



18726 OLD STATESVILLE RD

6.25 ACRES FOR SALE
18726 OLD STATESVILLE RD, CORNELIUS NC 28031

18726 Old Statesville Rd

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COMPANIES

OFFERING SUMMARY

ADDRESS	18726 Old Statesville Rd Cornelius NC 28031
COUNTY	Mecklenburg
PRICE	\$1,200,000
LAND ACRES	6.25
ZONING TYPE	Residential
# OF PARCELS	1
APN	00753104

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	5,233	53,695	100,334
2023 Median HH Income	\$101,755	\$110,703	\$112,890
2023 Average HH Income	\$128,565	\$156,578	\$162,024

Property Highlights

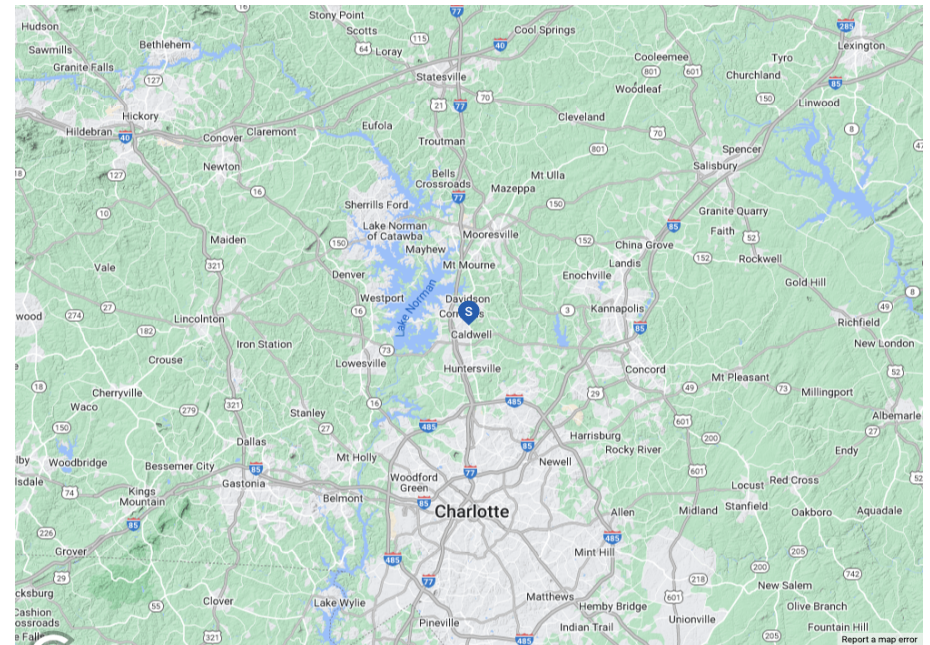
- Excellent site topography
- Variety of commercial uses possible
- Current zoning is residential with an approved Cornelius planning zoning of Business Campus
- Frontage on Old Statesville Rd with Rail along the road and the former Foamex property across the street
- AADT: 14,500



