

# Prime Location on Kannapolis Parkway

## Southwest corner Kannapolis Parkway at Trinity Church Road Kannapolis NC 28081

- **18.8 +/- Acres**
- Zoned C2 for up to 175,000 sf of commercial development
- signalized intersection
- High growth area for Kannapolis
- Part of 200+ Acre Austin Corners Mixed-Use Development
- Elementary, Middle and High Schools in immediate vicinity
- Water located close by, sewer adjacent to the site but must meet City Guidelines to access

**PRICE: \$6,580,000**



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19725 Oak Street, Suite 8  
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# Austin Corners Mixed Use Development Plan

## AUSTIN CORNERS

**18.8 +/- acres**  
southwest  
corner site  
approved for  
commercial  
development

**2.17 +/- acres**  
northeast  
corner site  
approved for  
commercial  
development  
(convenience  
store, gas station,  
etc.)

**22.6 +/- acres**  
southeast  
corner site  
**UNDER CONTRACT**  
commercial  
development

**SOLD**  
**70 +/- acres**  
residential  
development

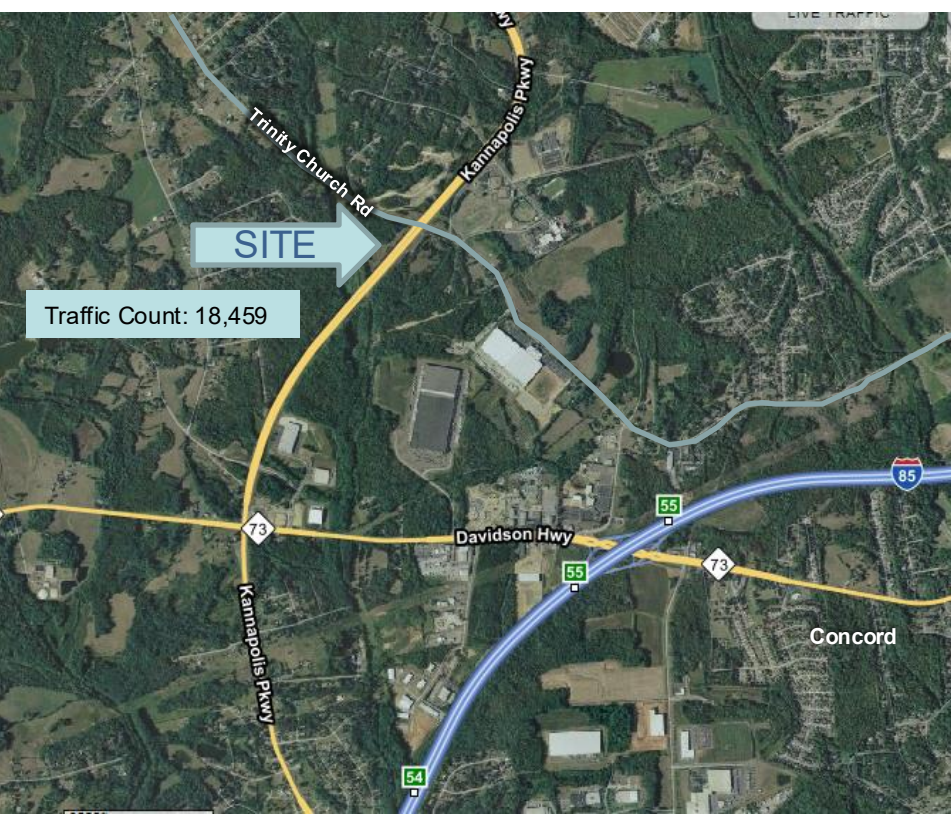
**SOLD**  
**29 +/- acres**  
industrial  
development

*200+ Acre  
**Austin Corners**  
Mixed-Use  
Development*



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# Prime location with high visibility and access



DEMOGRAPHICS			
Radius	1 mile	3 mile	5 mile
Population	460	10,732	55,240
Average HH Income	\$94,744	\$61,209	\$59,312

- These sites are conveniently located:
- 1.6 miles from I-85 Exit 55
  - 5.7 miles from downtown Kannapolis & Robert Murdock Research Institute
  - 8 miles from Concord Mills
  - 10.5 miles from Charlotte Motor Speedway
  - 13 miles from downtown Concord
  - 13.2 miles from I-77
  - 24.3 miles from downtown Charlotte



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