



**FOR SALE**  
**\$599,000**

**Kannapolis, NC 28081**

**5.43 +/- Acres - Kannapolis Pkwy**

For More Information Visit:

**[www.5KPLand.com](http://www.5KPLand.com)**



**Boston Reid**  
704.749.0002  
info@bostonreid.co

**COMPASS**  
**COMMERCIAL**

All information provided in this brochure is deemed reliable but not guaranteed and should be independently verified.

# Site Highlights

<b>Acreage:</b>	<b>5.43 +/-</b>
<b>Zoning:</b>	<b>TND - Towncenter</b>
<b>Parcel ID:</b>	<b>5602-47-2704-0000</b>
<b>AADT :</b>	<b>17,500 (2020)</b>
<b>Kannapolis Approx. Population:</b>	<b>49,000 (2020)</b>

- Located in the path of development along Kannapolis Pkwy in fast-growing Cabarrus County
- Approx. 600+ Ft Road Frontage
- This development opportunity is well situated from an access, visibility and signage perspective
- Adjacent to Kellswater Bridge, a 370-Acre residential development
- One parcel with 60' R/W

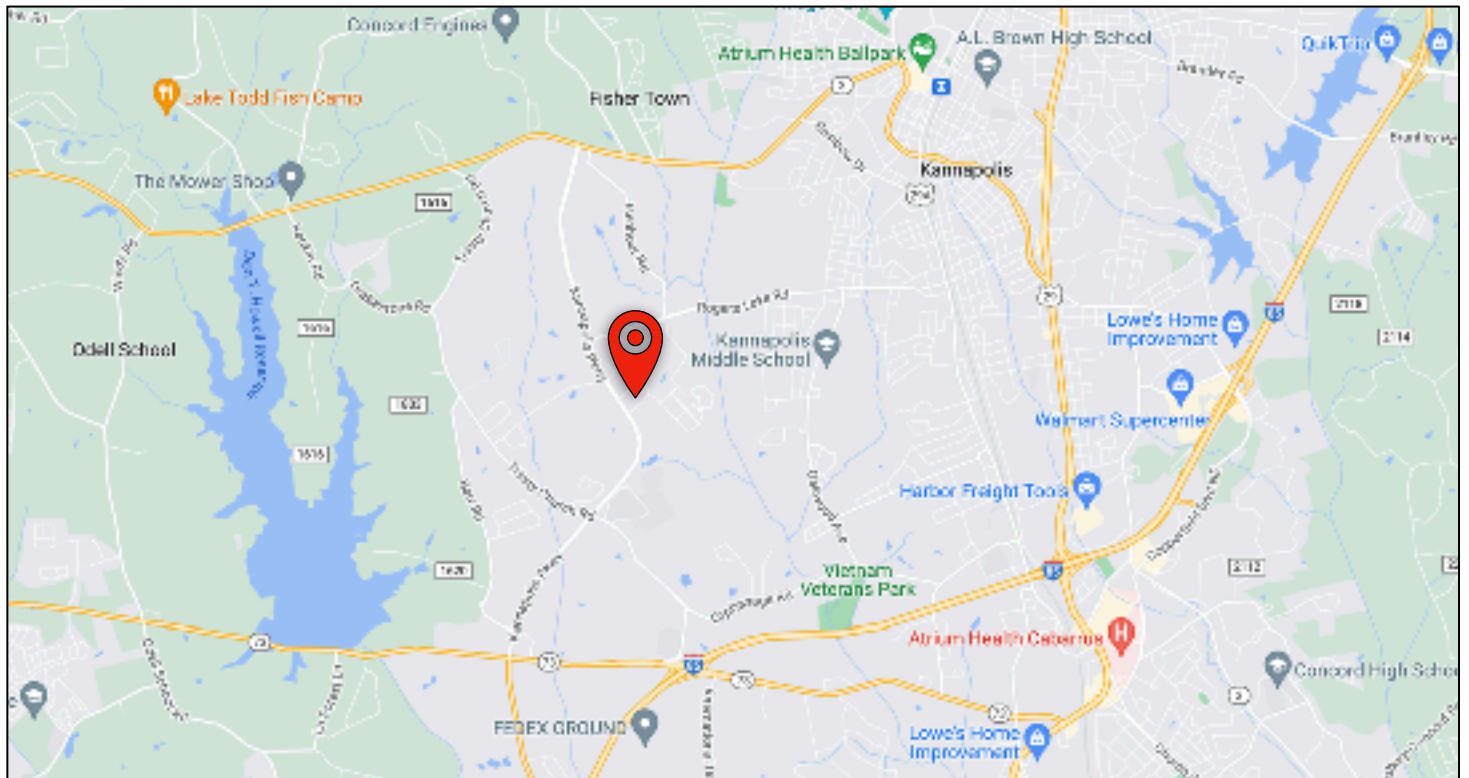
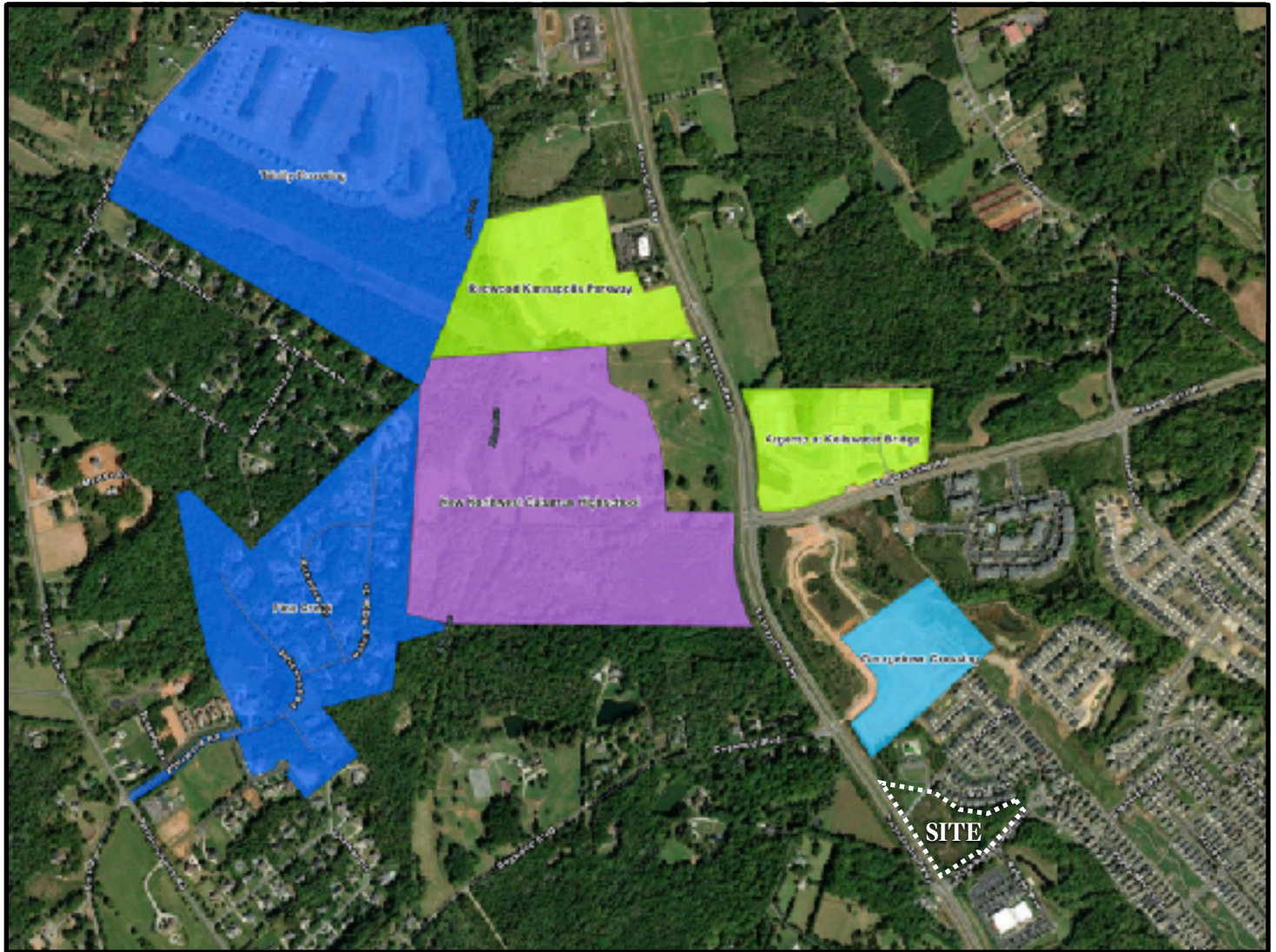
## **Convenient to:**

- Afton Ridge Shopping Center
- 955,00 +/- SF Amazon Distribution Center
- Atrium Health Primary Care Cabarrus Family Medicine
- Future planned Georgetown Crossing Townhomes
- Future planned Kellswater Commons Shopping Center
- Future New Campus for Northwest Cabarrus High School
- Future RGENTO at Kellswater Bridge Apartments
- Kannapolis Gateway Business Park
- The Vive at Kellswater Apartments

## **Proximity to:**

Charlotte Motor Speedway	Approx. 10 Miles
Concord Airport	Approx. 9 Miles
Downtown Concord	Approx. 9 Miles
Downtown Kannapolis	Approx. 4 Miles
Exit 54 off I-85	Approx. 4 Miles
NC3/Mooresville Rd	Approx. 3 Miles
NC Hwy 73 & Kannapolis Pkwy	Approx. 2 Miles
NC Research Campus	Approx. 5 Miles
Uptown Charlotte	Approx. 23 Miles

# Nearby Future Planned Development Projects



All information provided in this brochure is deemed reliable but not guaranteed and should be independently verified.





All information provided in this brochure is deemed reliable but not guaranteed and should be independently verified.