



LANE STREET

KANNAPOLIS, NORTH CAROLINA

AVAILABLE LAND FOR SALE

PARCEL A
+/- 35.553 Acres
\$60,000/AC

PARCEL B
+/- 24.06 Acres
\$50,000/AC

PARCEL C
+/- 63.04 Acres
\$40,000/AC



PROPERTY OVERVIEW

LANE STREET

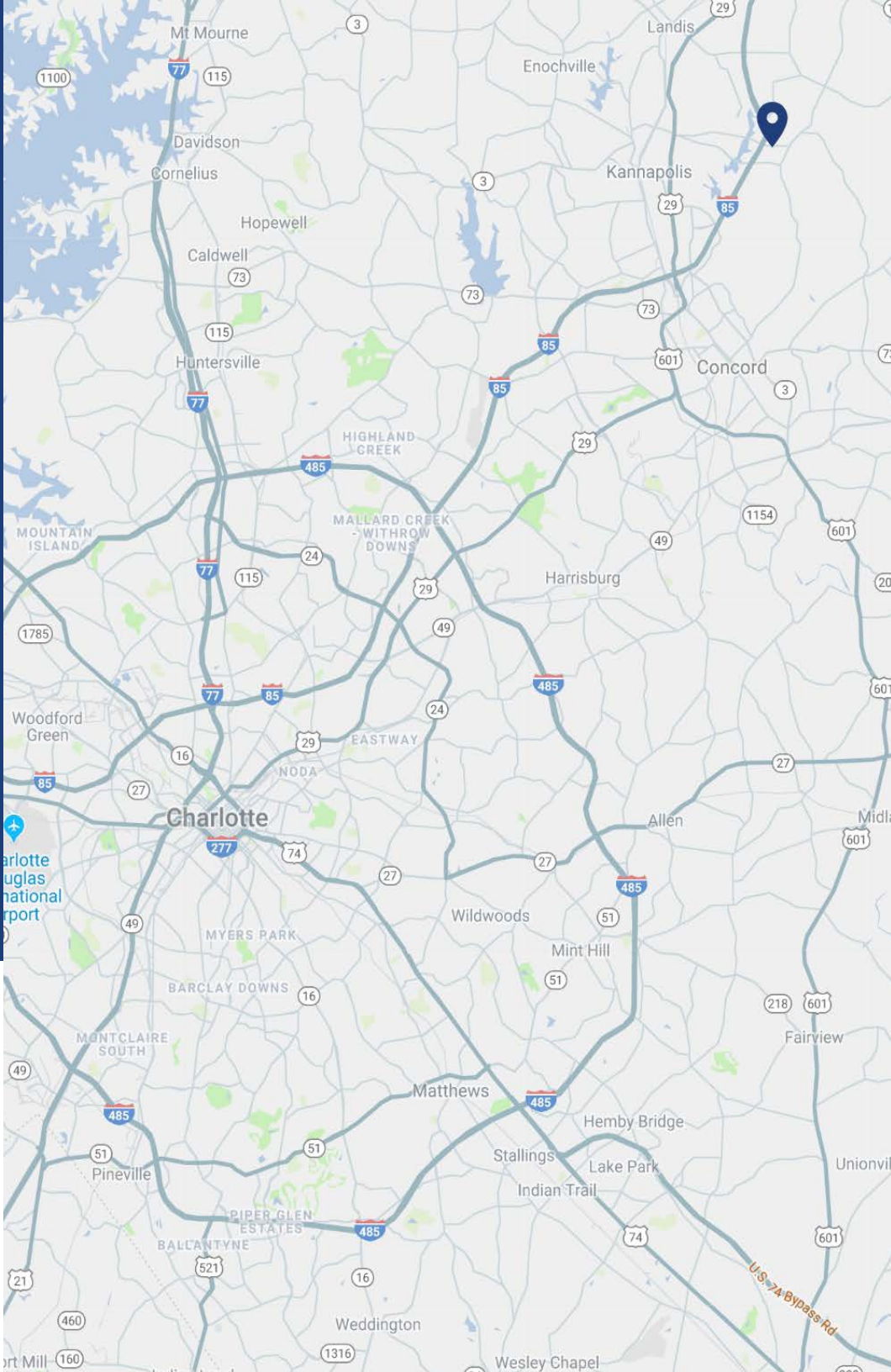
+/- 122.63 acres located just off of I-85 via exit 63 on Lane Street in Kannapolis, NC. A new interchange at exit 63 is currently underway through the NCDOT I-85 widening project (see page 3 of this flyer for additional detail).

