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 States ville Road/Hwy115 •Parcel ID: 00753114

PRICE: \$1,605,500 \$32,500 / acre

Tract B 37.5 +/- acres

•Zoning: Rural Preservation •Water and Sewer available •Offers 60 foot recorded easement off of Bailey Road. •Parcel ID: 00753101

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



Prime Acreage in Cornelius



Gary T. Knox c 704.634-5630 gary@knoxgroupinc.com 19824 West Catawba Avenue | Suite G | Cornelius NC 28031 704.896.1911

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 States ville 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 close by.

Site is conveniently located:

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

Smith Rd Meadow **Tract A Tract B** rossing Ln-49 +/-37.5 +/-Acres Acres Heritage Green Glens 6 Subdivision 115 Mooresville (152) 2411 Bailey Rd 85 601 2415 Kannapolis Baile Middle funtersville Concord School ahouse n Harrisburg 21 29 49 CHARLOTTE 24 (27)

Cornelius

Antiquity

Townwood Dr

74

16

Fort Mill

Matth

Indian Trail

Wesley Chape



Hough

High

Schoo

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Cornelius Town Center Development Site

Bailey Road Business Park



Conceptual Land - Use Plan



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