

2315 S US 29 HIGHWAY, LANDIS, NC 28023

±16.99 ACRES INDUSTRIAL LAND | HWY 29 SIGNALIZED CORNER | NEAR I-85



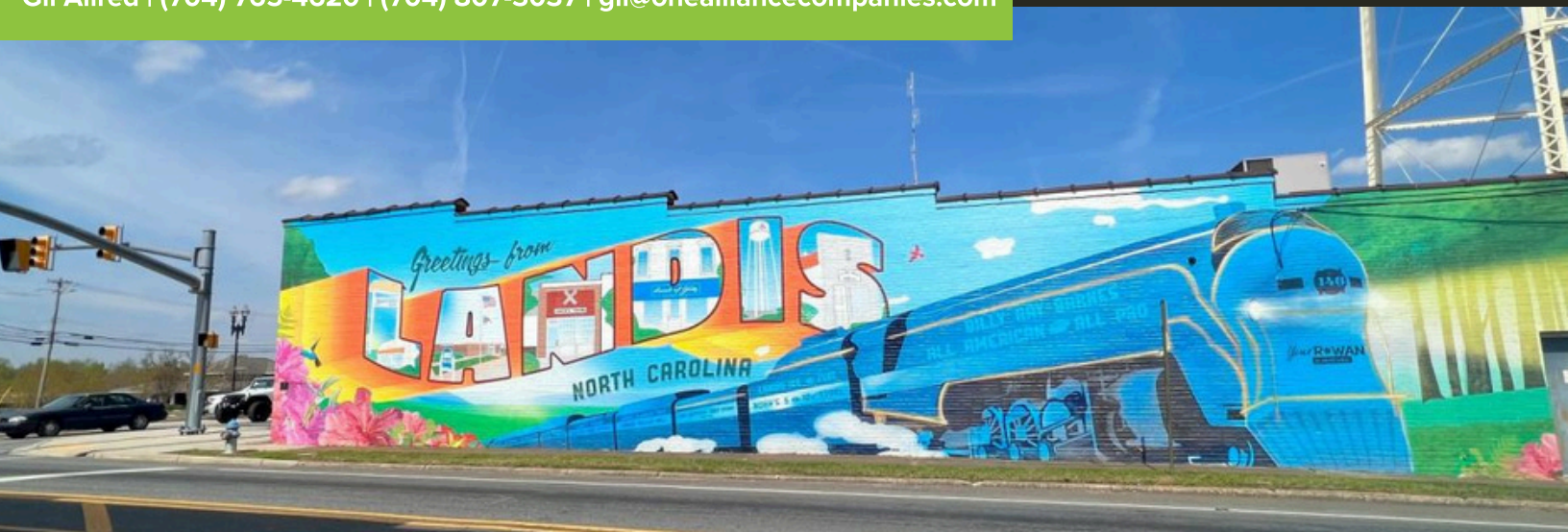
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ABOUT THE PROPERTY

+/- 16.99 ACRES FOR SALE

- **Sale price: \$2,608,000**
- Parcel 133256 is 4.2 acres
- Parcel 133257 is 6.63 acres
- Parcel 133129 is 6.07 acres
- +/- 16.99 acres with 4-lane Hwy 29 and Daughtery Rd.
- Water and Sewer are available along Hwy 29
- Close proximity to I-85, within 2 miles
- Landis, NC Industrial zoning of all 3 parcels
- In the path of progress





ABOUT THE AREA

LANDIS, NC

Landis is a charming small town located in Rowan County, North Carolina, in the heart of the Piedmont region. Its strategic location provides residents and businesses with easy access to major urban centers, including Concord, Kannapolis, and the larger metropolitan area of Charlotte, which is about 30 miles southwest. Major highways such as US Highway 29 run near the town, offering excellent connectivity for commuters, logistics, and commercial traffic. This accessibility makes Landis an appealing option for both residential developments and commercial ventures looking for a location that balances small-town living with metropolitan convenience.

Landis is known for its tight-knit, family-friendly community and a slower pace of life compared to larger cities. The town's population of around 3,500–4,000 residents enjoys a mix of suburban neighborhoods and open land, providing opportunities for both residential growth and recreational spaces. Local parks, community events, and schools contribute to a strong sense of community. This environment makes Landis particularly attractive to families, retirees, and investors seeking residential developments in a growing yet stable market.

While historically rooted in agriculture and light manufacturing, Landis has seen steady commercial growth over the past two decades. Its proximity to Charlotte and other regional hubs makes it an ideal location for retail centers, office space, and mixed-use developments. The town has areas with available infrastructure, including water and sewer lines along major corridors like Highway 29, which supports commercial and industrial growth. With regional traffic patterns and a growing population, Landis presents opportunities for developers to capitalize on demand for both residential subdivisions and commercial properties.

Landis has a diverse real estate market ranging from single-family homes to larger parcels suitable for residential or commercial projects. Recent growth has been fueled by people relocating from larger cities seeking more space, affordability, and a small-town environment. Investors will find opportunities in developing residential subdivisions, multi-family units, and commercial hubs near major intersections. Properties along key roads and near transportation arteries offer particularly strong potential due to high visibility and accessibility, which is valuable for retail, office, or mixed-use projects.

The future of Landis looks promising for both residential and commercial growth. Its location within the Charlotte metropolitan area, combined with ongoing infrastructure improvements and community-friendly policies, positions the town as a strategic choice for developers and investors. Projects that align with the town's vision for sustainable growth, community engagement, and enhanced amenities are likely to thrive. With its blend of accessibility, quality of life, and available land parcels, Landis represents a strong investment market for developers looking to balance profitability with community-oriented development.