

2350 Concord Lake Road

3.44 ACRES · CABARRUS COUNTY · PARCEL 56223304400000



55 units. **Approved.**

The City of Kannapolis Board of Adjustment granted a Special Use Permit for a 55 unit multifamily development on this 3.44 acre parcel, at the top of the density band the 2030 Comprehensive Plan supports.

55

UNITS APPROVED
BY SUP

3.44

ACRES, PARTIALLY
CLEARED

16

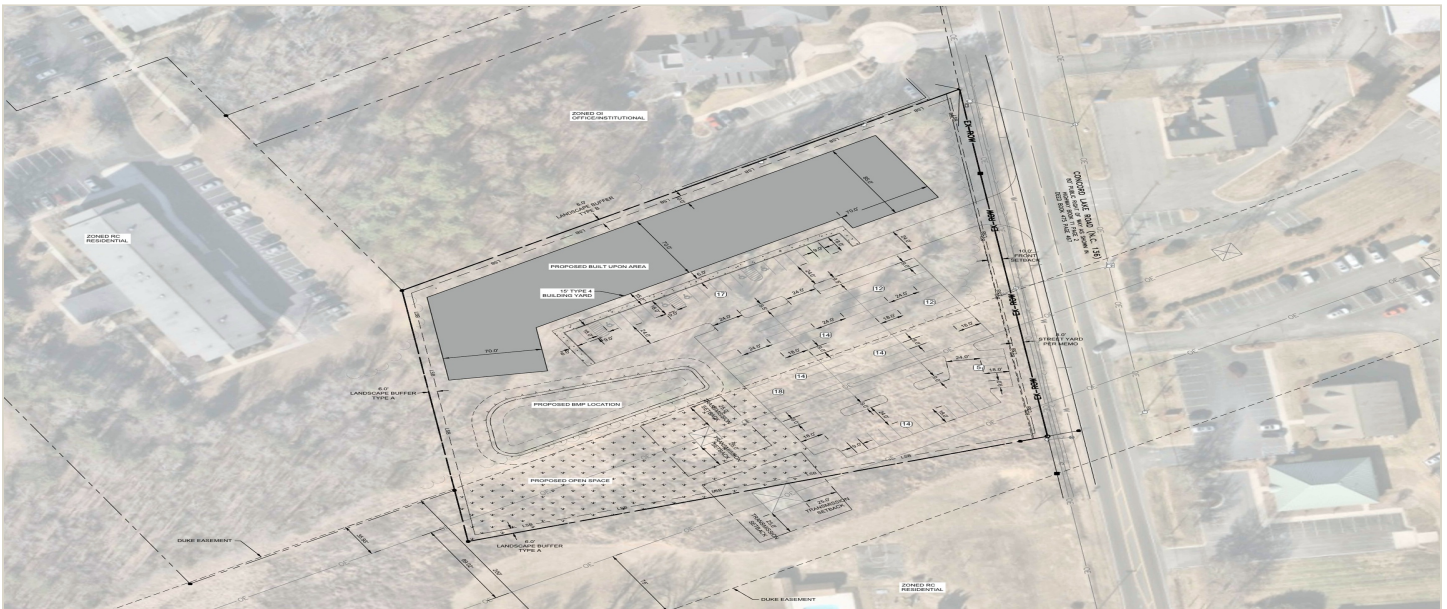
UNITS PER ACRE,
TOP OF COMP PLAN

0.50

IMPERVIOUS RATIO
VS 0.80 ALLOWED

125

PARKING SPACES
VS 83 REQUIRED



Conceptual site plan, Kimley-Horn sheet C301, dated 04/09/2025. Progress set, not for construction.

