

2043 ODELL SCHOOL ROAD (HIGHWAY 73), KANNAPOLIS, NC



**New South
Properties**
NEWSOUTHPROP.COM



- One of the fast growing areas in Cabarrus County
- Site located at the signalized hard corner of NC-73 and Odell School Road
- Odell Elementary School recently completed along with intersection improvements and new traffic light
- Conveniently located less than a 9 mile drive to the NC Research Campus at Kannapolis
- Numerous residential/retail projects new and coming to area. Directly across from Moss Creek's +/- 1,500 unit residential development
- Pricing: \$3,580,500 | \$350,000/acre

POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile: 5,339	1 Mile: \$154,008	1 Mile: 1,223
3 Miles: 25,033	3 Miles: \$156,045	3 Miles: 8,103
5 Miles: 79,480	5 Miles: \$144,753	5 Miles: 35,809

Highway 73: 13,000 VPD West of site; 17,000 VPD East of site
Odell School Road: 11,000 VPD North of site

DOWELL FINCH
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"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

ODELL COMMONS

2043 ODELL SCHOOL ROAD (HIGHWAY 73), KANNAPOLIS, NC

SITE

NS New South
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+/- 10.23 ACRES, OUTPARCELS .75 - 5.0 ACRES AVAILABLE



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ODELL COMMONS

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MARKET

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+/-10.23 ACRES, OUTPARCELS .75 - 5.0 ACRES AVAILABLE



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SITE PLAN

+/-10.23 ACRES, OUTPARCELS .75 - 5.0 ACRES AVAILABLE