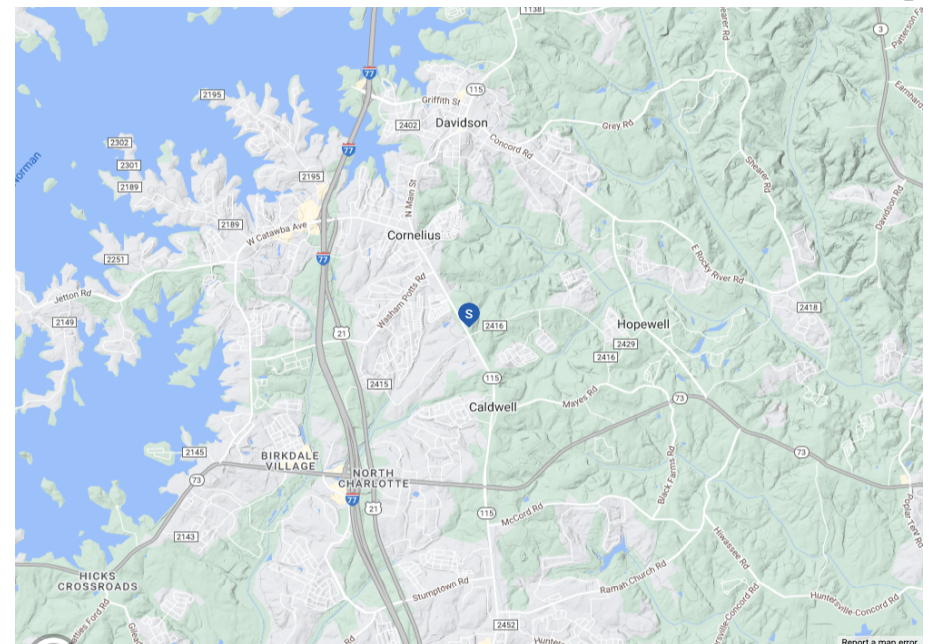
About Cornelius, NC

- Cornelius is a town located in Mecklenburg County, North Carolina, United States. It is situated along the southeastern shore of Lake Norman, one of the largest man-made lakes in North Carolina.
- Cornelius is well-known for its proximity to Lake Norman, a popular destination for recreational activities such as boating, fishing, and water sports. Lake Norman is also a source of drinking water for the region.
- Like many towns around Lake Norman, Cornelius has experienced rapid growth in recent decades. Suburban development, including residential neighborhoods, commercial centers, and recreational facilities, has expanded significantly.
- Cornelius is conveniently located near major transportation routes. It is served by Interstate 77, providing easy access to Charlotte, which is approximately 20 miles south of Cornelius.
- With its growing population and strategic location, Cornelius has attracted businesses ranging from small local shops to large corporations. The town's economy is diverse, encompassing industries such as healthcare, technology, and retail.
- In addition to Lake Norman, Cornelius offers numerous parks, greenways, and outdoor recreational areas. Residents and visitors can enjoy hiking, biking, picnicking, and other outdoor activities in these scenic spaces.

Regional Map



Locator Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	849	24,163	45,768
2010 Population	3,922	42,178	75,103
2023 Population	5,233	53,695	100,334
2028 Population	5,230	53,690	101,081
2023 African American	396	3,752	7,688
2023 American Indian	12	157	294
2023 Asian	158	1,844	3,807
2023 Hispanic	562	4,297	8,379
2023 Other Race	233	1,624	3,350
2023 White	3,991	42,297	77,608
2023 Multiracial	438	4,007	7,560
2023-2028: Population: Growth Rate	-0.05 %	0.00 %	0.75 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	109	1,066	1,571
\$15,000-\$24,999	114	899	1,456
\$25,000-\$34,999	65	942	1,476
\$35,000-\$49,999	238	1,930	2,859
\$50,000-\$74,999	318	2,682	4,928
\$75,000-\$99,999	188	2,282	4,804
\$100,000-\$149,999	482	4,375	7,815
\$150,000-\$199,999	292	2,916	5,165
\$200,000 or greater	312	5,075	9,505
Median HH Income	\$101,755	\$110,703	\$112,890
Average HH Income	\$128,565	\$156,578	\$162,024

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	364	10,434	19,078
2010 Total Households	1,497	17,036	29,384
2023 Total Households	2,119	22,168	39,578
2028 Total Households	2,113	22,085	39,822
2023 Average Household Size	2.47	2.34	2.48
2000 Owner Occupied Housing	276	6,952	13,368
2000 Renter Occupied Housing	59	2,377	3,987
2023 Owner Occupied Housing	1,592	15,194	28,687
2023 Renter Occupied Housing	527	6,974	10,891
2023 Vacant Housing	114	1,682	2,546
2023 Total Housing	2,233	23,850	42,124
2028 Owner Occupied Housing	1,614	15,384	29,184
2028 Renter Occupied Housing	499	6,701	10,638
2028 Vacant Housing	124	2,006	2,971
2028 Total Housing	2,237	24,091	42,793
2023-2028: Households: Growth Rate	-0.30 %	-0.35 %	0.60 %

