

Lane Street

KANNAPOLIS, NC



SINK KIMMEL • FORDE BRITT
 THE NICHOLS COMPANY
 (O) 704.373.9797 (F) 704.373.9798
 Sink@thenicholscompany.com
 Forde@thenicholscompany.com
 www.thenicholscompany.com
 600 Queens Rd, Charlotte, NC 28207

LOCATION

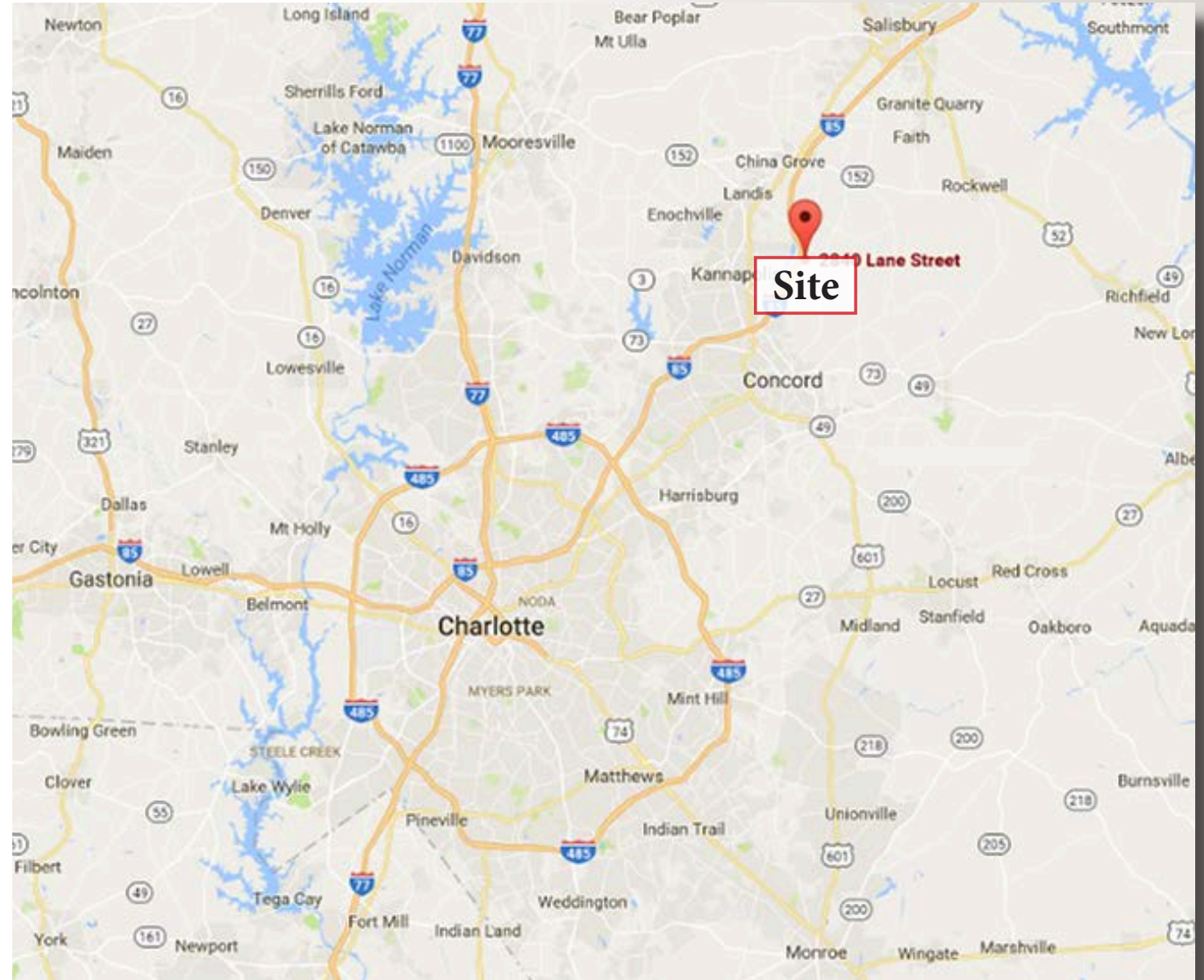
+/- 35.553 acres located just off of I-85 via exit 63 on Lane Street in Kannapolis, NC. The site is zoned Light Commercial and is offered at \$115K per acres. A new interchange at exit 63 is currently underway through the NCDOT I-85 widening project (see page 3 of this flyer for additional detail).

