

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

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

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19824 West Catawba Avenue | Suite G | Cornelius NC 28031

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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

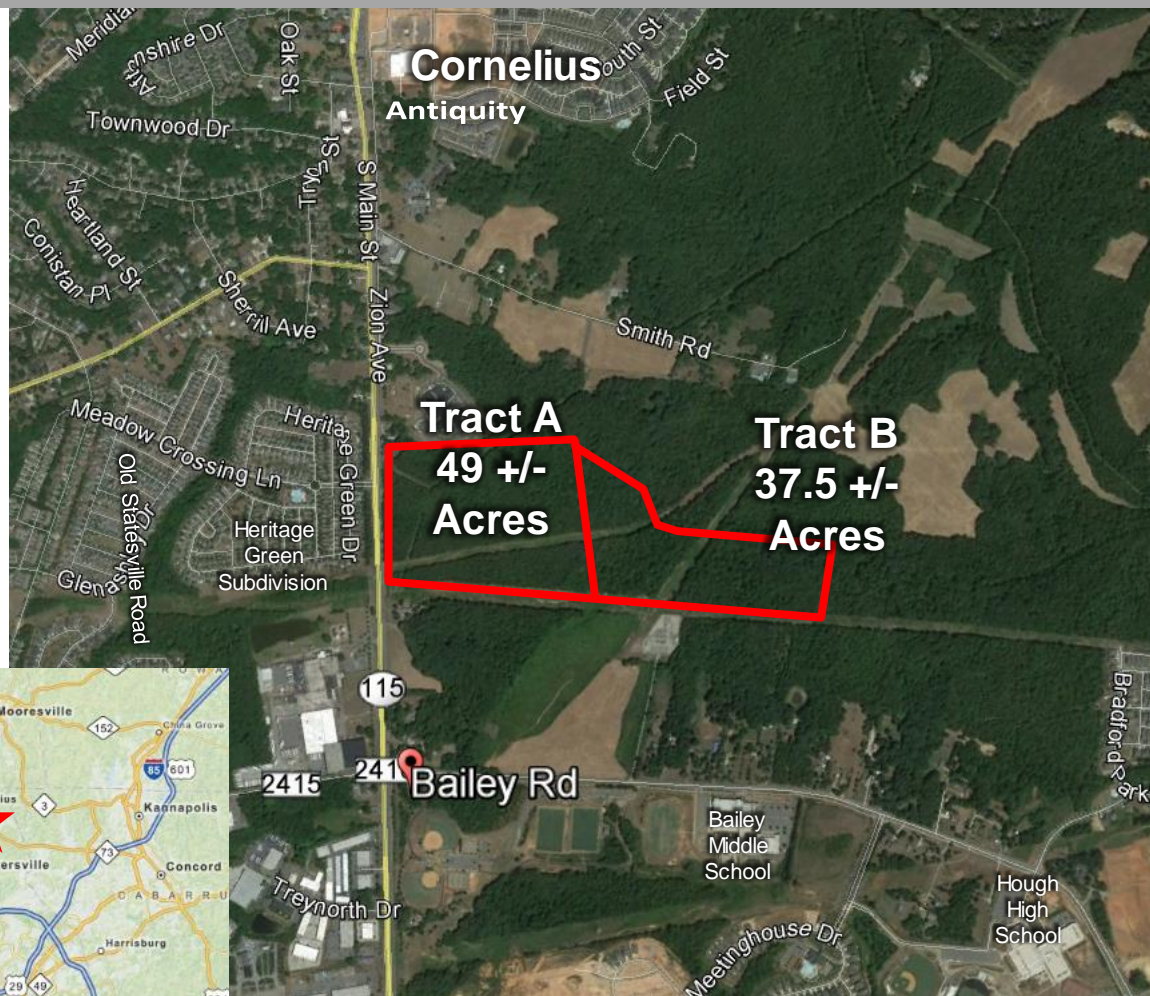
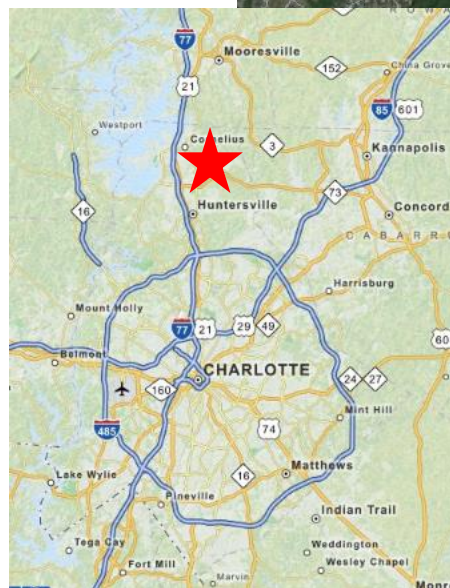
- Zoning: Rural Preservation
- Water and Sewer available
- Offers 60 foot recorded easement off of Bailey Road.
- Excellent Schools in the area
- Additional acreage available nearby

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 close by.

Site is conveniently located:

- 3/4 mile south of downtown Cornelius, Cornelius Town 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 downtown Charlotte



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Bailey Road Business Park



C O N C E P T U A L L A N D - U S E P L A N



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