

RARE DEVELOPMENT OPPORTUNITY



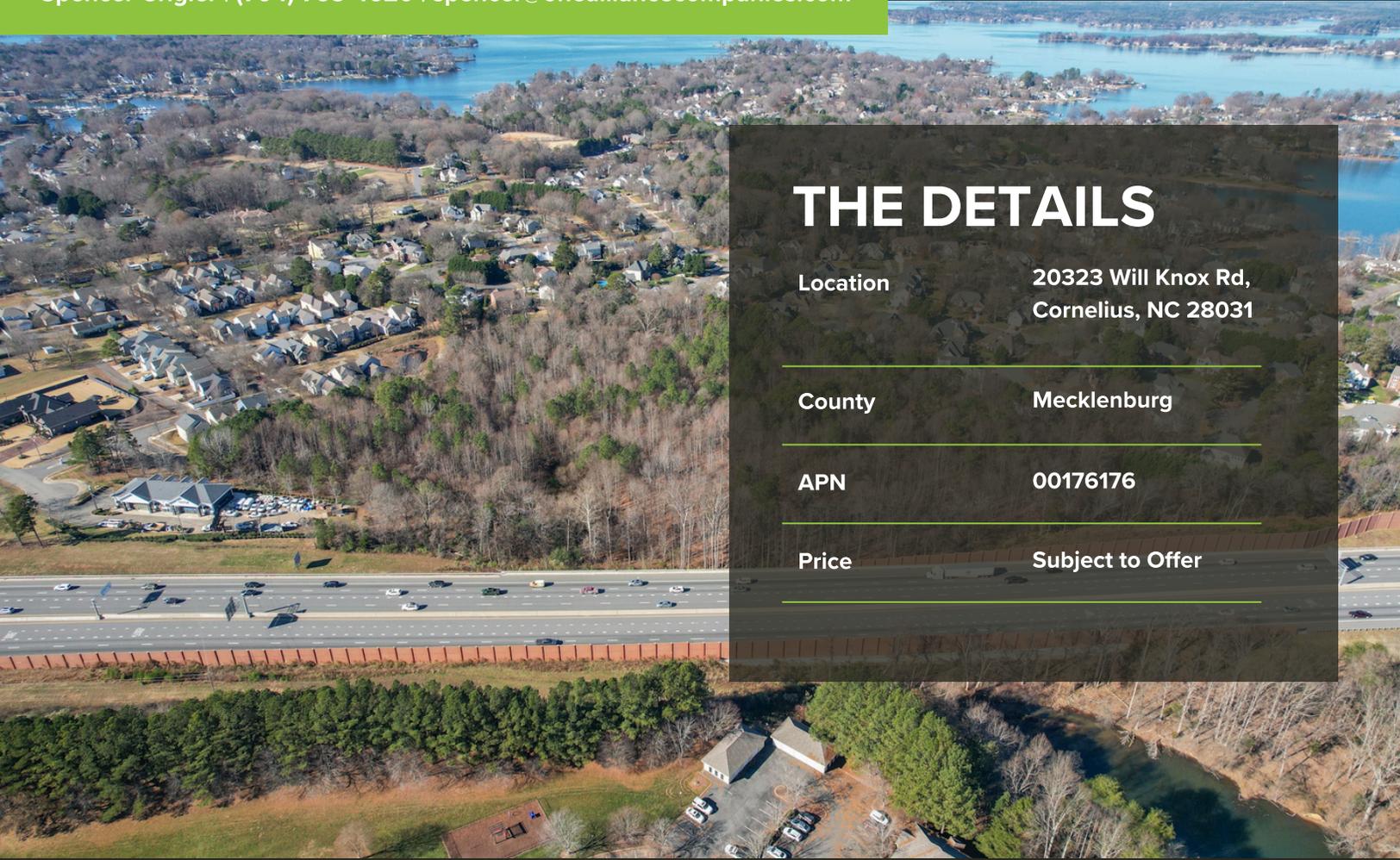
Spencer Crigler | (704) 765-4620 | spencer@onealliancecompanies.com

