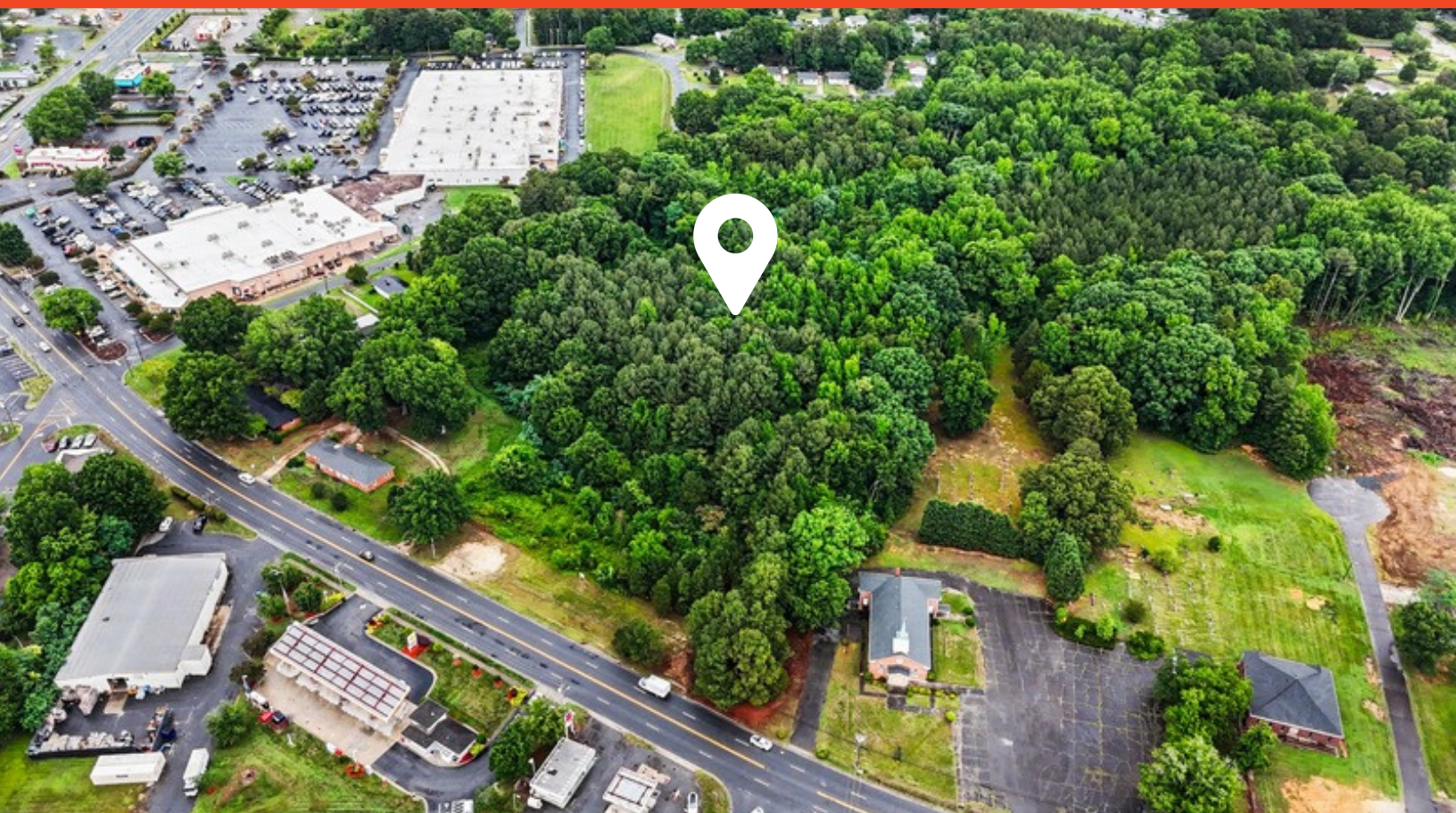
*Parcel is Conditionally Zoned C-2 (CZ), can provide documents upon request



