



67,592 VPD

17,323 VPD

PARCEL A  
+/- 35.553 Acres  
\$115,000/AC

PARCEL B  
+/- 24.06 Acres  
\$75,000/AC

PARCEL C  
+/- 63.04 Acres  
\$50,000/AC

# LANE STREET

KANNAPOLIS, NORTH CAROLINA

AVAILABLE LAND FOR SALE





## PROPERTY OVERVIEW

# LANE STREET

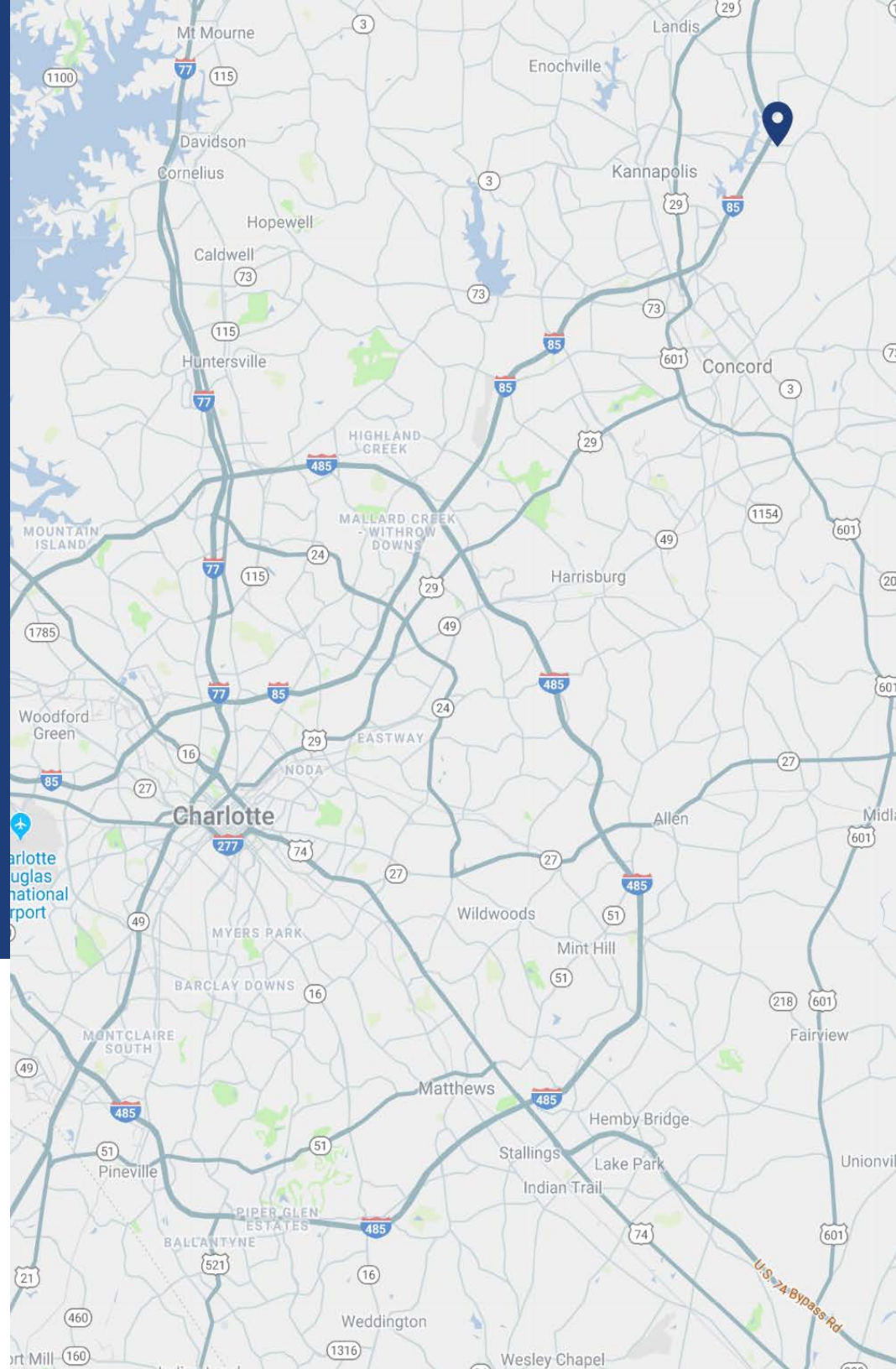
+/- 122.63 acres located just off of I-85 via exit 63 on Lane Street in Kannapolis, NC. A new interchange at exit 63 is currently underway through the NCDOT I-85 widening project (see page 3 of this flyer for additional detail).

