

Highway 3 Land

MOORESVILLE RD & BOY SCOUT CAMP RD, KANNAPOLIS, NC 28081



Land

FOR
Sale

SIZE
±11.3 AC

PRICE
\$1,657,900



Overview

±11.3 acres available for future townhome or mixed-use development

Zoned Residential Village – Conditional Zoning.
Call for details

Near the North Carolina Research Campus and
downtown Kannapolis

Site is identified as a Target Growth Area in the
Kannapolis Future Land Use Plan

±11.3 Acres of Land
Available for Sale



Clark Alcorn
Broker
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2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

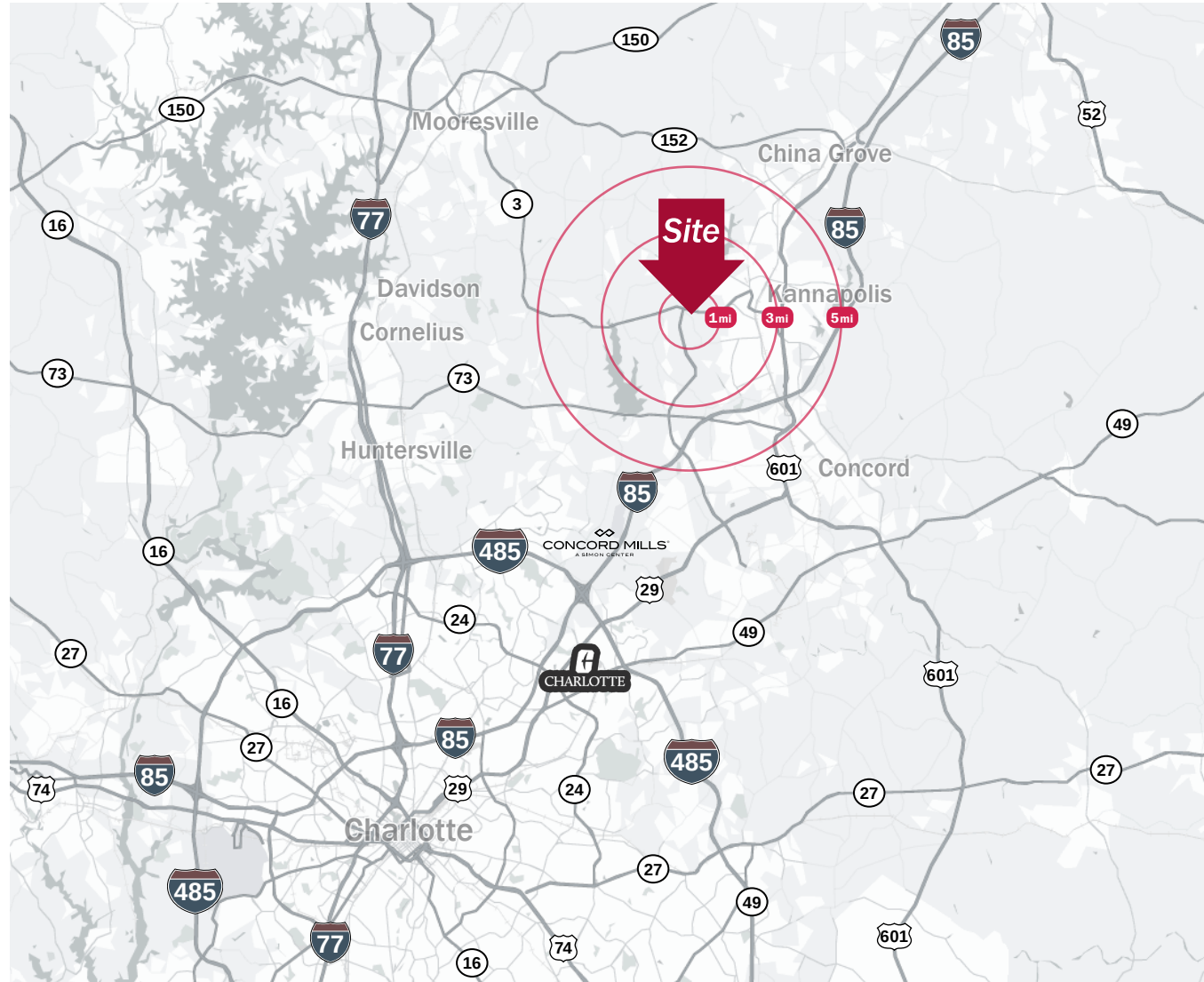
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,606	29,921	82,881
Growth Rate	2.03%	3.33%	2.20%
Avg. HH Income	\$131,892	\$105,019	\$95,672

