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25th Street, Kannapolis, North Carolina 28083

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List Price: **\$700,000**

| | | | |
|---|---|---------------------------|----------|
| MLS#: 4189864 | Category: Lots/Acres/Farms | County: Rowan | |
| Status: ACT | City Tax Pd To: No City Taxes Paid | Tax Val: \$213,697 | Complex: |
| Subdivision: | Zoning: | | |
| Zoning Spec: R4 | Deed Ref: 1378/866 | | |
| Parcel ID: 140 0410000002 + more | Apx Lot Dim: | | |
| Legal Desc: 33.04AC TOTAL | | | |
| Apprx Acres: 39.61 | | | |



General Information

Type: **Acreage**
 Can Divide?: **Yes**
 \$/Acre: **\$17,672.30**
 Levels:

School Information

Elem: **Landis**
 Middle: **Corriher-lipe**
 High: **South Rowan**

Land Information

Apprx Acres: **39.61**
 Acres Cleared:
 Acres Wood:
 Min SF to Bld: **0**
 Prop Found:
 Rd Frontage:
 Lot Desc:
 Restrictions: **No Representation**

Utility/Plan Information

Sewer: **City Sewer, Other - See Remar**
 Water: **City Water, Other - See Remar**
 Dwellings: **No**
 Beds Septic:

Additional Information

Prop Finance:
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**
 Addl Parcels: **140 0410000001**

Lease Considered: **No**

Features

| | |
|---|-----------------|
| Fixtures Exclsn: No | Basement Dtls: |
| Road Surface: Paved | Patio/Porch: |
| Suitable Use: Development, Private Estate, Residential | Fire Sprinkler: |

Association Information

| | | |
|-----------------------------|-------------------------|----------------|
| Subject to HOA: None | Subj to CCRs: No | HOA Subj Dues: |
|-----------------------------|-------------------------|----------------|

Remarks Information

Public Rmrks: **Opportunity awaits you in the heart of Kannapolis. Almost 40 acres of beautifully wooded land convenient to downtown China Grove and Kannapolis, with easy access to I-85. This property consists of 2 parcels. The 1st is 6.68 acres zoned R-8, inside Kannapolis city limits. The 2nd is 32.93 acres zoned R-4, not currently in the city limits but may be able to be incorporated into the city.**

Directions: **From N Cannon Blvd and E 25th Street drive east. Property can be accessed at end of 25th Street.**

Listing Information

| | | |
|----------------|-----------------|------------|
| DOM: 14 | CDOM: 14 | Slr Contr: |
| UC Dt: | DDP-End Dt: | LTC: |