

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: \$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.

86 +/- Acres – Two Adjacent Parcels for Sale

Tract A 49.4 +/- acres

- Zoning: SP-BC
- 1172 +/- feet of road frontage on Old Statesville Road

Tract B 37.5 +/- acres

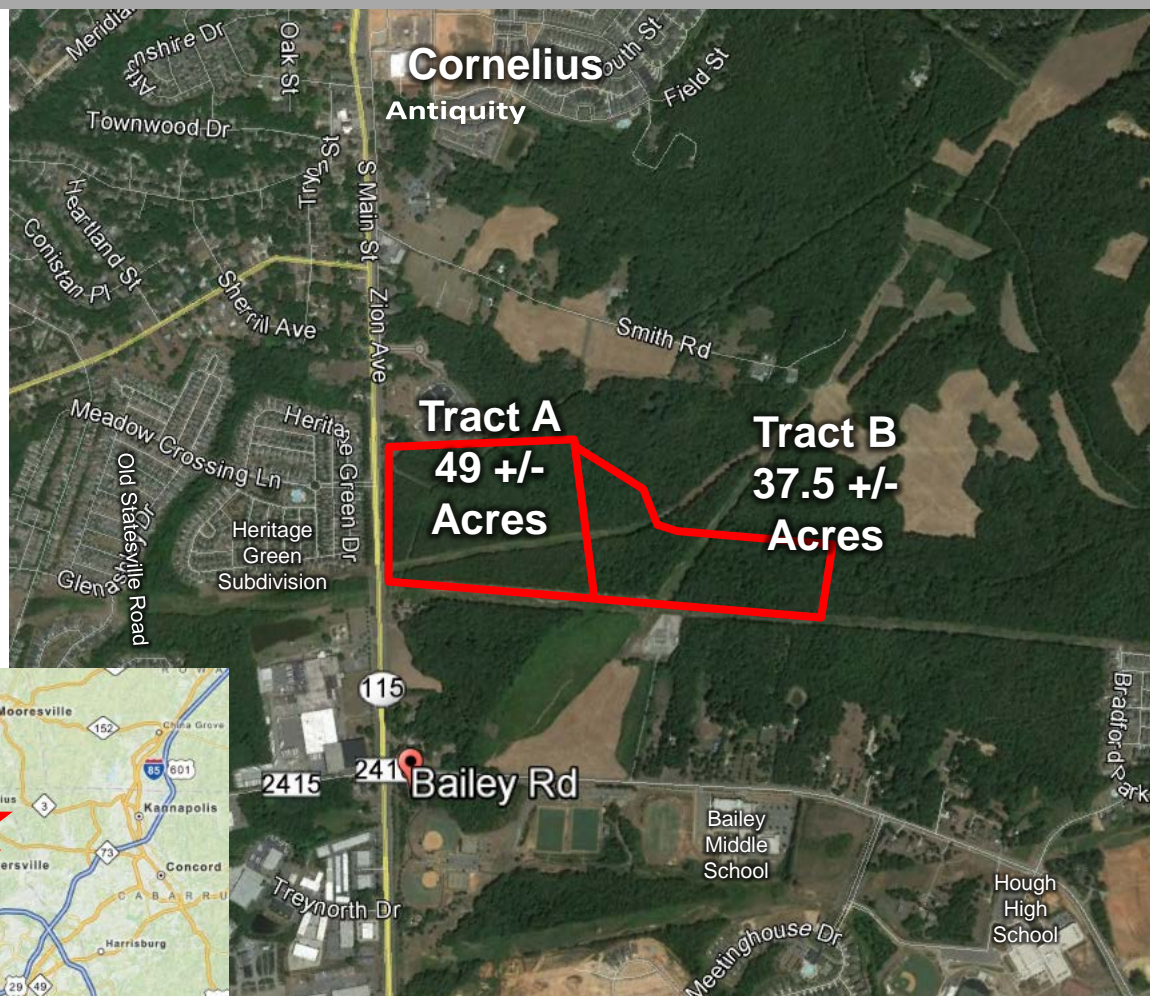
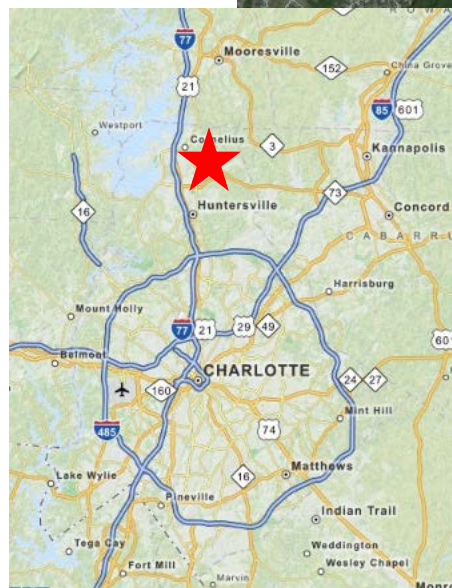
- Zoning: Rural Preservation
- Water and Sewer available
- Offers 60 foot recorded easement off of Bailey Road.
- Excellent Schools in the area
- Additional acreage available nearby

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



Gary Knox 704.896.1911
gary@knoxgroupinc.com

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078

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



Gary Knox 704.896.1911
gary@knoxgroupinc.com

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078