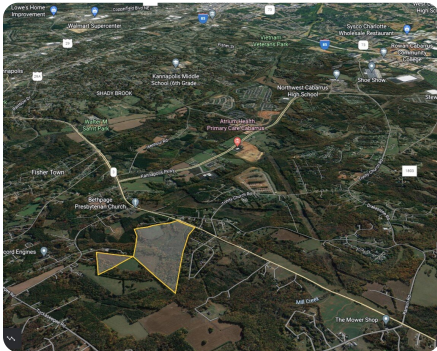




Kannapolis Residential Development Site

109 +/- Acres | Cabarrus County, NC | \$4,595,000



Character Intent

The Cluster Residential Character Area will provide a high quality network of permanently protected rights, or dedication. Undeveloped areas can be used for summer camps. The developed portion of this Area housing, live-work units, civic space, and some commercial pattern built for a variety of users.

Opportunities

- Neighborhood-serving walkable commercial and uses
- Use natural features for stormwater management
- Green building materials

Primary Uses

- Single family detached residential
- Single family attached residential
- Civic

ADDRESS

6304 MOORESVILLE RD
Kannapolis, NC 28081

LOCATION

From I-85 North take Exit 54 and then turn left on Kannapolis Parkway. Continue 5.5 Miles and then take a left on Mooresville Road. Property will be on your right in .6 miles

PROPERTY SUMMARY

This 109-acre residential development property is located approximately .65 miles west of the intersection of Kannapolis Parkway and Mooresville Road. The property is zoned AO (Agriculture Open) in unincorporated Cabarrus County however it lies within the planning jurisdiction of Kannapolis which has recently updated its Comprehensive Land Use Plan and has designated the area in which the subject is located as "Cluster Residential."

The site includes approximately 928 feet of frontage on Mooresville Rd.

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