Source: esri

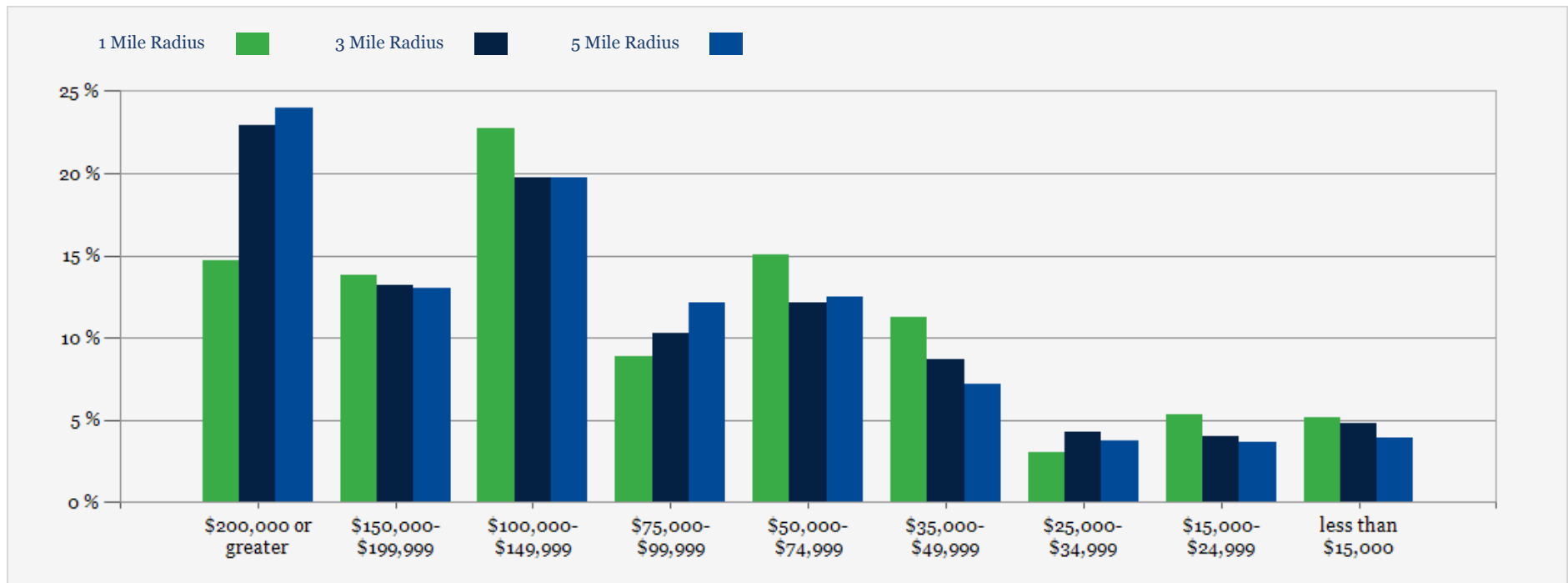
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	365	3,431	6,013
2023 Population Age 35-39	539	3,989	7,340
2023 Population Age 40-44	518	4,087	7,645
2023 Population Age 45-49	414	3,752	7,113
2023 Population Age 50-54	298	3,716	7,093
2023 Population Age 55-59	273	3,331	6,470
2023 Population Age 60-64	229	3,081	6,136
2023 Population Age 65-69	207	2,518	5,079
2023 Population Age 70-74	144	2,049	4,140
2023 Population Age 75-79	104	1,355	2,648
2023 Population Age 80-84	55	698	1,392
2023 Population Age 85+	39	519	1,040
2023 Population Age 18+	3,892	41,818	76,911
2023 Median Age	37	38	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,140	\$94,583	\$96,778
Average Household Income 25-34	\$114,808	\$126,743	\$132,339
Median Household Income 35-44	\$112,993	\$127,301	\$130,789
Average Household Income 35-44	\$140,813	\$170,182	\$176,354
Median Household Income 45-54	\$124,849	\$152,309	\$152,681
Average Household Income 45-54	\$151,534	\$197,073	\$200,318
Median Household Income 55-64	\$103,920	\$133,489	\$138,378
Average Household Income 55-64	\$137,659	\$185,866	\$191,658
Median Household Income 65-74	\$65,849	\$83,401	\$88,787
Average Household Income 65-74	\$110,961	\$131,079	\$135,348
Average Household Income 75+	\$79,666	\$91,868	\$94,801