Traffic Count

Source: NCDOT

	AADT
Mooreville Rd (Hwy 3)	11,000 (2023)
Kannapolis Pkwy	11,000 (2023)
Isenhour Rd	450 (2023)



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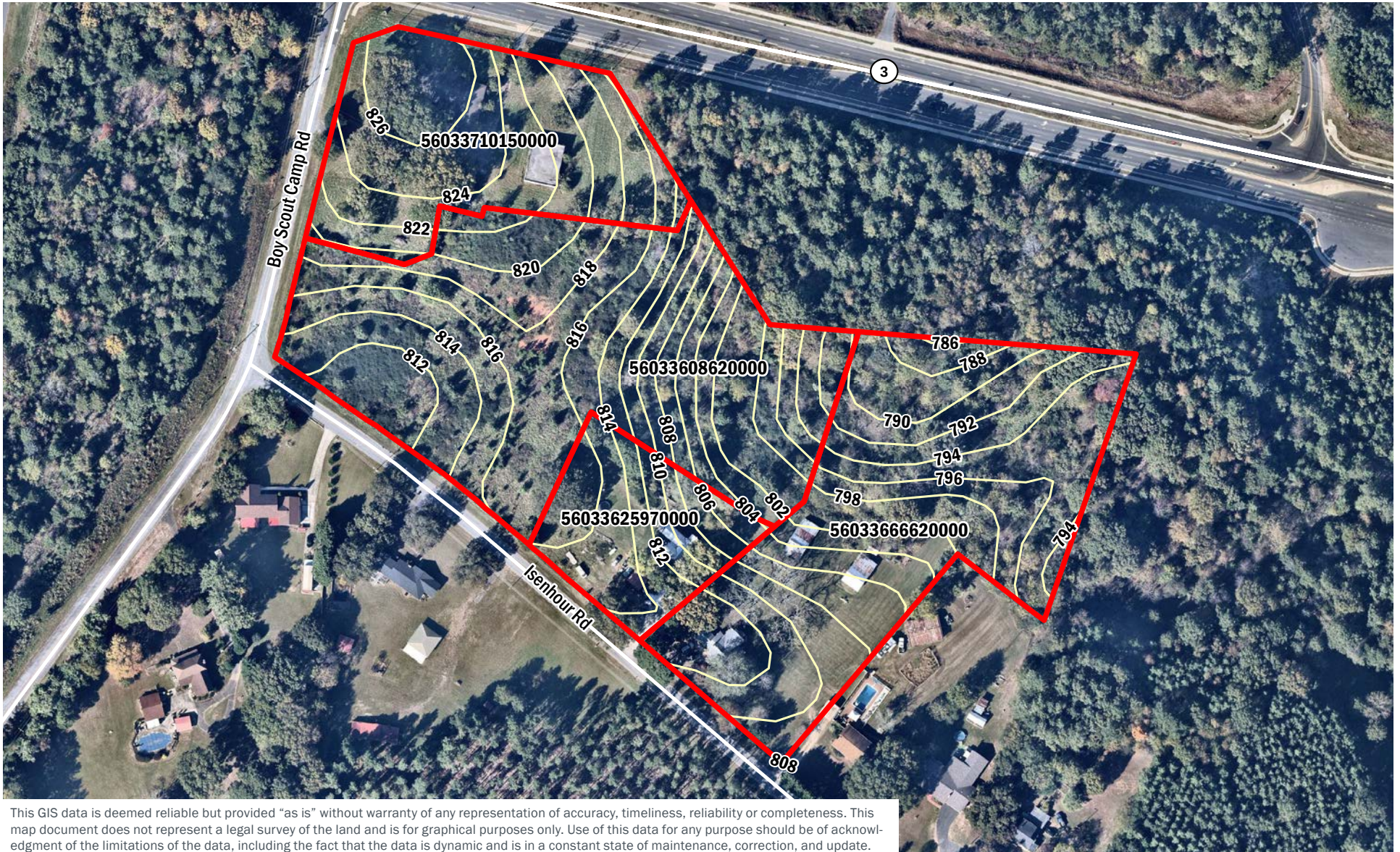
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Site Aerial