SITE ATTRIBUTES

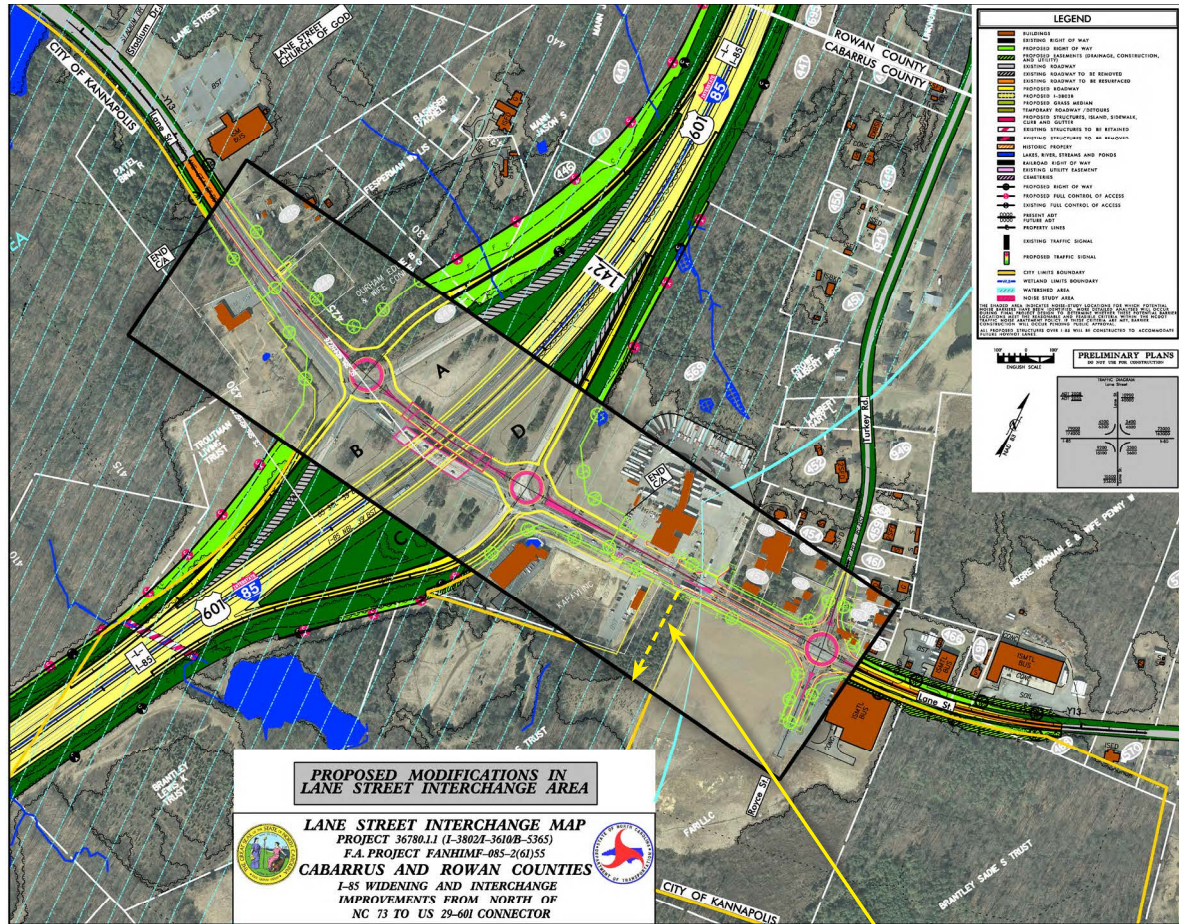
- +/- 35.553 acres
- Zoning: LC (Light Commercial)
- \$115k/ac

TRAFFIC COUNTS

- Lane Street: Est. 14,788 VPD
- Interstate 85: Est. 70,626 VPD



LANE STREET INTERCHANGE:



Current Access to Site via Lane Street

LANE STREET INTERCHANGE
(EXIT 63) FACT SHEET:

- Current Interchange Configuration: Diamond
- Proposed Interchange Configuration: Diamond with Roundabouts
 - Ramps in all four quadrants will be constructed
 - Roundabouts will be constructed at ramp terminals with Lane Street
 - Existing three-lane bridge on Lane Street over I-85 will be replaced with a four-lane, median-divided bridge
- Proposed improvements to roads in the interchange area:
 - Lane Street will be widened to accommodate a concrete median and turn lanes through interchange area
 - A roundabout will be constructed at Lane Street and Royce Street/Turkey Road
- Recommended design modifications:
 - Provide right in/right out access to existing service road for Waffle House and motel
 - Provide right in/right out access to Brantley Property
 - Provide leftover into Pilot Truck Stop
 - Remove service road shown on public hearing map
 - Attempt to minimize impacts to adjacent properties during final design

Additional project information:

<https://www.ncdot.gov/projects/i-85widening/>



Downtown Kannapolis

KANNAPOLIS:

Approximately 20 miles northeast of the City of Charlotte, Kannapolis is located in the counties of Cabarrus and Rowan. The name, Kannapolis, comes from Cannon Mills Corporation with early variations of the name being Cannon-opolis or Cannapolis. Today, Kannapolis is the 20th largest city in North Carolina and is home to the Kannapolis Intimidators, the Class A affiliate of the Chicago White Sox and Stewart-Haas Racing, located just across Kannapolis Parkway from the available site. Recent years have seen a revitalization of the Downtown area that now includes numerous shops, restaurants and events throughout the year.



Stewart Haas Racing



David H. Murdock Research Institute

DAVID H. MURDOCK NC RESEARCH CAMPUS

Located in Kannapolis on 350 acres, the NC Research Campus was founded by David H. Murdock, chairman and owner of Dole Food Company in 2008. The campus is comprised of private corporations, universities and healthcare organizations all working towards a common goal of preventing and treating diseases such as cancer, diabetes, obesity and Alzheimer's.



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