AERIALS



AERIALS



DEMOGRAPHICS

Population Trends and Key Indicators

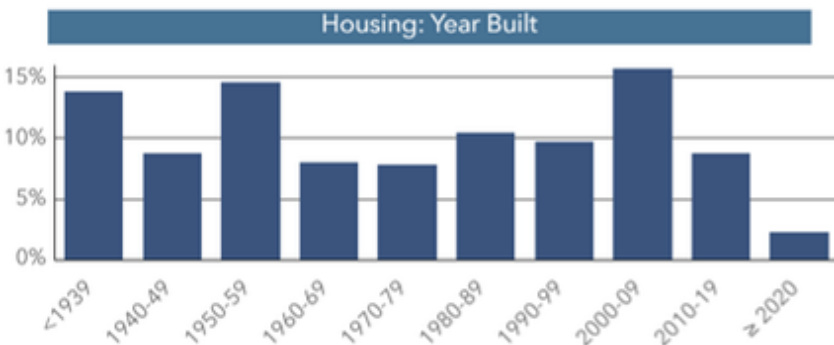
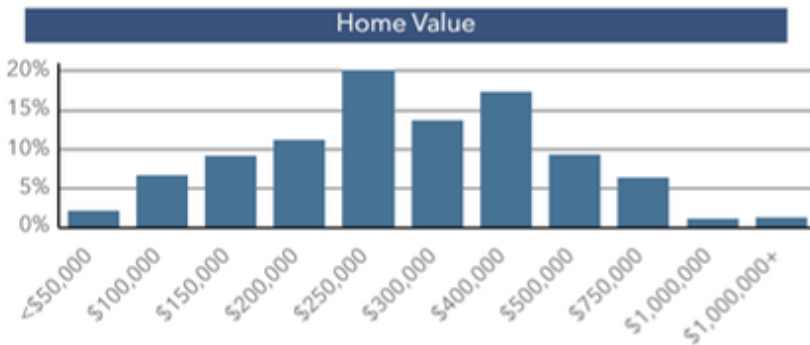
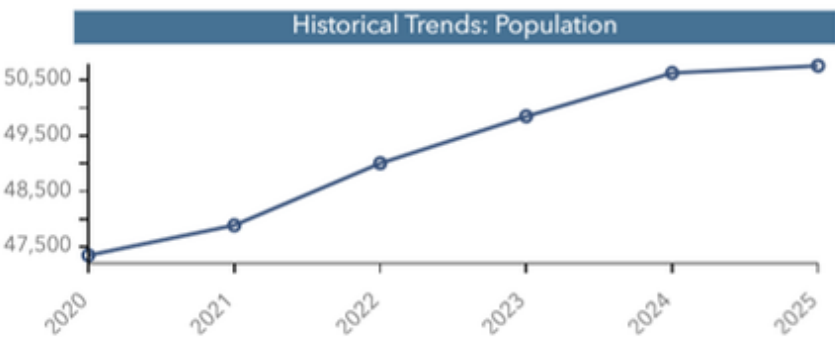
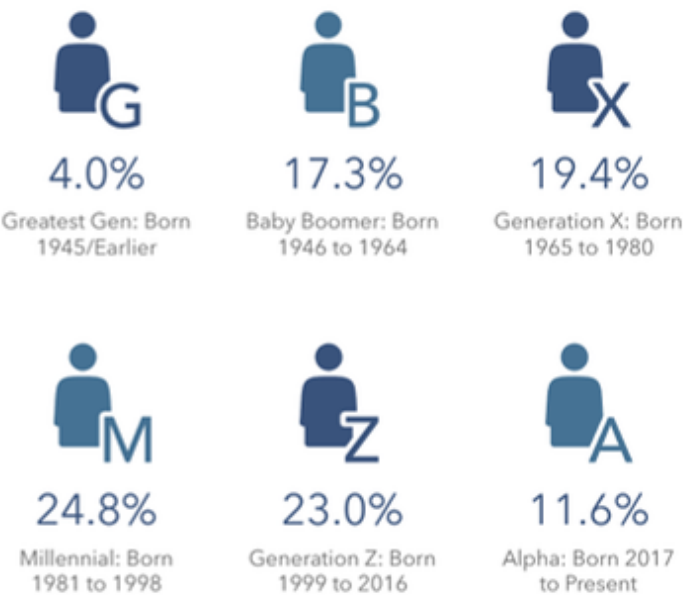
28083, Kannapolis, North Carolina 2
Ring of 3 miles