## PROPERTY DETAILS

<b>Address</b>	Lane Street   Kannapolis, NC
<b>Parcel A</b>	+/- 35.553 Acres Zoning: LC (Light Commercial) Price: \$115,000/AC
<b>Parcel B</b>	+/- 24.06 Acres Zoning: LI (Light Industrial) Price: \$75,000/AC
<b>Parcel C</b>	+/- 63.04 Acres Zoning: LI & OI (Light Industrial & Office Industrial) Price: \$50,000/AC
<b>Traffic Counts</b>	Lane Street   17,323 VPD I-85   67,592 VPD
<b>Additional Notes</b>	Grant programs are available through Cabarrus County and the City of Kannapolis

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	701	16,581	60,521
<b>Avg. Household Income</b>	\$63,230	\$60,575	\$60,073
<b>Households</b>	278	6,417	23,694
<b>HH Growth 2019-2024</b>	6.83%	6.23%	7.17%



# KANNAPOLIS NORTH CAROLINA

Approximately 20 miles northeast of the City of Charlotte, Kannapolis is located in the counties of Cabarrus and Rowan. The name, Kannapolis, comes from Cannon Mills Corporation with early variations of the name being Cannon-opolis or Cannapolis. Today, Kannapolis is the 20th largest city in North Carolina and is home to the Kannapolis Intimidators, the Class A affiliate of the Chicago White Sox and Stewart-Haas Racing, located just across Kannapolis Parkway from the available site. Recent years have seen a revitalization of the Downtown area that now includes numerous shops, restaurants and events throughout the year.

