new branch
REAL ESTATE ADVISORS

9600 DAVIDSON HWY. CONCORD, NC 28027

FOR SALE: +/-9.7 ACRES

9600 Davidson Hwy.| **Concord, NC 28027**
Parcel ID : 46822015490000

- Parcel with high visibility along Hwy 73. surrounded by explosive housing and commercial growth
- The towns of Davidson, Huntersville, Concord, and Kannapolis are just minutes away from subject property
- Parcel is currently in Cabarrus County jurisdiction. Annexation into the City of Kannapolis and rezoning would likely need to occur for development of parcel.
- City of Kannapolis 2030 Land Use Plan: Complete Neighborhood 1

- $970,000 / ($100,000 PER ACRE)
- ZONING: CR (COUNTRYSIDE RESIDENTIAL) SELLER WILLING TO SELL SUBJECT TO SUCCESSFUL ANNEXATION AND OR REZONING
- 15,000 VPD TRAFFIC COUNTS
- +/- 540 FT ROAD FRONTAGE ON HWY 73
- WATER/SEWER NEARBY

new branch
REAL ESTATE ADVISORS

9600 DAVIDSON HWY. CONCORD, NC 28027

MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	*6,250*	*25,043*	*74,215*
Avg. HH Income	*$110,590*	*$118,747*	*$106,496*

*Source 2022 Esri Business Analyst

Relevant public documents:

- Water and Sewer Authority of Cabarrus County
- City of Kannapolis Wasterwater Allocation Policy
- City of Kannapolis Land Use Plan
- City of Kannapolis Table of Uses

new branch
REAL ESTATE ADVISORS

9600 DAVIDSON HWY. CONCORD, NC 28027

Utility Map

Reid Baker
Broker
704.402.4323
ReidB@newbranchre.com

Doug Donia
Broker
704.707.6648
Dougd@newbranchre.com