

# 156 Briarcliff Drive

Kannapolis, North Carolina 28081



# 156 Briarcliff Drive

## Available for Sale

156 Briarcliff Drive in Kannapolis, NC offers a rare opportunity to acquire a +/-31.84 acre entitled residential development tract within the City of Kannapolis, with zoning in place to support immediate single-family execution. The site is zoned R-4, allowing up to 4 dwelling units per acre by right, translating to an estimated +/- 120 single-family lots under current zoning standards. +/- 10 Acres will be retained by the current ownership, resulting in the marketed acreage total of +/- 31.84 acres.

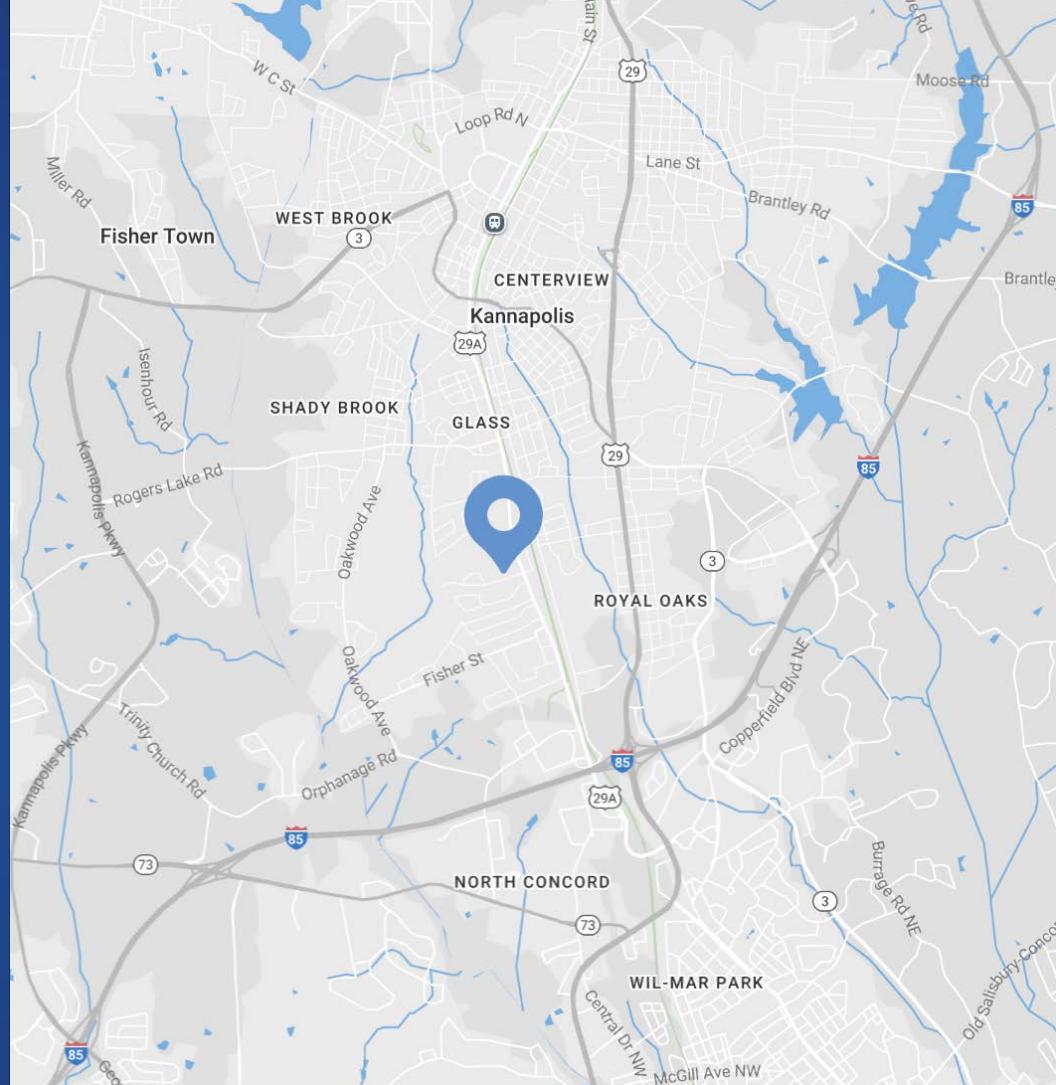
Located just off S. Main Street (12,000 VPD), the property sits within an established residential corridor surrounded by existing neighborhoods and ongoing residential growth. The site benefits from proximity to downtown Kannapolis, retail, schools, and employment nodes, supporting strong for-sale housing demand in Cabarrus County.