PROPERTY DETAILS

Address	Lane Street Kannapolis, NC
Parcel A	+/- 35.553 Acres Zoning: LC (Light Commercial) Price: \$60,000/AC
Parcel B	+/- 24.06 Acres Zoning: LI (Light Industrial) Price: \$50,000/AC
Parcel C	+/- 63.04 Acres Zoning: LI & OI (Light Industrial & Office Industrial) Price: \$40,000/AC
Traffic Counts	Lane Street 17,323 VPD I-85 67,592 VPD
Additional Notes	Grant programs are available through Cabarrus County and the City of Kannapolis

DEMOGRAPHICS

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



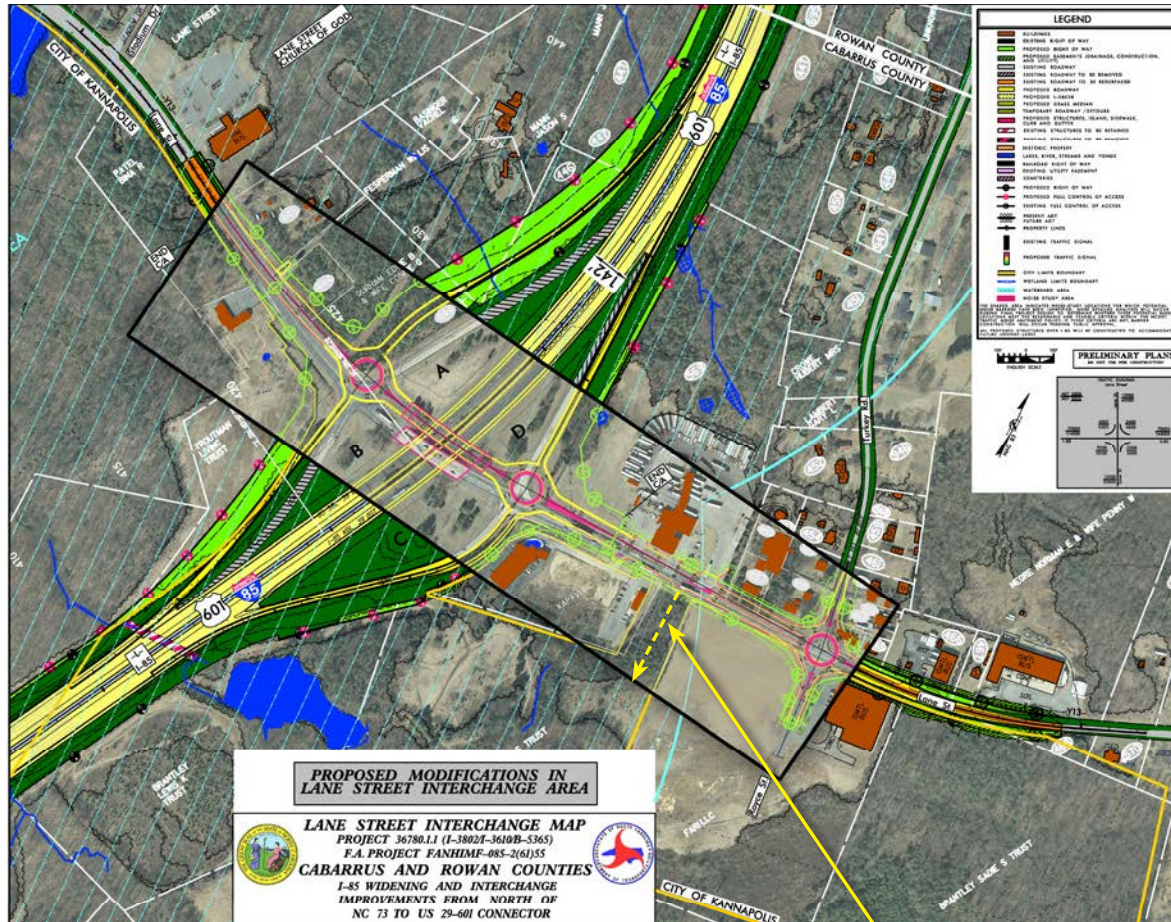
KANNAPOLIS NORTH CAROLINA

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

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

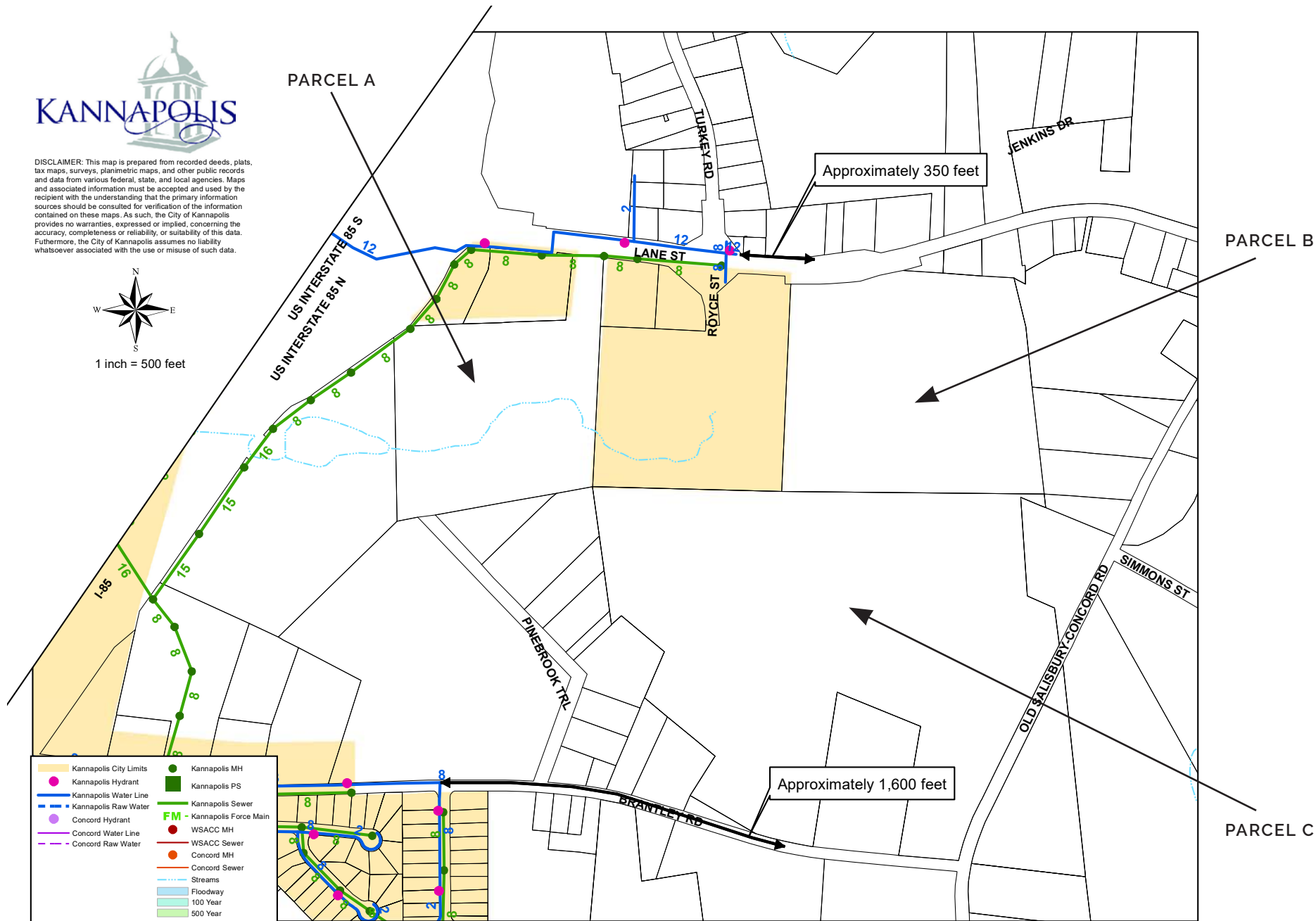
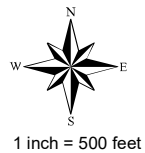
LANE STREET INTERCHANGE (EXIT 63) FACT SHEET