ABOUT THE PROPERTY

+/- 11.52 ACRES FOR SALE

- ±11.52-acre development opportunity in the heart of Cornelius, NC
- Prime location just off Exit 28 with convenient regional access
- Situated at the end of Knox Road for privacy and controlled access
- One of the last remaining undeveloped parcels in a highly desirable community
- Currently zoned General Residential
- Designated Highway Commercial in the 2023 Future Land Use Plan
- Highway Commercial designation allows for a wide range of uses by right and with conditions, including:
 - Retail and commercial uses, Restaurants and breweries, Hotel and hospitality, Office and service businesses, Gathering/event spaces and other commercial applications
- Strong long-term upside with potential rezoning aligned with future land use vision





THE DETAILS

Location 20323 Will Knox Rd,
Cornelius, NC 28031

County Mecklenburg

APN 00176176

Price Subject to Offer

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres 11.52

Land SF 501,811

Parcels 1

Zoning General Residential

Land Use Plan 2023 Highway Commercial



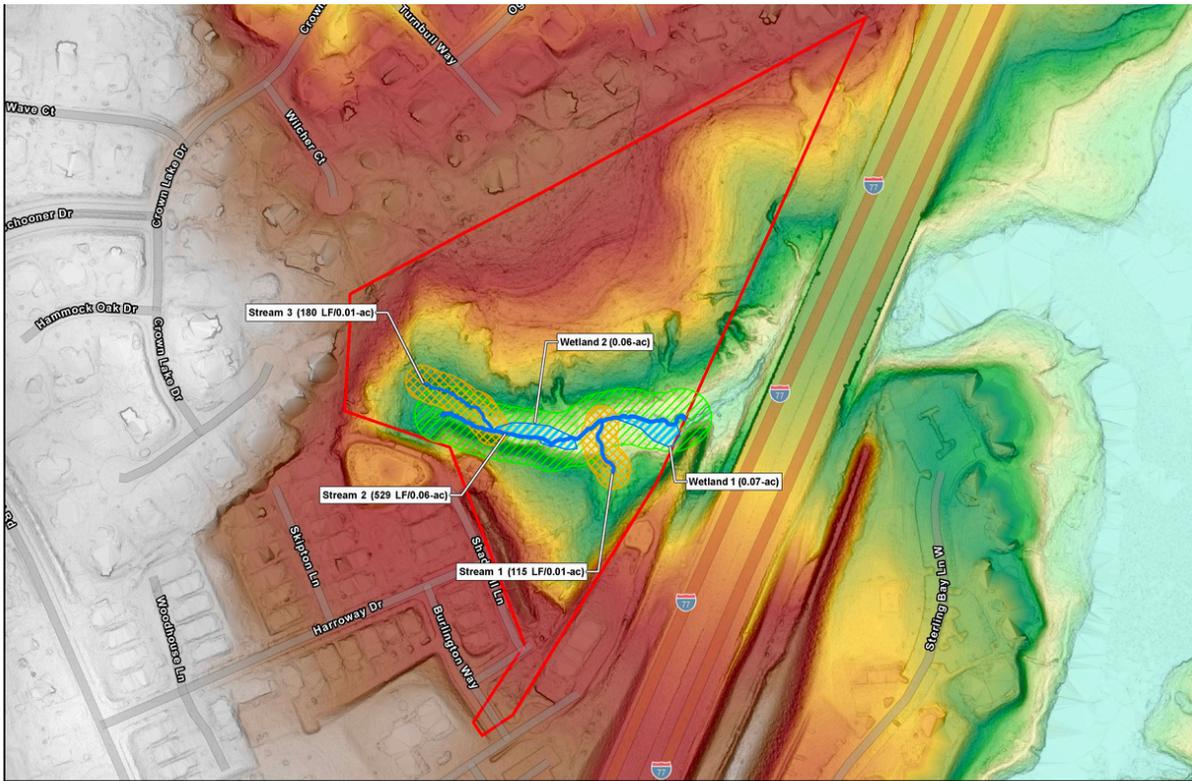


Figure 2: Aquatic Resources Delineation (LIDAR)
 Lakeside Development at Lake Norman - Cornelius
 Cornelius, Mecklenburg County, North Carolina

Notes
 Aquatic resources (i.e. streams and wetlands) are depicted based on a Kimley-Horn site visit conducted on February 22, 2024. These features have not been delineated nor verified by the USACE and should be relied upon for planning purposes only.