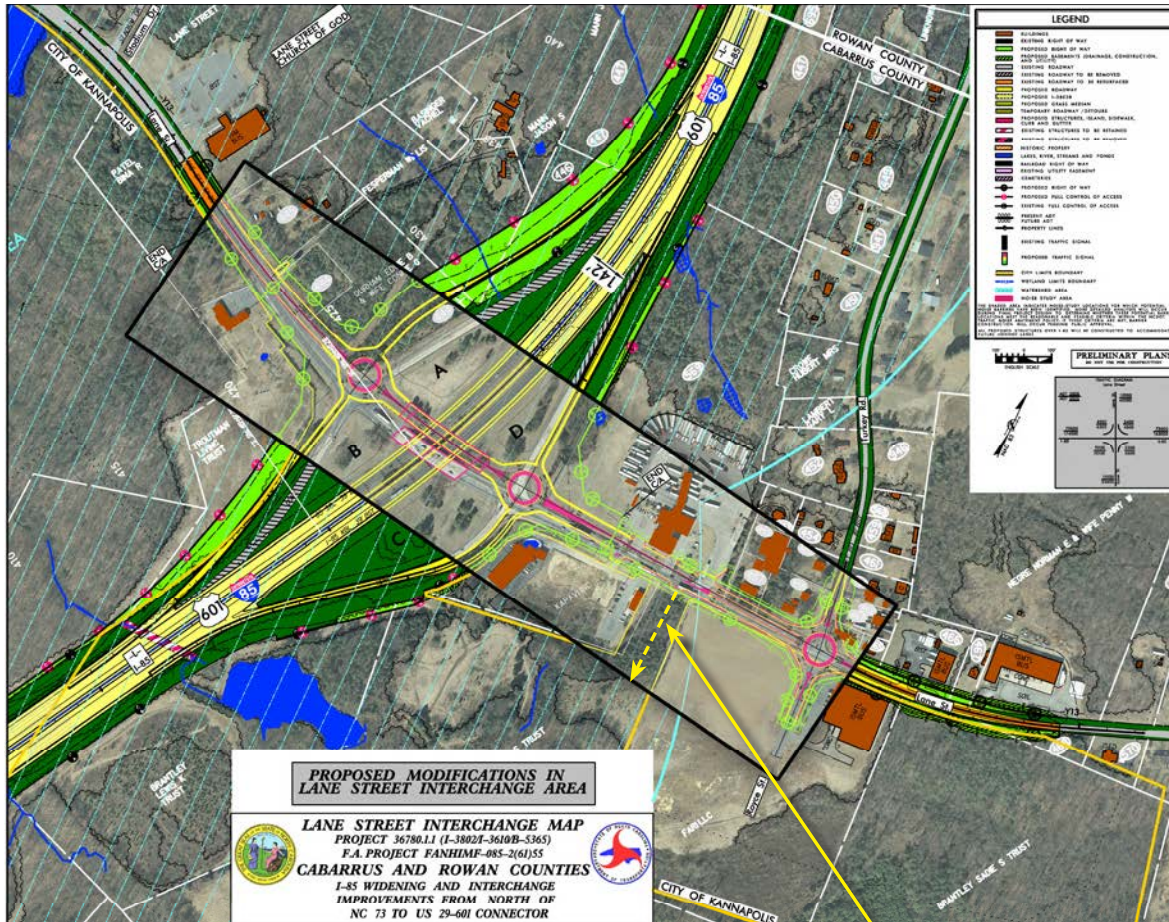


## DAVID H. MURDOCK NC RESEARCH INSTITUTE

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Located in Kannapolis on 350 acres, the NC Research Campus was founded by David H. Murdock, chairman and owner of Dole Food Company in 2008. The campus is comprised of private corporations, universities