- 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



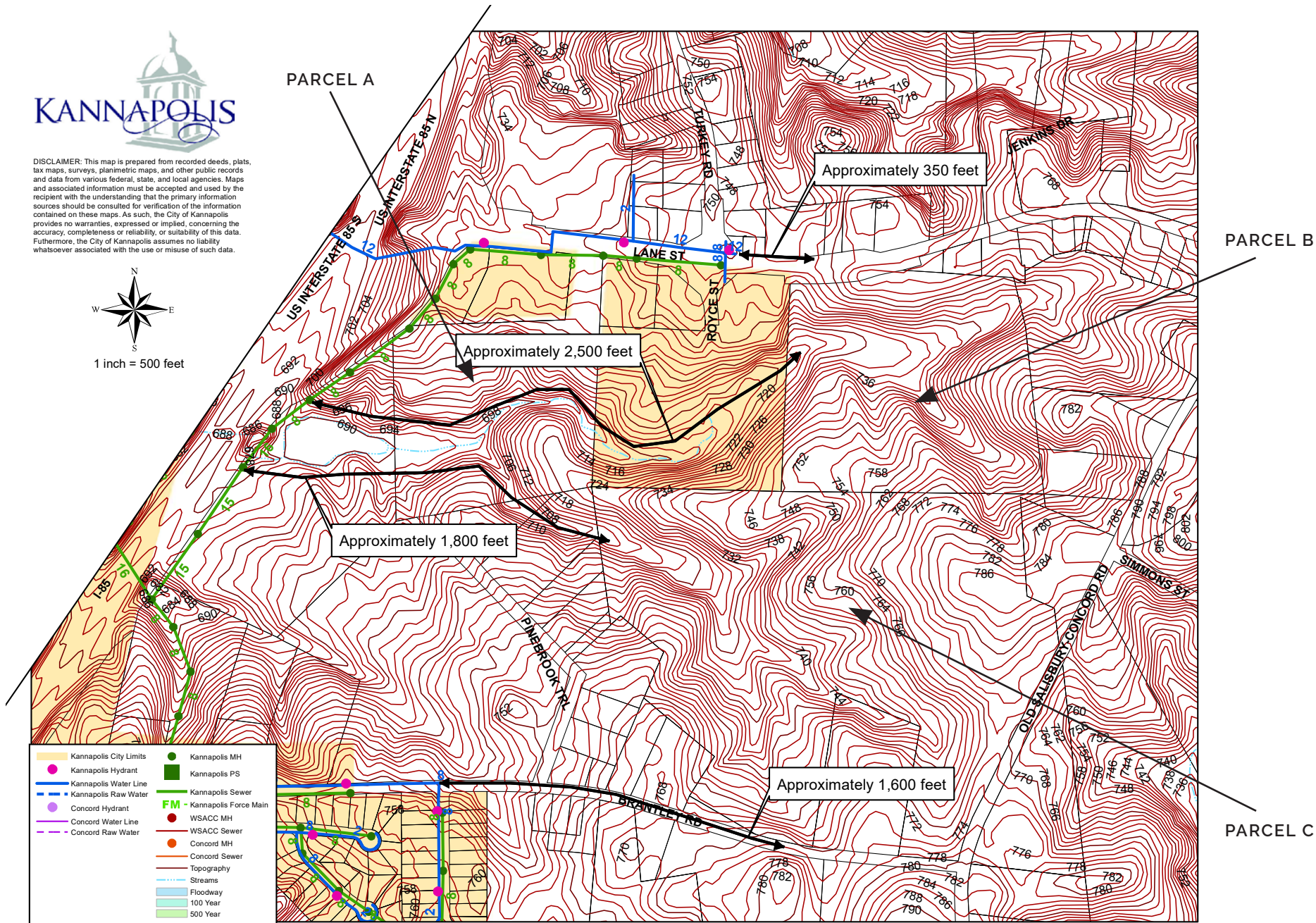
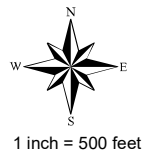
