



**NOW AVAILABLE
FOR SALE**

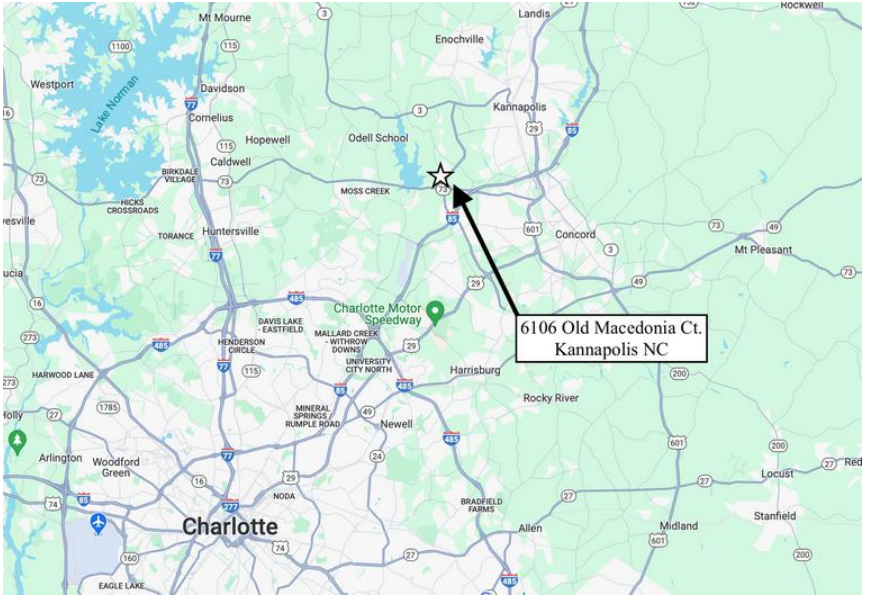
**6106 Old Macedonia Court
Kannapolis, NC 28027**

Located at the heavily traveled corridor of Kannapolis Parkway and Barr Rd. in Kannapolis, NC, this lot offers access to a signalized intersection, utility access, and flat topography. The site also enjoys close proximity to I-85, Hwy 73 (Davidson Hwy), I-485, downtown Kannapolis, and Concord. The property is within close proximity of many business parks, retail centers, residential developments, schools, and is one of the state's most rapidly growing counties, Cabarrus County. **City owned property. Offers subject to upset bid process. Learn more [here](#).

- ✓ SALE PRICE: \$550,000
- ✓ CD COMMERCIAL ZONING
- ✓ COMBINED 25,700 AADT
- ✓ ON SITE WATER / SEWER NEARBY
- ✓ ACCESS TO SIGNALIZED LIGHT
- ✓ GENTLE SLOPING TOPOGRAPHY

*Source: NCDOT 2022 - All information needs to be independently verified.

Location



Drive Times:

- Downtown Charlotte, NC: 28 Minutes, 21 Miles
- Downtown Kannapolis, NC: 6.5 Miles, 13 Minutes
- Downtown Concord, NC: 7.3 Miles, 15 Minutes
- Charlotte Douglas Airport (CLT): 25 Miles, 30 Minutes
- Interstate 85 : 1.8 miles, <5 Minutes
- Interstate I-485: 7.7 Miles, 10 Minutes

**Source: Google Maps - All information needs to be independently verified.*



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Zoning & Conceptual Site Plan

Current Zoning: Campus District (CD) * Legacy Zoning – “The CD district is established to provide for a high-quality mixture of employment and/or institutional uses of varying types in a single coordinated development. The district may include light manufacturing, office, warehousing, distribution, institutional and limited retail and service uses in an attractive campus or corporate park setting with architectural design standards, landscaping, screening and buffering.”

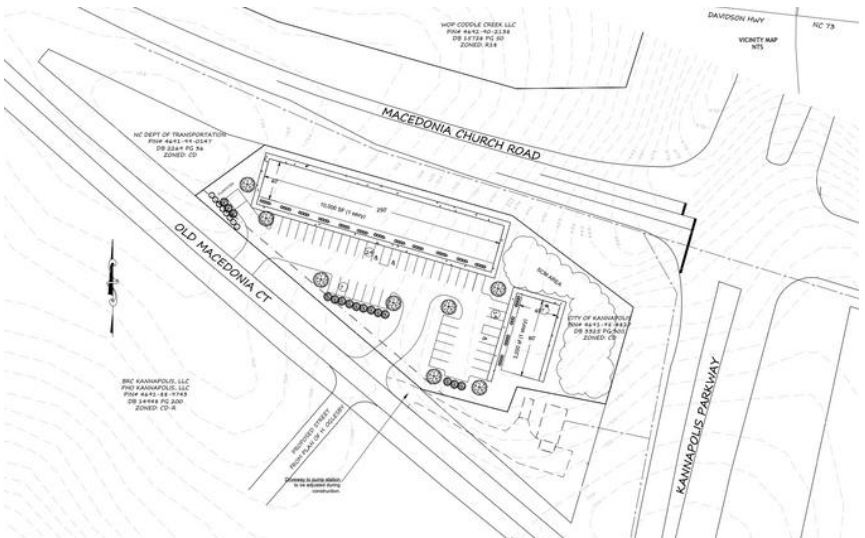
Table of Permitted Uses in CD Zoning:

Please click the link [Here](#).

Or at

<https://www.kannapolisnc.gov/Portals/0/Departments/Planning/KDO%20Rewrite/Article%204%20Use%20Regulations.pdf>

*Source: City of Kannapolis Planning Dept.



*All information needs to be independently verified.

Demographics and Market Summary

TARGET MARKET SUMMARY

6106 Old Macedonia Court
Ring of 5 miles

Key Facts

102,347

Population

37.8

Median Age

2.6

Average Household Size

\$84,502

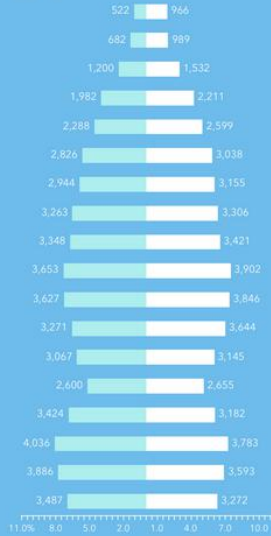
Median Household Income



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), Esri-MRI Simmons (2023).

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Age Pyramid



The largest group:

2023 Males Age 10-14

The smallest group:

2023 Males Age 85+

MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,299	28,160	102,493
Median HH Income	\$61,245	\$90,037	\$84,450
Pop. Annu. Growth ('10-'20)	7.6%	3.29%	2.77%

*Source: ESRI 2023 - All information needs to be independently verified.



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