and healthcare organizations all working towards a common goal of preventing and treating diseases such as cancer, diabetes, obesity and Alzheimer's.





Current Access to Site via Lane Street

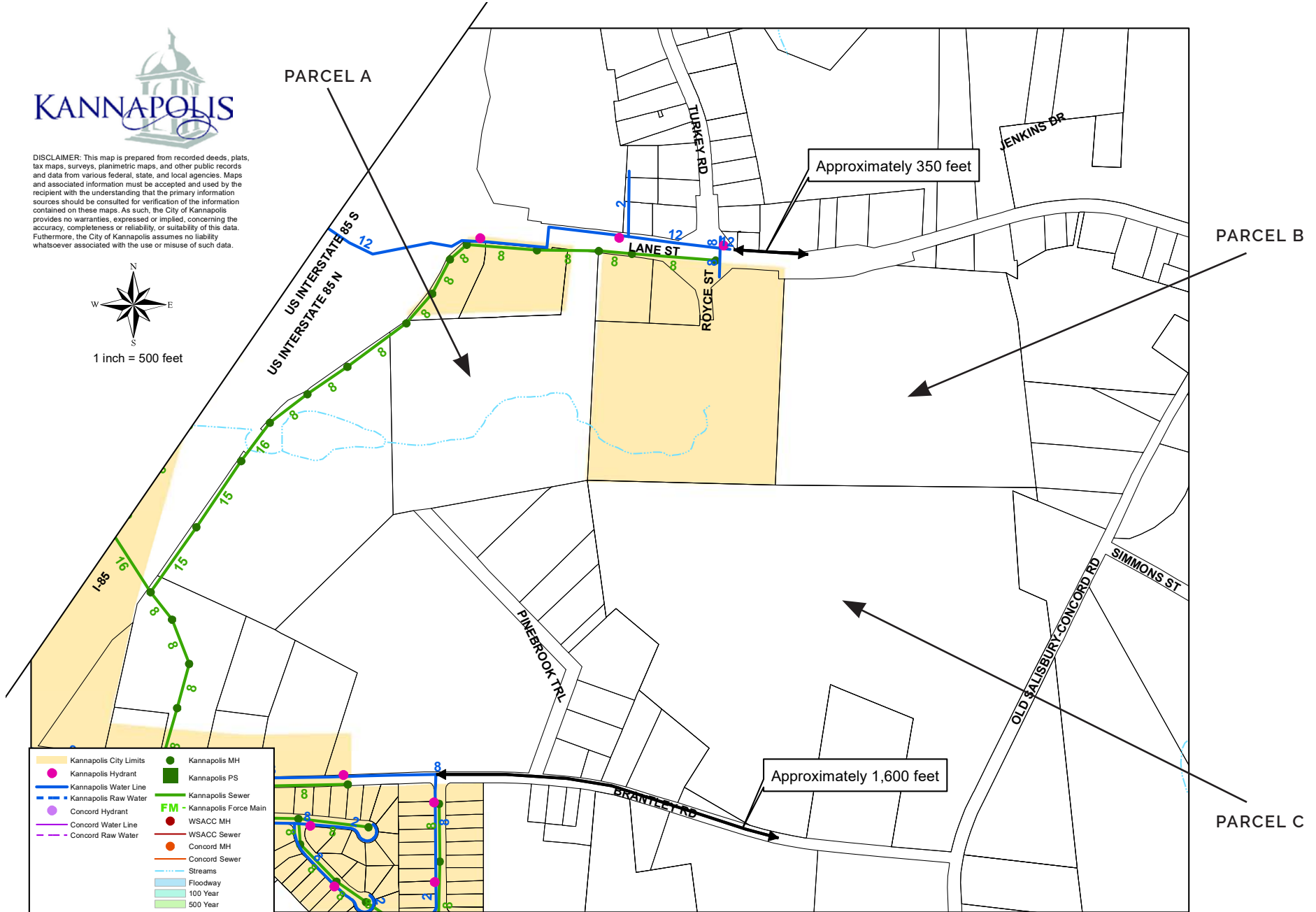
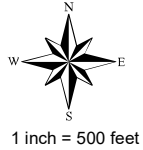
### LANE STREET INTERCHANGE (EXIT 63) FACT SHEET