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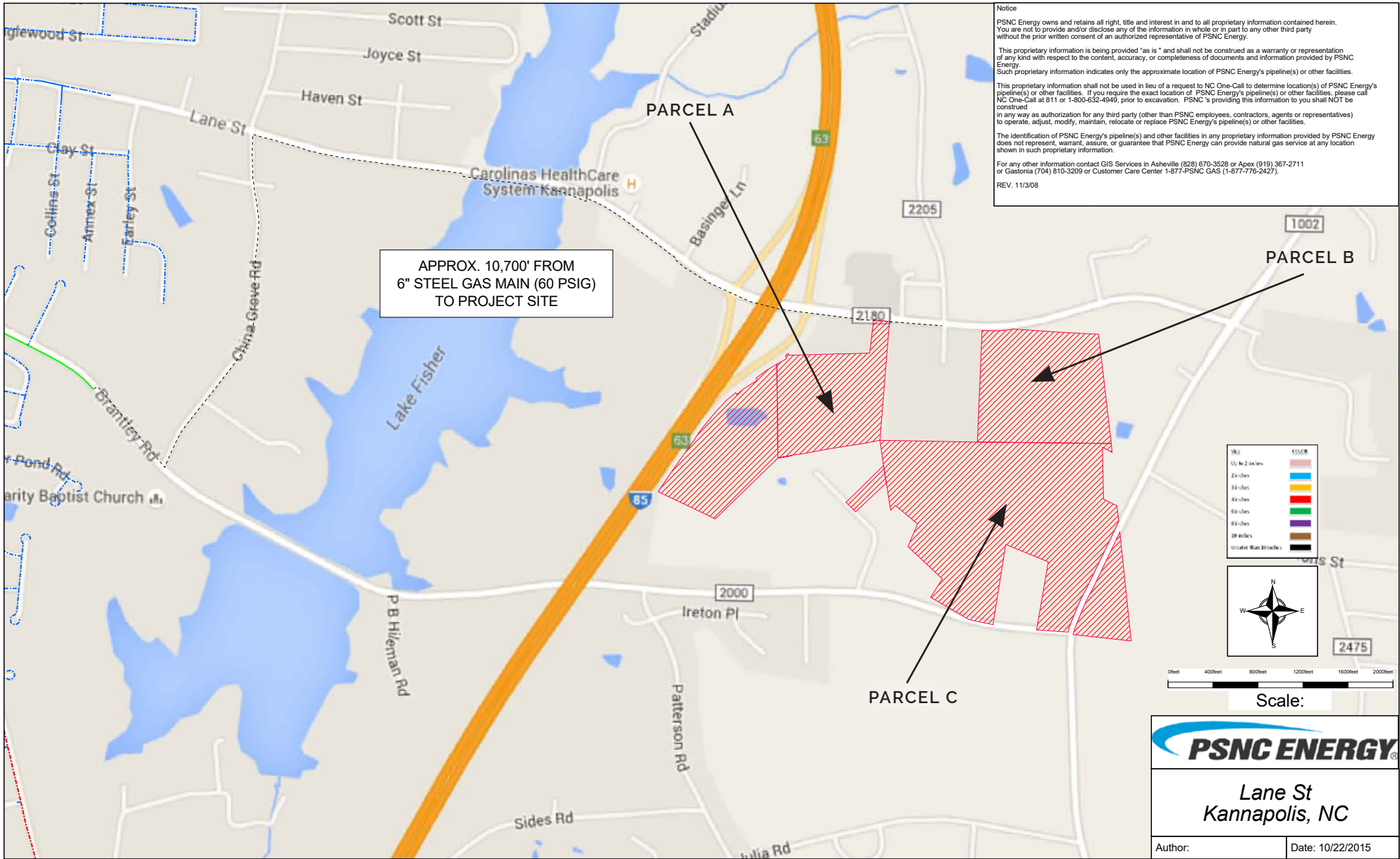
KANNAPOLIS UTILITIES TOPOGRAPHY MAP