The property is currently vacant land and is subject to typical development considerations, including topography, environmental features, and utility capacity. While Kannapolis is not under a sewer moratorium, new residential development is governed by the City's Wastewater Allocation Policy, requiring allocation approval prior to development. Allocation timing represents a key underwriting variable, with municipal system expansions planned in the coming years.

For builders seeking additional upside, the site also presents longer-term optionality through potential rezoning, with preliminary analysis indicating capacity for increased density subject to City approvals and infrastructure availability. Overall, 156 Briarcliff Drive represents a well-located, entitled single-family development opportunity with scale, market depth, and future flexibility.

### Property Details

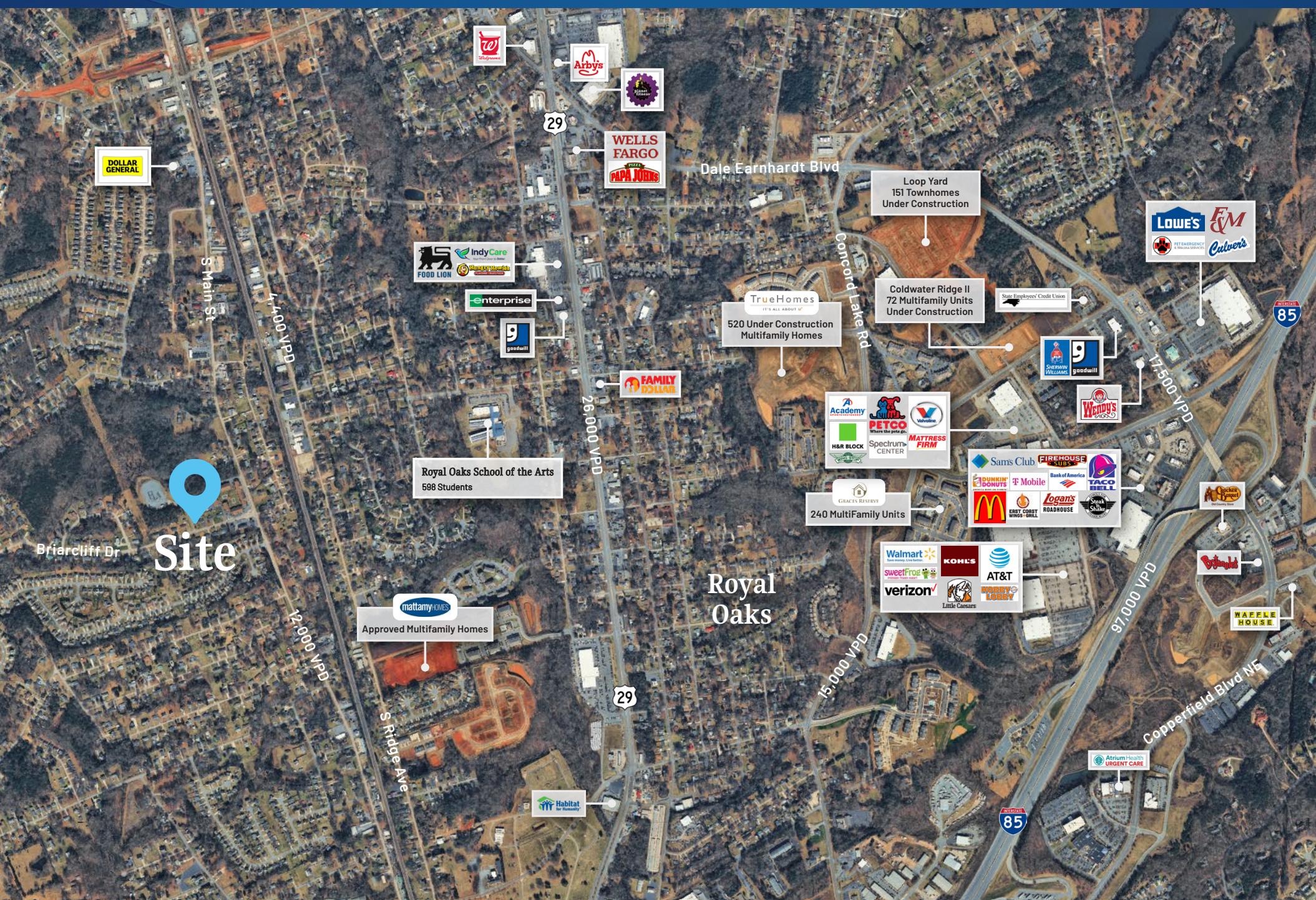
<b>Address</b>	156 Briarcliff Drive   Kannapolis, NC 28081
<b>Acreage</b>	+/-.31.84 AC Available for Sale
<b>Use</b>	Land
<b>Traffic Counts</b>	S. Main St   12,000 VPD
<b>Zoning</b>	R-4 (4 DUA)
<b>Sale Price</b>	\$3,250,000