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Market Aerial



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Residential Activity

Marker	Subdivision	Units Planned
1	Trinity Church Rd (P)	56
2	Pine Creek	67
3	Stonewood TH (P)	22
4	Summerlyn Village/SF	220
5	Summerlyn Village/TH	152
6	Newman Manor	28
7	Crestfield TH	233
8	Earnhardt Blvd TH (P)	88
9	Millstone Village TH	133
10	Cherry Grove TH (Cab)	134

Total Units Within 3 Miles

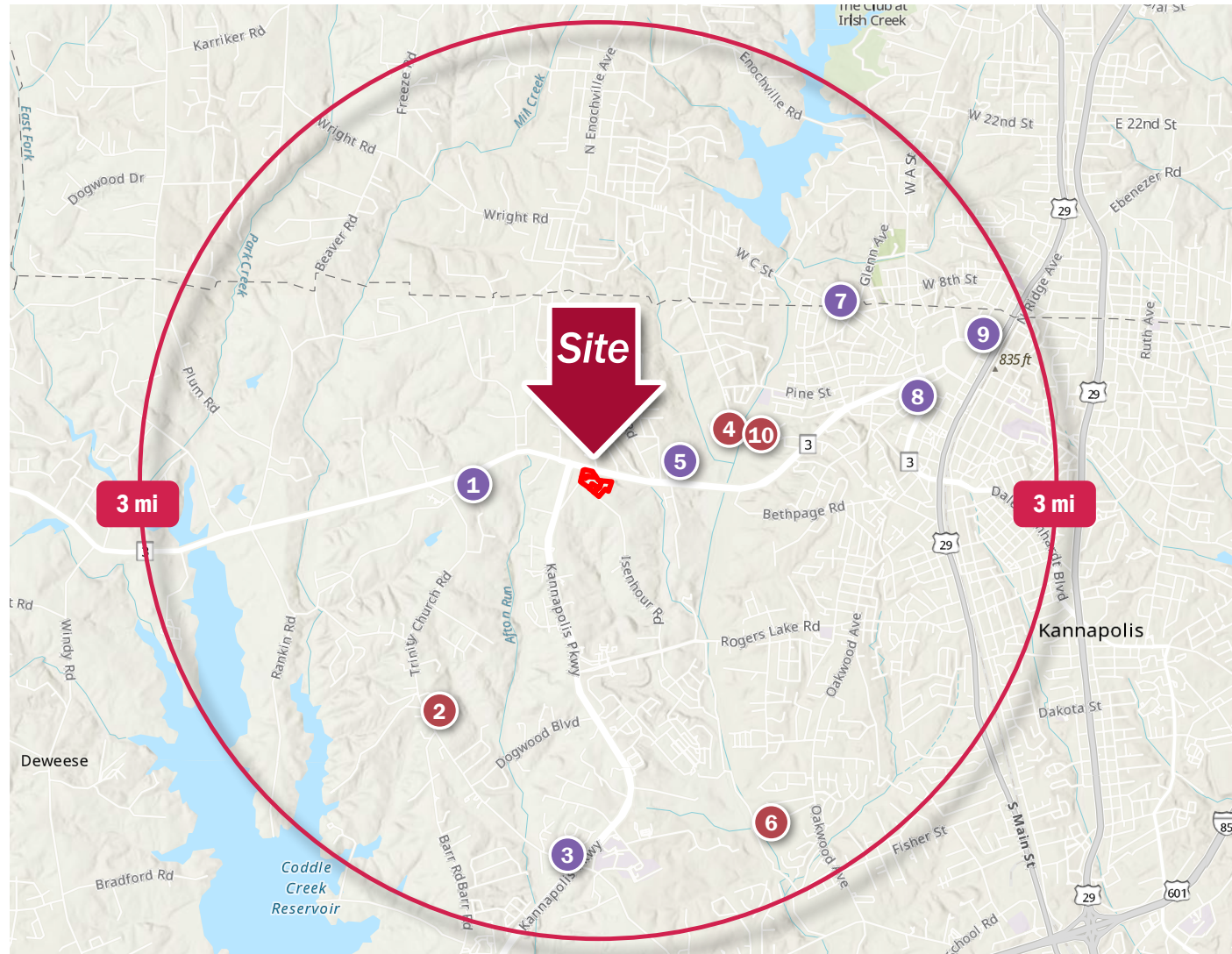
Future 684 units planned (Zonda® 2026)

Active 449 units planned (Zonda® 2026)

Existing 12,620 (Esri® 2025)

TOTAL 20,433 units

Key: ■ Active/Developing ■ Future/Planned



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