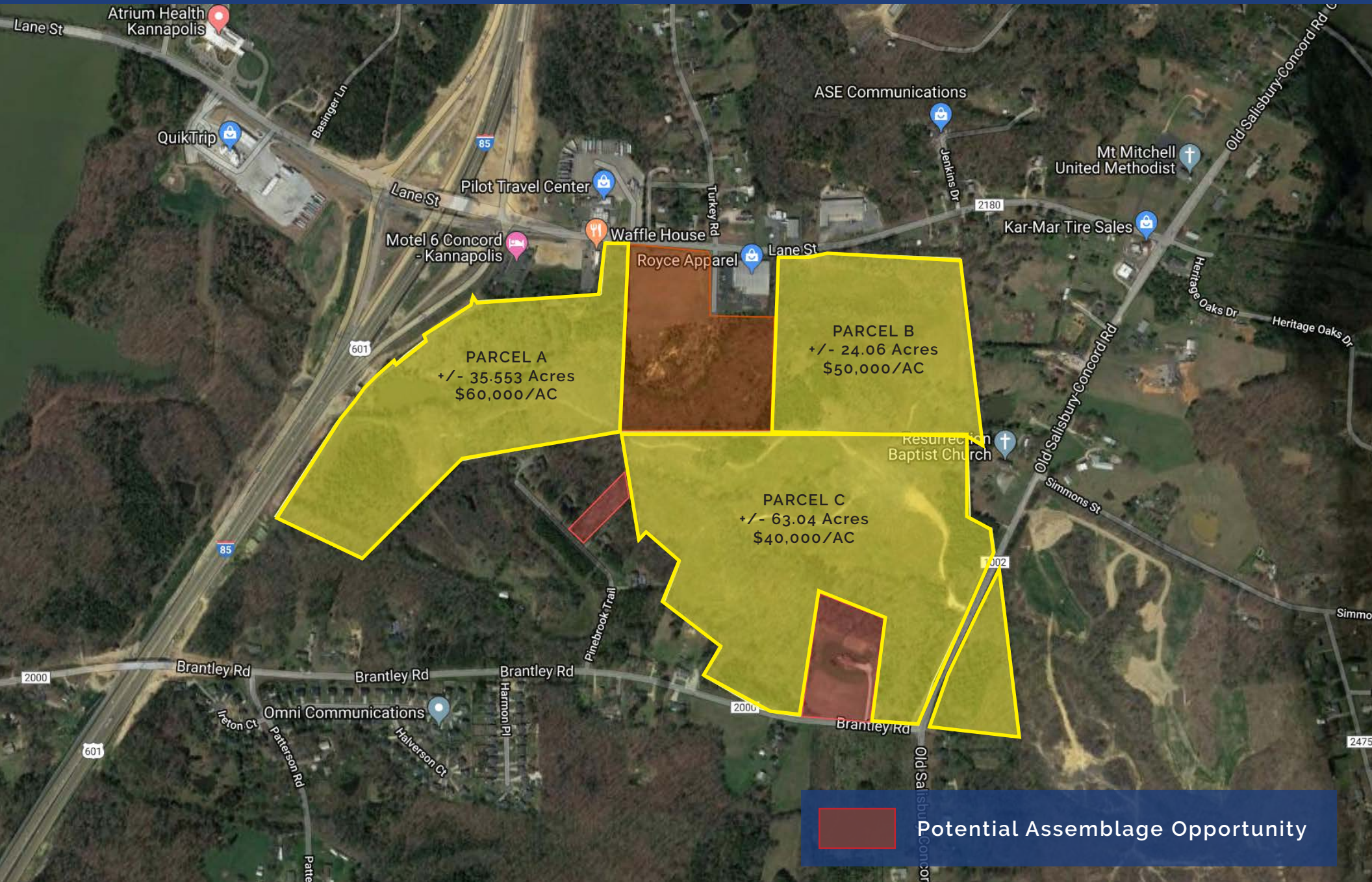
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PSNC GAS MAP



POTENTIAL ASSEMBLAGE OPPORTUNITIES





CONTACT

SINK KIMMEL

sink@thenicholscompany.com

704.373.9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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