

Kannapolis Commercial Land

COLDWATER RIDGE DRIVE, KANNAPOLIS, NC 28083



Land

FOR
Sale

SIZE
±6.97 Acres

PRICE
Call



Overview

±6.97 acres of pad-ready land for future commercial development opportunity; adjacent to major retail centers

In the heart of recent and active developments (page 3)

City of Kannapolis Zoning: General Commercial (GC) : May subdivide and sell subject to rezoning

Multiple pad-ready parcels included within ±7.05 acre site

PIDs: 04-086G-0001 (2.34 Acres)
04-086G-0002 (2.18 Acres)
04-086G-0003 (1.34 Acres)
04-086G-0004 (1.11 Acres)

±6.97 Acres for Future Commercial Development



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Property Overview

Demographics

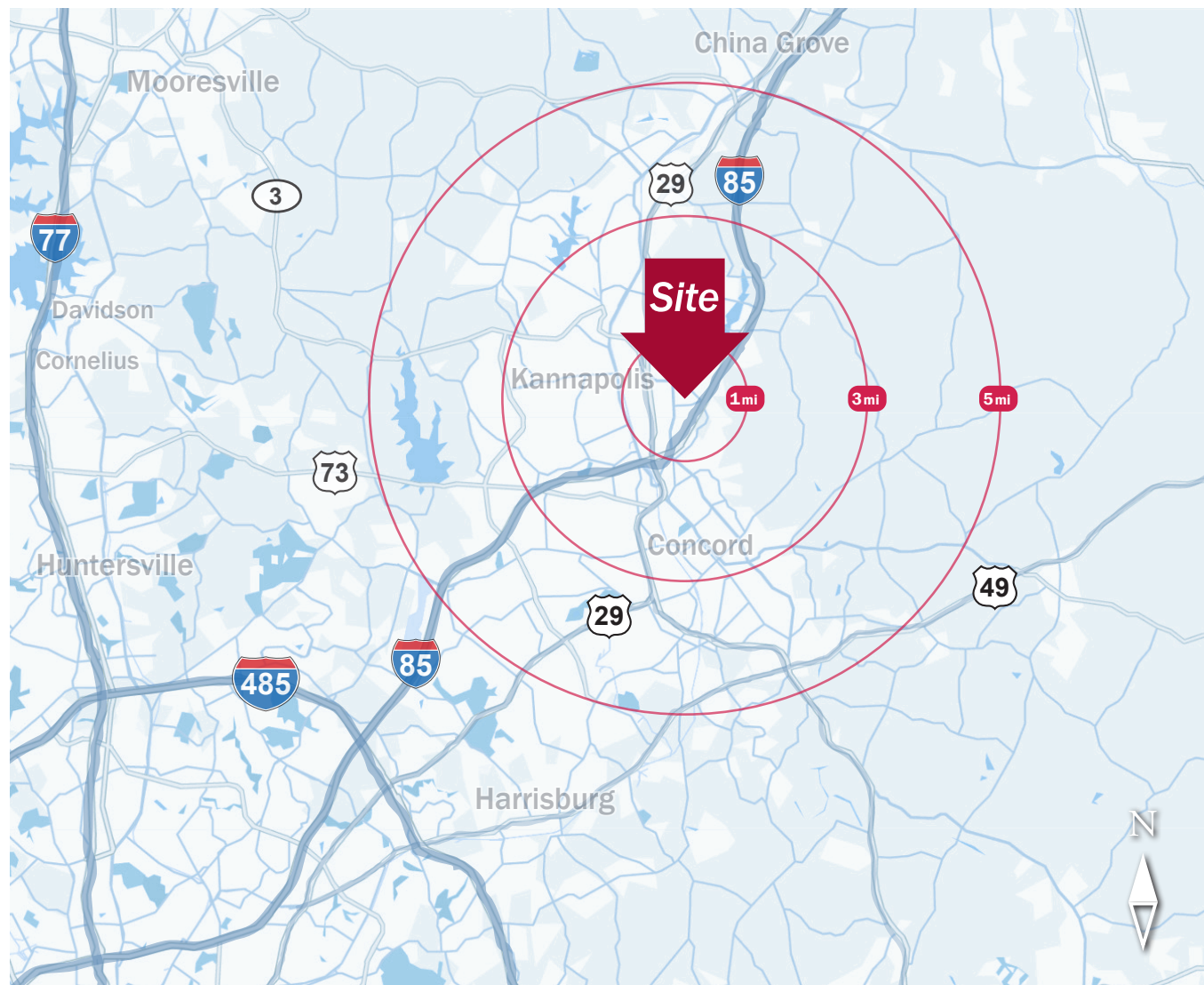
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	5,782	47,290	102,535
Avg. HH Income	\$66,165	\$85,146	\$93,178
Growth Rate	3.28%	1.62%	2.12%

Traffic Count

Source: NCDOT

	AADT
Dale Earnhardt Blvd	18,500 (2022)



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Surrounding Developments



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Parcels Map



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