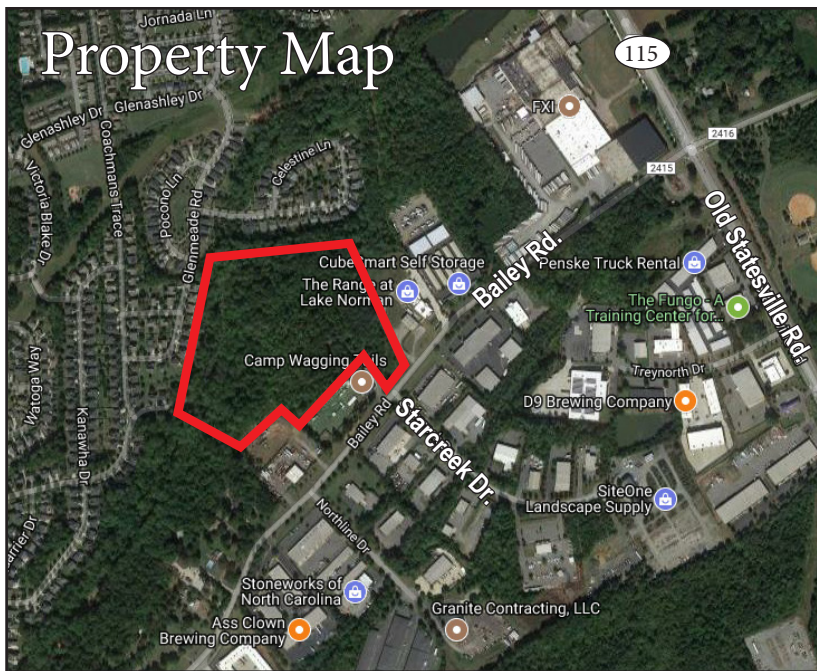


Land For Sale
17.89 Acres

Bailey Rd.
Cornelius, NC 28031



Property Features

- 17.89 acres in a highly suited area for industrial development
- Excellent location close to I-77 interchanges and airport:
 - 2.6 miles to I-77 and Catawba Rd. interchange
 - 3.6 miles to I-77 and NC 73 interchange
 - 30-minute drive to Charlotte Douglas International Airport
- Convenient to workforce and urban centers:
 - 1.8 miles to Downtown Cornelius
 - 2.8 miles to Downtown Davidson
 - 21 miles to Downtown Charlotte
- Limited land available for industrial development in North Mecklenburg County
- Zoning in place for industrial use, with all available utilities

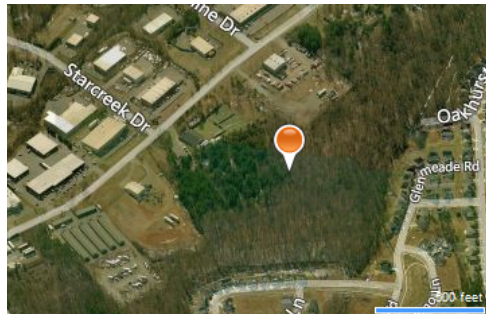
Light Industrial Use
Zoned: I-C Industrial Campus

Listed At: \$1,500,000
Bring All Offers

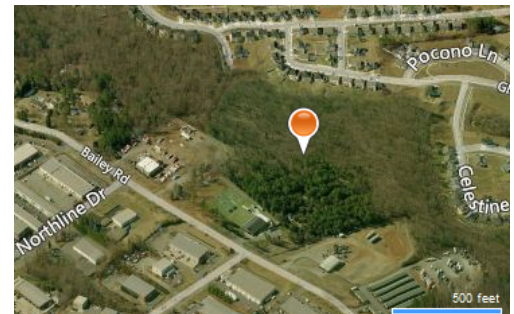
Property Images



North



South



West

Land For Sale 17.89 Acres

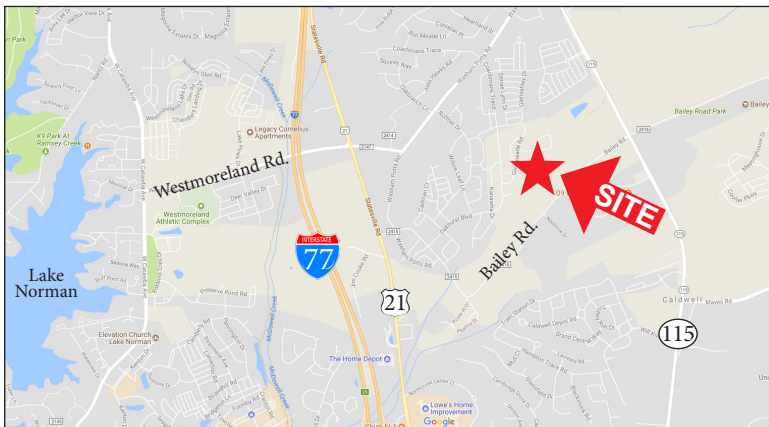
Bailey Rd.
Cornelius, NC 28031



Property Details

- Property Type: Land
- Property Sub-type: Industrial
- Additional Sub-type: Industrial
- Total Acres: 17.89
- Zoning: I-C Industrial Campus
- Parcel ID: 005-391-01
- Property User: Investor or User
- Primary Best Use: Light Industrial
- Secondary Best Use: Light Industrial
- Water Type: Public
- Sewer Type: Public
- Gas Type: Private Utility
- Electric Type: Private Utility
- Topography: Rolling
- Price: \$1,500,000

Regional Map



Demographics

Data	1 mi.	3 mi.	5 mi.
Current Population	6,416	49,661	85,430
Households	2,465	19,668	32,997
Median HH Income	\$96,232	\$100,438	\$107,829
Employees	2,742	21,557	37,000
Business	374	1,113	1,868