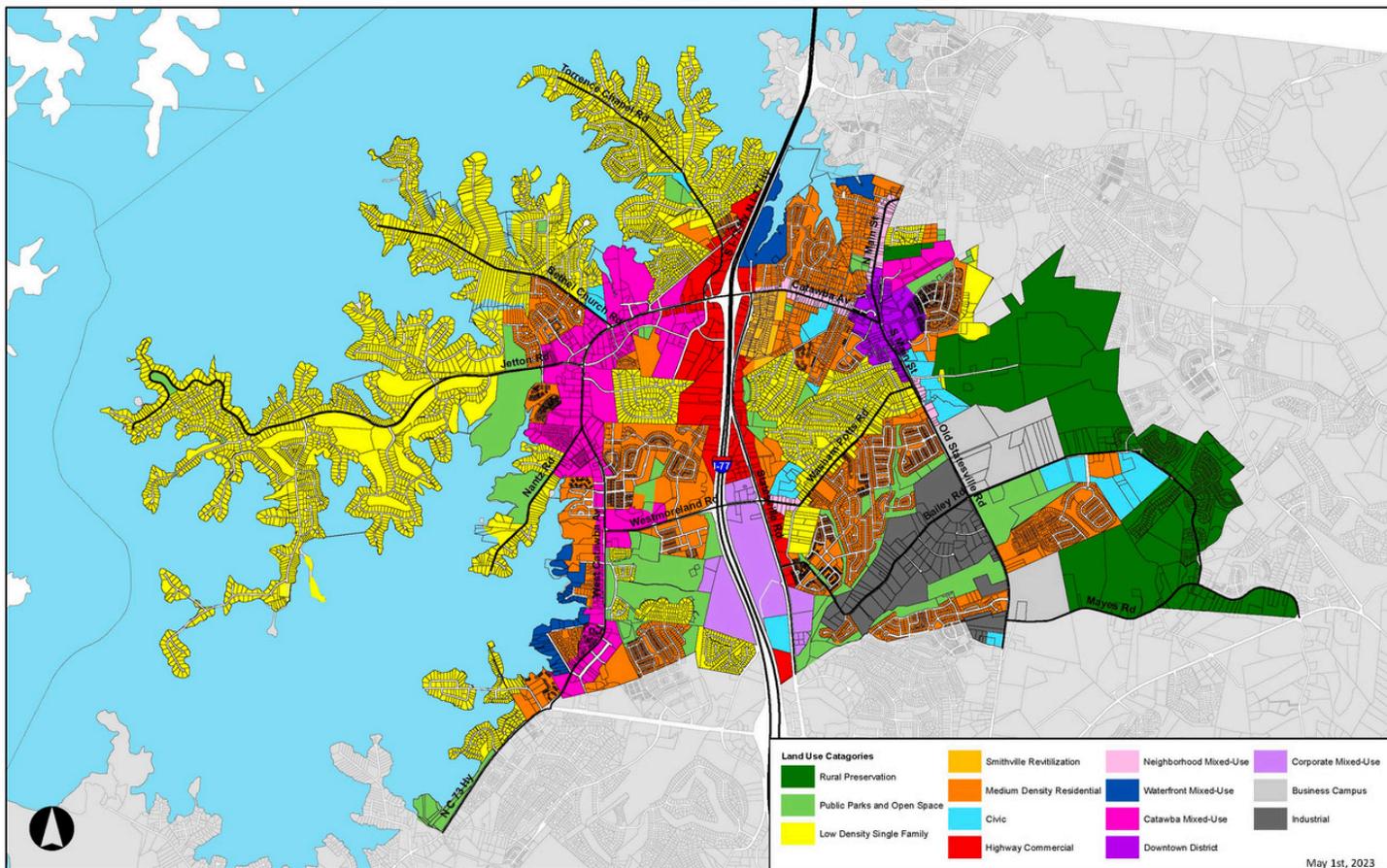


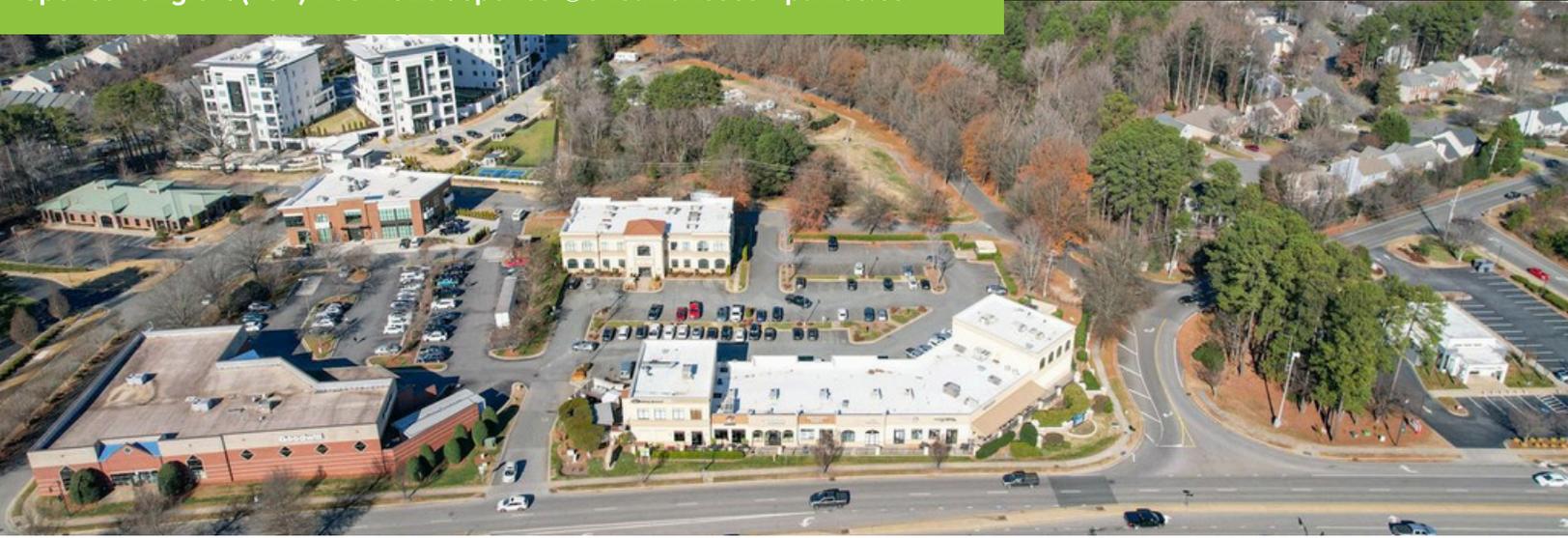
Figure 1: Aquatic Resources Delineation
 Lakeside Development at Lake Norman - Cornelius
 Cornelius, Mecklenburg County, North Carolina

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2023 Land Use Plan





ABOUT THE AREA

CORNELIUS, NC

Cornelius, North Carolina is a vibrant lakeside town located in northern Mecklenburg County, just 20 miles north of Charlotte. As part of the Charlotte metropolitan area, it offers a desirable suburban lifestyle with close proximity to urban amenities. Its position along the eastern shore of Lake Norman makes it especially popular for those seeking scenic beauty, a strong sense of community, and access to the water.

The town is known for its direct access to Lake Norman, the largest man-made lake in North Carolina, featuring over 500 miles of shoreline. This makes Cornelius a hub for boating, paddleboarding, kayaking, fishing, and other recreational lake activities. Parks like Jetton Park and Ramsey Creek Park provide public lake access, walking trails, and beaches, while local marinas and yacht clubs support an active lakefront lifestyle.

The town has experienced significant growth and remains one of the most sought-after residential areas in the Lake Norman region. Residents enjoy a strong sense of community and take part in local events such as the Cornelius Jazz Festival and 'Tawba Walk Arts & Music Festival.

The local economy is steadily growing, with increasing development in retail, dining, and office space. Its location near I-77 allows for an easy commute to Charlotte and access to Charlotte Douglas International Airport within 30 minutes. Mixed-use developments, waterfront dining, and boutique shopping provide a small-town feel with modern conveniences.

Cornelius also has a thriving arts and cultural scene, supported by venues like the Cornelius Arts Center and several community programs. With walkable neighborhoods, waterfront trails, and a variety of entertainment options, Cornelius continues to attract both new residents and visitors looking for a balanced, active lifestyle on the lake.