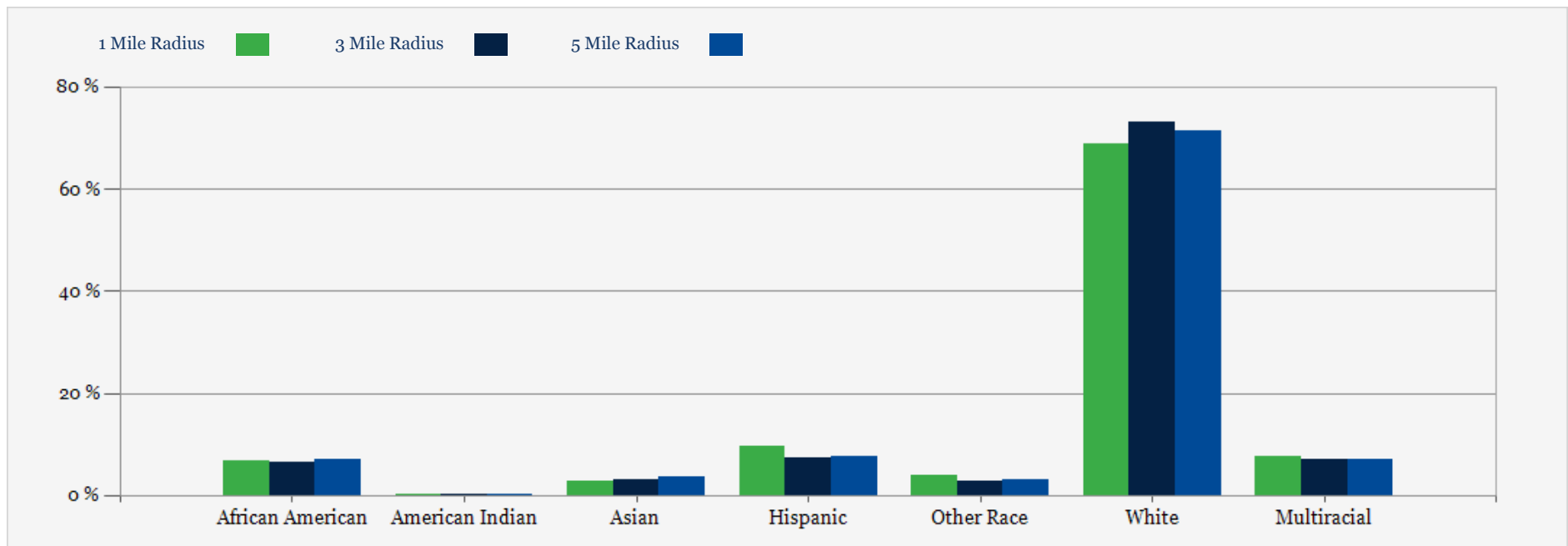
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	398	4,034	6,783
2028 Population Age 35-39	360	3,555	6,675
2028 Population Age 40-44	502	3,869	7,442
2028 Population Age 45-49	422	3,707	7,266
2028 Population Age 50-54	344	3,445	6,638
2028 Population Age 55-59	258	3,250	6,298
2028 Population Age 60-64	220	3,038	5,956
2028 Population Age 65-69	192	2,660	5,449
2028 Population Age 70-74	160	2,131	4,372
2028 Population Age 75-79	105	1,674	3,342
2028 Population Age 80-84	65	932	1,945
2028 Population Age 85+	46	657	1,342
2028 Population Age 18+	3,888	42,280	78,295
2028 Median Age	36	38	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,481	\$109,803	\$111,293
Average Household Income 25-34	\$134,550	\$153,079	\$158,144
Median Household Income 35-44	\$130,638	\$150,827	\$152,247
Average Household Income 35-44	\$168,698	\$197,034	\$202,251
Median Household Income 45-54	\$148,555	\$163,456	\$164,405
Average Household Income 45-54	\$177,255	\$219,253	\$222,355
Median Household Income 55-64	\$119,037	\$157,816	\$160,777
Average Household Income 55-64	\$164,642	\$215,475	\$220,051
Median Household Income 65-74	\$88,623	\$104,882	\$106,924
Average Household Income 65-74	\$140,207	\$160,902	\$164,871
Average Household Income 75+	\$101,154	\$119,575	\$121,517