- Current Interchange Configuration: Diamond
- Proposed Interchange Configuration: Diamond with Roundabouts
  - Ramps in all four quadrants will be constructed
  - Roundabouts will be constructed at ramp terminals with Lane Street
  - Existing three-lane bridge on Lane Street over I-85 will be replaced with a four-lane, median-divide bridge
- Proposed improvements to roads in the interchange area: Lane Street will be widened to accommodate a concrete median and turn lanes through interchange area
  - A roundabout will be constructed at Lane Street and Royce Street/Turkey Road
- Recommended design modifications:
  - Provide right in/right out access to existing service road for Waffle House and motel
  - Provide right in/right out access to Brantley Property
  - Provide leftover into Pilot Truck Stop
  - Remove service road shown on public hearing map
  - Attempt to minimize impacts to adjacent properties during final design

# KANNAPOLIS UTILITIES MAP LENGTH



DISCLAIMER: This map is prepared from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data from various federal, state, and local agencies. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification of the information contained on these maps. As such, the City of Kannapolis provides no warranties, expressed or implied, concerning the accuracy, completeness or reliability, or suitability of this data. Furthermore, the City of Kannapolis assumes no liability whatsoever associated with the use or misuse of such data.



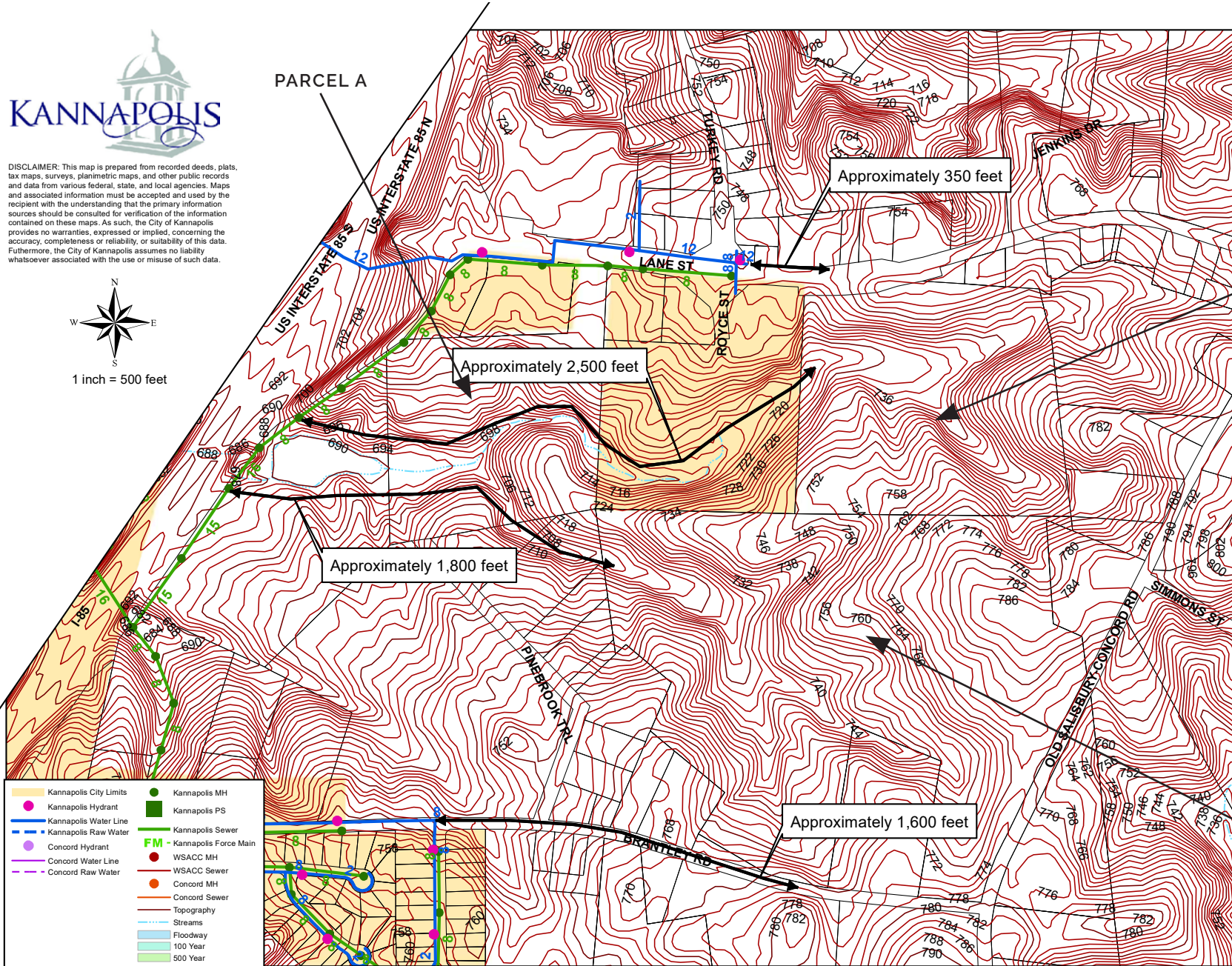
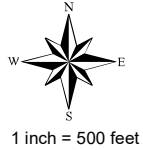
	Kannapolis City Limits		Kannapolis MH
	Kannapolis Hydrant		Kannapolis PS
	Kannapolis Water Line		Kannapolis Sewer
	Kannapolis Raw Water		Kannapolis Force Main
	Concord Hydrant		WSACC MH
	Concord Water Line		WSACC Sewer
	Concord Raw Water		Concord MH
			Concord Sewer
			Streams
			Floodway
			100 Year
			500 Year