KEY FACTS

- **Approval.** Special Use Permit approved by the Kannapolis Board of Adjustment for 55 multifamily units. Case BOA-2025-26.
- **Density.** The Kannapolis 2030 Comprehensive Plan supports 6 to 16 units per acre on this site. Approval was granted at 16 units per acre.
- **Traffic.** Projected trips fall below the City threshold of 1,000 ADT and the NCDOT threshold of 3,000 ADT. No Traffic Impact Analysis anticipated.
- **Sewer.** Allocation has not been awarded and does not convey with the Special Use Permit. Allocation is still required.
- **Site.** Partially cleared. Ownership removed a homeless camp and cleared trash, trees, and brush. Site work is still required.
- **Conditions.** Kimley-Horn identified no streams or wetlands on the parcel.
- **Site plan.** 125 parking spaces against 83 required. 15 percent open space against 10 percent required. 0.50 impervious ratio against 0.80 allowed.
- **Documents.** ALTA survey, Kimley-Horn site investigation memo, SUP order and approval letter, conceptual site plan.

PRICE ON REQUEST ZONING OI, OFFICE / INSTITUTIONAL UTILITIES WSACC OFFERED BY STARNES REAL ESTATE ADVISORS

Property & Approval

2350 CONCORD LAKE ROAD · PARCEL 56223304400000



PROPERTY FACTS

ADDRESS	2350 Concord Lake Rd, Kannapolis, NC 28025
PARCEL ID	56223304400000
LAND AREA	3.44 acres
ZONING	OI, Office / Institutional
APPROVAL	SUP, 55 multifamily units (BOA-2025-26)
COMP PLAN	Suburban Corridor / Center
SUPPORTED DENSITY	6 to 16 units per acre
EXISTING USE	Vacant, partially cleared
MAX HEIGHT	50 feet
SETBACKS	Front 10 ft, Side 0 ft, Rear 0 ft
MAX IMPERVIOUS	0.80 allowed, 0.50 proposed
PARKING REQUIRED	1.5 per unit, studio to 2BR
PARKING ON CONCEPT	120 standard plus 5 ADA
OPEN SPACE	10% required, 15% proposed
WATER / SEWER	WSACC
ENCUMBRANCE	Duke Energy transmission easement
SEWER ALLOCATION	Not awarded, still required
SALE PRICE	Price on request

WHERE THIS STANDS

- **Land acquired** and held by ownership since 2022.
- **Partially cleared in 2023.** Ownership removed a homeless camp and cleared trash, trees, and brush. Site work is still required.
- **Due diligence complete.** Kimley-Horn site investigation memo, ALTA survey, conceptual site plan.
- **Special Use Permit approved** by the Kannapolis Board of Adjustment for 55 units.
- **Sewer allocation** has not been awarded. It is still required.

ACCESS & SITE

Access is directly onto Concord Lake Road, a two lane NCDOT route posted at 45 mph carrying roughly 15,000 vehicles per day, with a signalized intersection approximately 750 feet northwest. Kimley-Horn found acceptable sight distance in both directions and does not anticipate a required turn lane at the projected intensity. Adjacent zoning is OI and RC, with multifamily and commercial uses already established. This is infill in a working corridor, not a use fight in a residential neighborhood.

A Duke Energy transmission easement crosses the parcel. The conceptual site plan was designed around it, with the required 25 foot transmission setbacks already reflected in the layout.

MARKET CONTEXT

Kannapolis has grown roughly 14 percent since the 2020 census and now sits above 63,000 residents. Average apartment rent is approximately \$1,540. Demand is not the question here. Supply is, and the constraint on supply is wastewater capacity, which the City allocates under an adopted policy rather than issuing on demand.

Sewer Allocation Disclosure

Approval of the Special Use Permit does not constitute or imply approval of sewer allocation. Allocation has not been awarded for this site and is still required. It is obtained through a separate review and approval process with the City of Kannapolis under its Wastewater Allocation Policy. Prospective purchasers should conduct independent diligence with the City of Kannapolis and WSACC regarding allocation availability, timing, and system development fees.

Diligence Available

ALTA survey, Kimley-Horn site investigation memo, conceptual site plan, SUP order and Board of Adjustment approval letter. Released to qualified parties upon execution of a confidentiality agreement.

Let's start a conversation.

A call costs nothing. The right advice can change everything.

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