

LAND FOR SALE

UNDEVELOPED GC LAND
3 LOTS

NORTHSTATE

PROPERTY ADVISORS



2469 COLDWATER RIDGE, KANNAPOLIS, NC 28083

REAL ESTATE OVERVIEW

2439 COLDWATER RIDGE LAND

PARCEL ID - LOT 19	<u>56225991800000</u>
PARCEL ID - LOT 28	<u>56224852730000</u>
PARCEL ID - LOT 29	<u>56224873450000</u>
LAND AREA TOTAL	±4.39 ACRES
LOTS AVAILABLE	3
COUNTY	CABARRUS
MARKET	CHARLOTTE MSA
ZONING	GC
PRICE	LISTED BELOW



AVAILABLE LOTS

LOT 19 ±1.36 Acres - \$748,000

LOT 28 ±1.72 Acres - \$542,000

LOT 29 ±1.31 Acres - \$720,500

LOT 19



LOT 28

LOT 29

LOCATION OVERVIEW

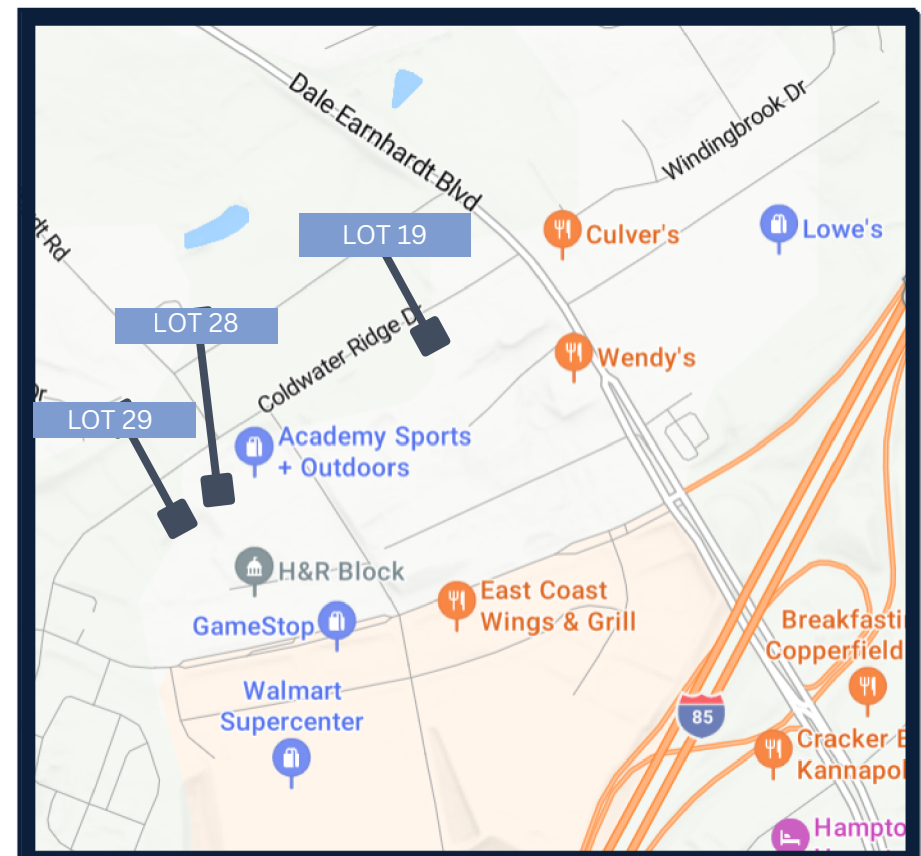
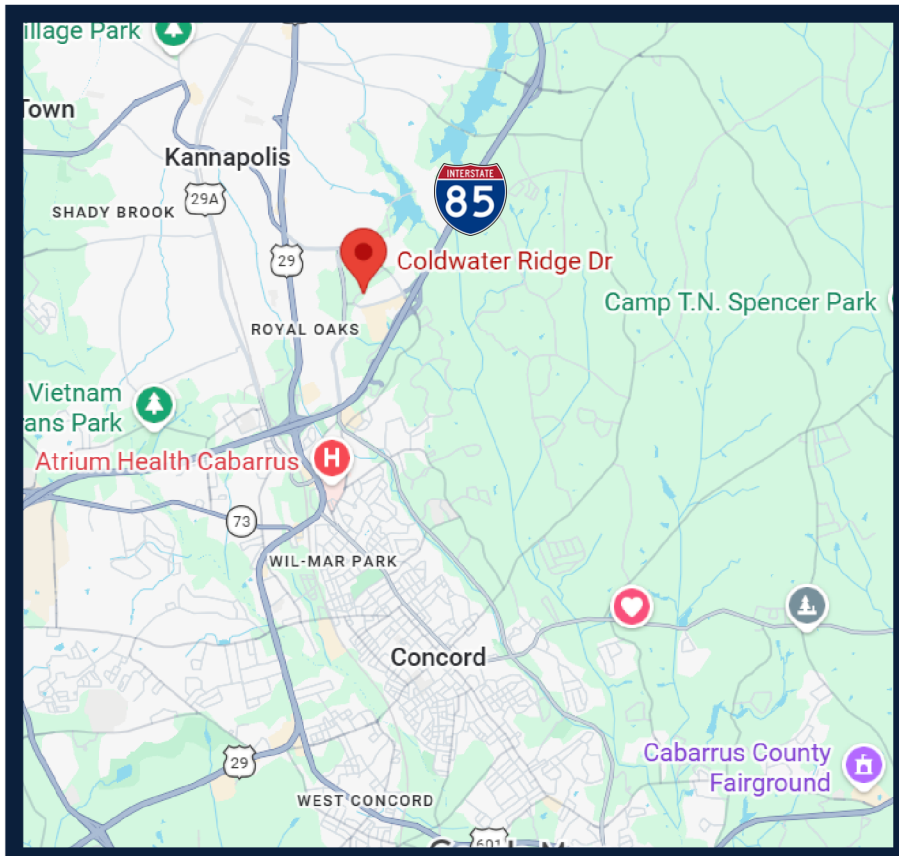
Three GC Undeveloped Lots for Sale

Coldwater Ridge offers a rare opportunity to acquire three commercial development parcels in one of the fastest-growing retail corridors in Cabarrus County. Located just off Exit 60 on I-85, these (GC) zoned sites provide excellent visibility, accessibility, and proximity to major national retailers.

Positioned within the dominant retail hub serving Concord and Kannapolis, the properties are surrounded by established traffic drivers including Academy Sports, Walmart, Sam's Club, Lowe's, Kohl's, Hobby Lobby, and numerous restaurants, hotels, and service businesses.

The sites benefit from strong demographics, significant daily traffic counts, and immediate access to Dale Earnhardt Boulevard (NC Hwy 3) and Interstate 85, placing them less than one mile from the interchange. The location is also minutes from Downtown Kannapolis, Downtown Concord, Atrium Health Cabarrus, and the NC Research Campus.

Ideal for retail, restaurant, medical, office, service-commercial, or mixed-use development, these parcels are positioned in the center of ongoing residential and commercial growth throughout the Concord-Kannapolis market.



CONTACT

EXCLUSIVELY PRESENTED BY:



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