# KANNAPOLIS UTILITIES TOPOGRAPHY MAP



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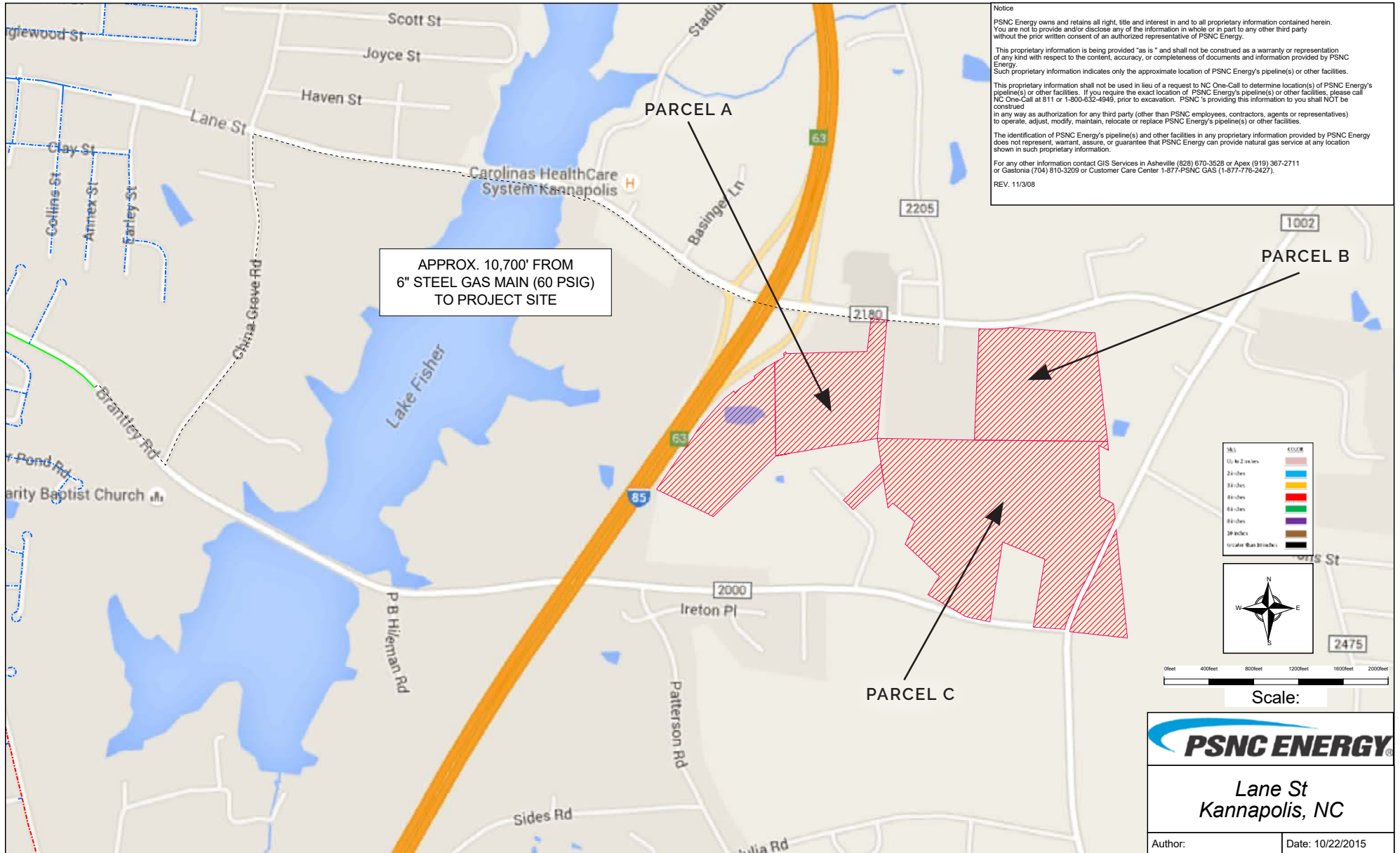
- |                        |                            |
|------------------------|----------------------------|
| Kannapolis City Limits | Kannapolis MH              |
| Kannapolis Hydrant     | Kannapolis PS              |
| Kannapolis Water Line  | Kannapolis Sewer           |
| Kannapolis Raw Water   | FM - Kannapolis Force Main |
| Concord Hydrant        | WSACC MH                   |
| Concord Water Line     | WSACC Sewer                |
| Concord Raw Water      | Concord MH                 |
|                        | Concord Sewer              |
|                        | Topography                 |
|                        | Streams                    |
|                        | Floodway                   |
|                        | 100 Year                   |
|                        | 500 Year                   |

PARCEL B

PARCEL C

PARCEL A

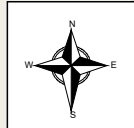
# PSNC GAS MAP



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 For any other information contact GIS Services in Asheville (828) 670-3528 or Apex (919) 367-2711 or Gastonia (704) 810-3209 or Customer Care Center 1-877-PSNC GAS (1-877-776-2427).  
 REV. 11/3/08

APPROX. 10,700' FROM  
 6" STEEL GAS MAIN (60 PSIG)  
 TO PROJECT SITE

60"	4500R
54 to 24 inches	Orange
24 inches	Yellow
18 inches	Blue
14 inches	Red
10 inches	Green
8 inches	Purple
6 inches	Brown
30 inches	Black
Greater than 30 inches	Black