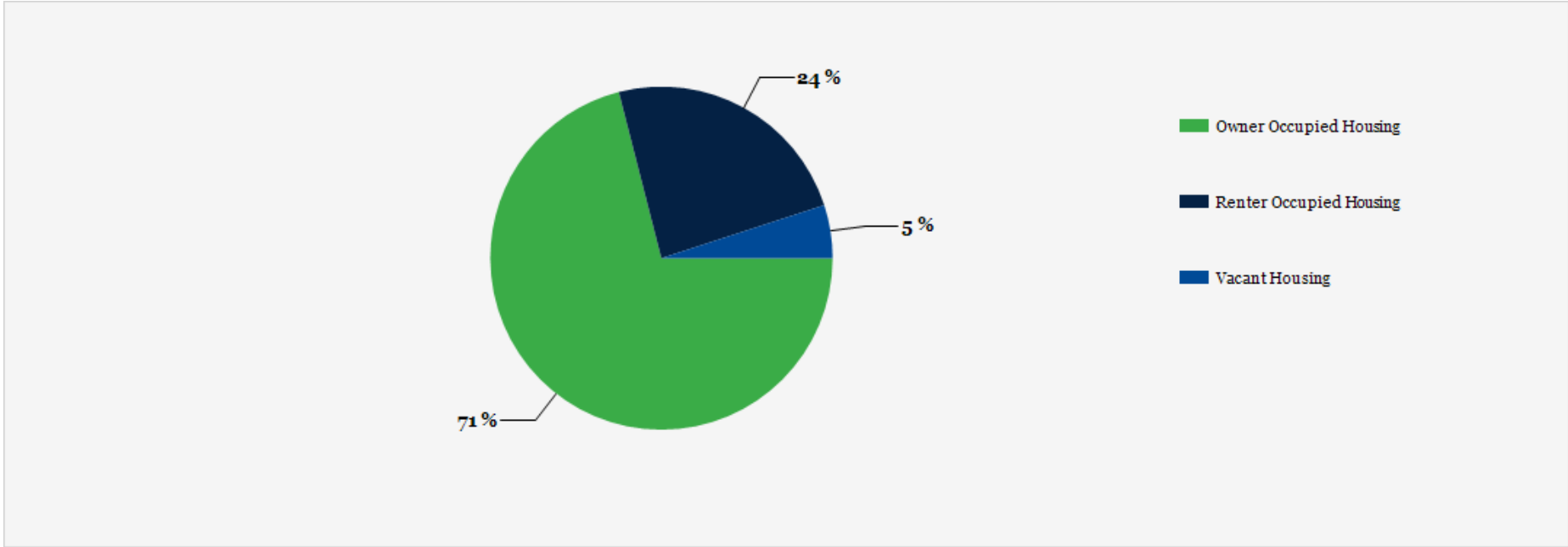
2023 Household Income



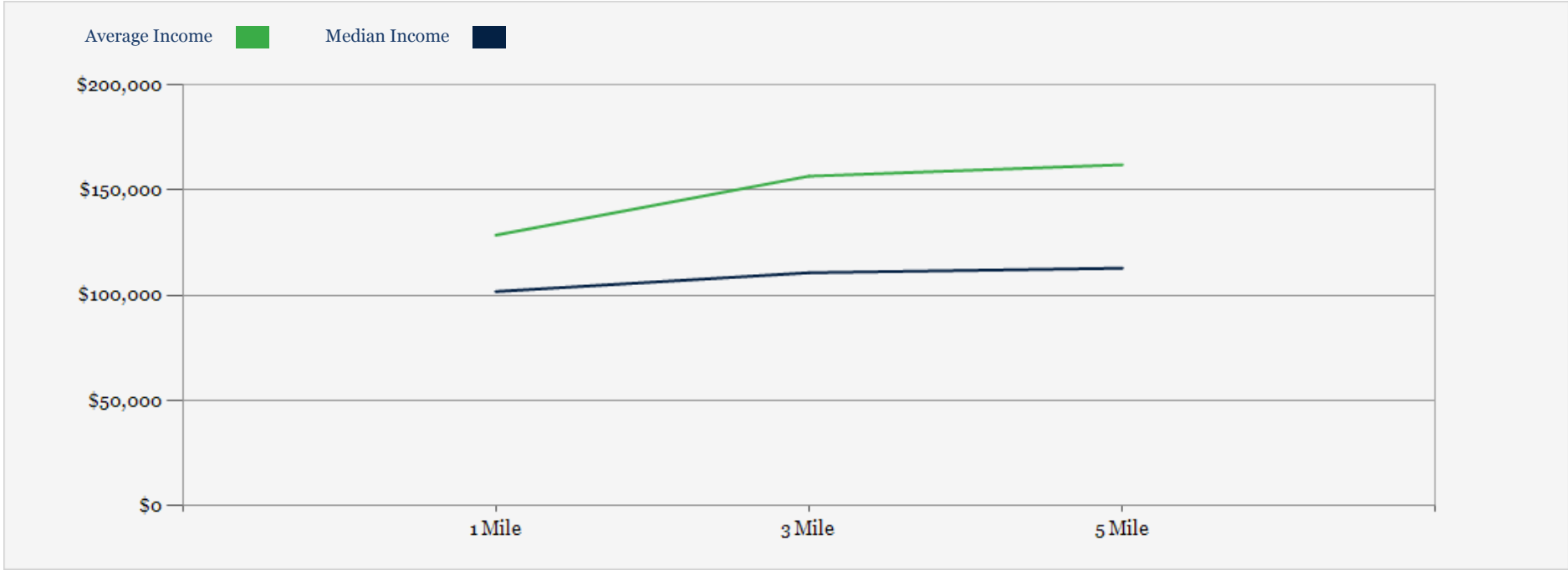
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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