86 +/- Acres – Two Adjacent Parcels for Sale

19100 Old Statesville Road Cornelius, NC 28031

Tract A

49.4 +/- acres
•Zoning: SP-BC
•1172 +/- feet of road frontage on Old Statesville Road/Hwy 115
•Parcel ID: 00753114
•SiteIndex :28023

PRICE: \$2,449,260 \$49,500 / acre

Tract B 37.5 +/- acres

Zoning: Rural Preservation
Water and Sewer available
Offers 60 foot recorded easement off of Bailey Road.

PRICE: \$1,406,250 \$37,500 / acre



Prime Acreage in Cornelius



Gary Knox 704.896.1911 gary@knoxgroupinc.com 16740 Birkdale Commons Parkway, Suite 202 Huntersville, NC 28078

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof ad the properties are subject to prior sale or lease or withdrawal.

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Tract A 49.4 +/- acres •Zoning: SP-BC •1172 +/- feet of road frontage on Old Statesville Road

Tract B 37.5 +/- acres

Zoning: Rural Preservation

- •Water and Sewer available
- •Offers 60 foot recorded easement off of Bailey Road.
- Excellent Schools in the area
- Additional acreage available nearby

This property is in close proximity to Bailey Middle School, W.A. Hough High School and AutumnCare Senior Care facility.

Lowe's Corporate Campus, Kannapolis Research Park, Davidson College and Concord Mills are also closey by.

Site is conveniently located:

- 3/4 mile south of downtown Cornelius. ٠ Cornelius Town Hall and Antiquity
- 1.4 miles from I-77 Exit 23 in Huntersville
- 5.4 miles from Novant Health Medical ٠ Center
- 8.2 miles from I-485
- 20 miles from Douglas International ٠ Airport, Charlotte Hub
- 16 miles from downtown Charlotte ٠





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Indian Trail Weddington Wesley Chape

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Cornelius Town Center Development Site



Conceptual Land - Use Plan



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