50,757	20,212	2.49	37.9	\$61,420	\$251,697	63	91	75
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023) © 2026 Esri

Demographic Snapshot

28083, Kannapolis, North Carolina 2
28083, Kannapolis, North Carolina
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2025 Total Population	7,859	50,757	94,851
2030 Total Population	8,377	53,463	101,981
2024-2029 Growth Rate: Population	1.3%	1.0%	1.5%
2025 Female Population	4,175	26,335	48,799
2025 Male Population	3,684	24,422	46,052
2025 Daytime Pop: Residents	4,505	27,990	49,389
2025 Daytime Pop: Workers	3,034	24,964	43,264
2025 Median Age	37.2	37.9	38.6

Households	1 mile	3 miles	5 miles
2025 Total Households	3,082	20,212	37,849
2030 Total Households	3,318	21,501	41,069
2024-2029 Growth Rate: Households	1.5%	1.2%	1.6%
2025 Average Household Size	2.52	2.49	2.48
2025 Owner Occupied HUs	1,642	11,434	22,260
2025 Renter Occupied HUs	1,440	8,778	15,589
2025 Vacant Housing Units	198	1,465	2,710

Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$54,260	\$61,420	\$65,693
2025 Average Household Income	\$68,881	\$83,781	\$91,521
2025 Per Capita Income	\$27,395	\$33,564	\$36,875

Businesses	1 mile	3 miles	5 miles
2025 Total Businesses (NAICS)	271	1,877	3,538
2025 Total Employees (NAICS)	2,821	23,218	39,037
2025 Employed Civilian Pop 16+	3,401	23,079	45,805
2025 Unemployment Rate	4.5%	6.5%	5.2%

Race & Ethnicity	1 mile	3 miles	5 miles
2025 White Population	3,538	26,115	52,005
2025 Black Population	2,638	13,166	21,772
2025 American Indian Population	56	346	615
2025 Asian Population	143	954	2,030
2025 Pacific Islander Population	5	35	99
2025 Other Race Population	828	5,647	9,940
2025 Population of 2+ Races	650	4,495	8,390
2025 Hispanic Population	1,376	9,413	16,919

Population 25+ Educational Attainment	1 mile	3 miles	5 miles
2025 High School Diploma	1,635	9,316	17,059
2025 GED/Alternative Credential	228	1,661	2,743
2025 Some College/No Degree	1,125	7,367	12,925
2025 Associate's Degree	767	3,721	7,007
2025 Bachelor's Degree	757	6,009	12,409
2025 Grad/Professional Degree	237	2,701	6,348

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

ABOUT US



Moody Group Commercial Real Estate is personal. Jan Ringeling began her commercial real estate career in 2006, founded Moody Group in 2013 and has established herself as a dynamic female force in the Charlotte region's commercial real estate market. As Founder, Principal, and Managing Broker, she has built a reputation for applying a unique, 360-degree perspective to every deal. In 2016, Jan strategically expanded her firm's offerings to include development, and today Moody Group Commercial Real Estate delivers full-service real estate solutions across brokerage, development and capital solutions. Jan's passion and dedication to clients sets her and her firm apart. Our team treats every closing as a beginning...the beginning of your journey from land owners, business owners, franchisees and real estate investors to the person who reaches their goals with smart real estate decisions. Our experts take you beyond the simple transaction to answer every question you have so you make commercial property decisions from a place of confidence.

LISTING PRESENTED BY



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Brayden Flint is the Commercial Real Estate BIC with Moody Group Commercial Real Estate, specializing in land and development opportunities across the Carolinas. He supports clients through land acquisition and disposition, investment analysis, and feasibility processes with a data-driven and client-focused approach

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