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	7,581	51,403	105,659
<b>Avg. Household Income</b>	\$93,182	\$91,517	\$95,077
<b>Median Household Income</b>	\$75,193	\$65,568	\$67,551
<b>Households</b>	3,027	20,721	42,347
<b>Daytime Employees</b>	1,322	25,418	44,379

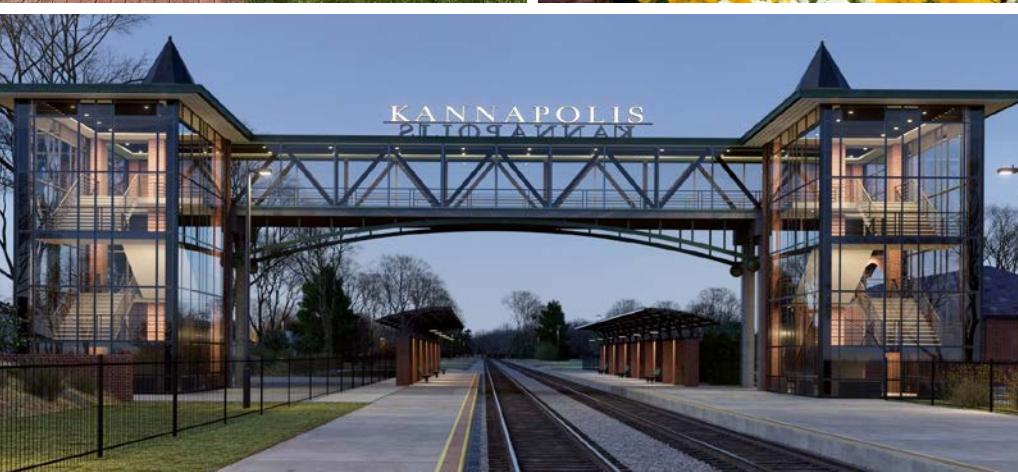
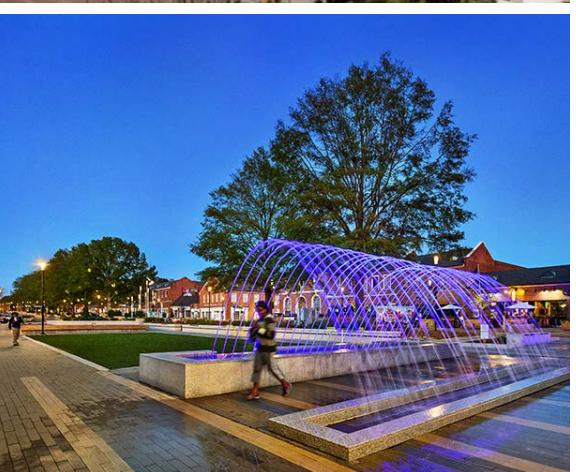
## Market Overview



# Kannapolis

## North Carolina

Anchored by the Atrium Health Ballpark and the recently renovated Gem Theatre, downtown Kannapolis offers a delightful blend of attractions, including restaurants with wide pedestrian areas, fountains, and sculptures. Whether you're a baseball fan, a NASCAR enthusiast, a history buff, a music lover, or simply someone who loves to explore, Kannapolis has something for everyone to enjoy.





Contact for Details

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