

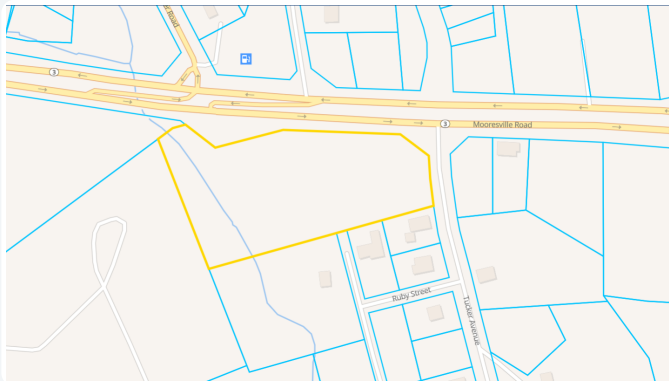


COMMERCIAL REAL ESTATE

DEVELOPMENT OPPORTUNITY

4901 MOORESVILLE RD

SALES PRICE
\$500,000



PROPERTY • PARCEL • AERIAL IMAGERY

KEY PROPERTY FACTS

4.94 ACRES

Public-record parcel size

845' FRONTAGE

Approx. frontage on Mooreville Rd

AG ZONING

Agricultural

COMPLETE NEIGHBORHOOD 2

Future land use

APN 5603-56-6505-0000

Parcel identification

LOCATION BENEFITS & DEVELOPMENT STORY

A strategic Kannapolis location positioned for neighborhood-oriented growth, with a planning framework that contemplates residential, civic, small-format retail and office uses.

WHY THIS LOCATION WARRANTS A CLOSER LOOK

- Mooresville Road frontage provides direct exposure along an established local corridor.
- Complete Neighborhood 2 creates a broader planning context for neighborhood-oriented development.
- The City framework identifies single-family detached, single-family attached and multifamily residential as primary uses.
- Civic and small-format retail are also identified as primary uses, with small-format office and live-work listed as secondary uses.
- Kannapolis Station is approximately 2.3 miles away, supporting access to regional rail service.
- Concord-Padgett Regional Airport is approximately 11.3 miles away; Charlotte Douglas International Airport is approximately 31.5 miles away.
- Concord Mills offers more than 200 stores, dining and entertainment and is accessible from I-85 Exit 49.

AERIAL SITE CONTEXT



SUBJECT PROPERTY OUTLINED

The aerial image supplied for this brochure shows the subject parcel outlined in yellow and surrounding parcels and roadway context.

2.3 MI

Kannapolis Station

11.3 MI

Concord-Padgett Regional Airport

31.5 MI

Charlotte Douglas International Airport

Distances above are from public property-record / market sources and should be independently verified.

PLANNING, UTILITIES & DUE DILIGENCE

City planning correspondence dated July 23, 2026 provides the planning framework summarized below. The site is subject to zoning, overlay, utility, environmental and entitlement review.

CURRENT PLANNING POSITION

CURRENT ZONING

Agricultural (AG)

FUTURE LAND USE

Complete Neighborhood 2

OVERLAYS

Thoroughfare Protection Overlay + River-Stream Overlay

PRIMARY USES

Single-family detached, single-family attached, multifamily, civic, small-format retail

SECONDARY USES

Small-format office and live-work

UTILITY MAP PROVIDED BY THE CITY



The supplied map shows approximate utility locations and highlights the subject parcel. Utility availability, capacity, connection points and development feasibility should be independently verified during due diligence.

IMPORTANT DEVELOPMENT CONSIDERATIONS

- A stream is present on the property; River-Stream Overlay District requirements apply.
- The Thoroughfare Protection Overlay is identified on the zoning map; TPO requirements are referenced in Section 3.8.F of the Kannapolis Development Ordinance.
- A service station is not a permitted use because gas pumps are not allowed.
- The City schedules pre-development meetings every Wednesday afternoon, in person or virtually, with planning staff.

DUE DILIGENCE

All proposed uses, development standards, utility conditions, environmental constraints and overlay requirements should be confirmed with the City of Kannapolis and other applicable authorities before proceeding.



LET'S DISCUSS THE DEVELOPMENT POTENTIAL

For additional information, site review, planning coordination or to discuss development strategy for 4901 Mooresville Road, please contact:

Sincerely,

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MARKETING DISCLAIMER

Source: City of Kannapolis Planning correspondence dated July 23, 2026, provided to G Brokerage Commercial Real Estate. This brochure is a marketing summary and is not a zoning opinion, survey, engineering report, environmental assessment or representation of entitlement. All information regarding this property was obtained from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof. All dimensions, acreage, distances, utility information, zoning, land-use classifications and development opportunities should be independently verified. Property is subject to prior sale, lease or withdrawal.