Scale:



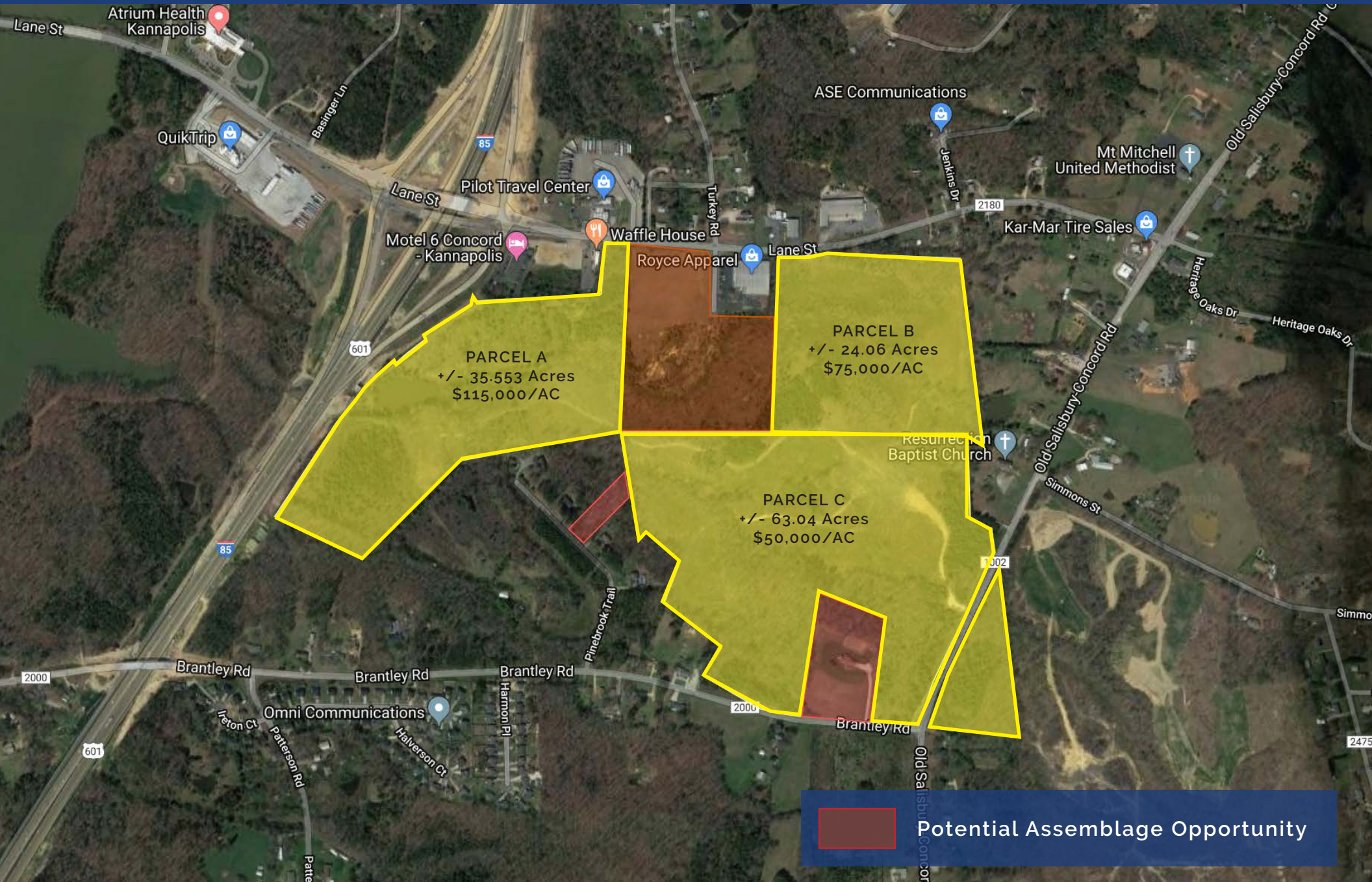
Lane St  
 Kannapolis, NC

Author:

Date: 10/22/2015



# POTENTIAL ASSEMBLAGE OPPORTUNITIES







## CONTACT

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## THE NICHOLS COMPANY

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