

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE INDUSTRIAL SITES



**SERIOUS BUSINESS.
SERIOUS FUN.**

ZION AVENUE SITE

20401 Zion Avenue
Cornelius, NC 28031

DETAILS

<u>Size:</u>	18.66 acres
<u>Sub-dividable:</u>	Yes
<u>Zoning:</u>	BC
<u>Fire Rating:</u>	Fire Service B
<u>Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes
<u>Topography:</u>	Flat to gently rolling
<u>Elevation:</u>	760' to 820'
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Electricities
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	1.3 miles
<u>I-85:</u>	15.3 miles
<u>I-40:</u>	23 miles
<u>I-485:</u>	12.3 miles
<u>Airport:</u>	25 miles (CLT/Douglas)
<u>Rail:</u>	Potential rail access
<u>Port:</u>	
Wilmington & Charleston:	
Approximately 200-250 miles	

GIS ID #: 00706207

PRICING

Sale Price: \$50,000/acre
Price negotiable on large capital
Investment & job creation projects

CONTACT INFORMATION

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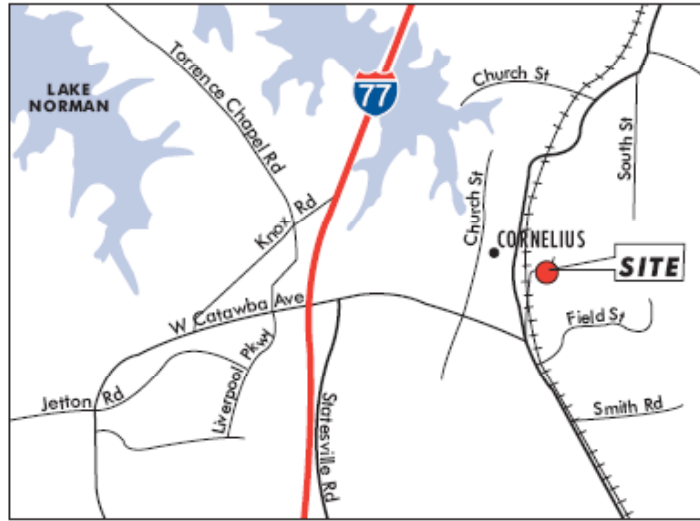
ADDITIONAL INFORMATION

The Zion Avenue site is centrally located near Main Street and Catawba Avenue in the heart of Cornelius within walking distance of downtown. The property is located along the North Transit Corridor and the Norfolk Southern rail line just 1.3 miles from I-77, only 15.3 miles from I-85 and 25 miles from Charlotte-Douglas International Airport. Lake Norman and Davidson College are just minutes away. The site is zoned as Business Campus.

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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION
13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078
PHONE: 704-992-2300 • FAX: 704-992-2233

20401 ZION AVENUE SITE LOCATION MAP



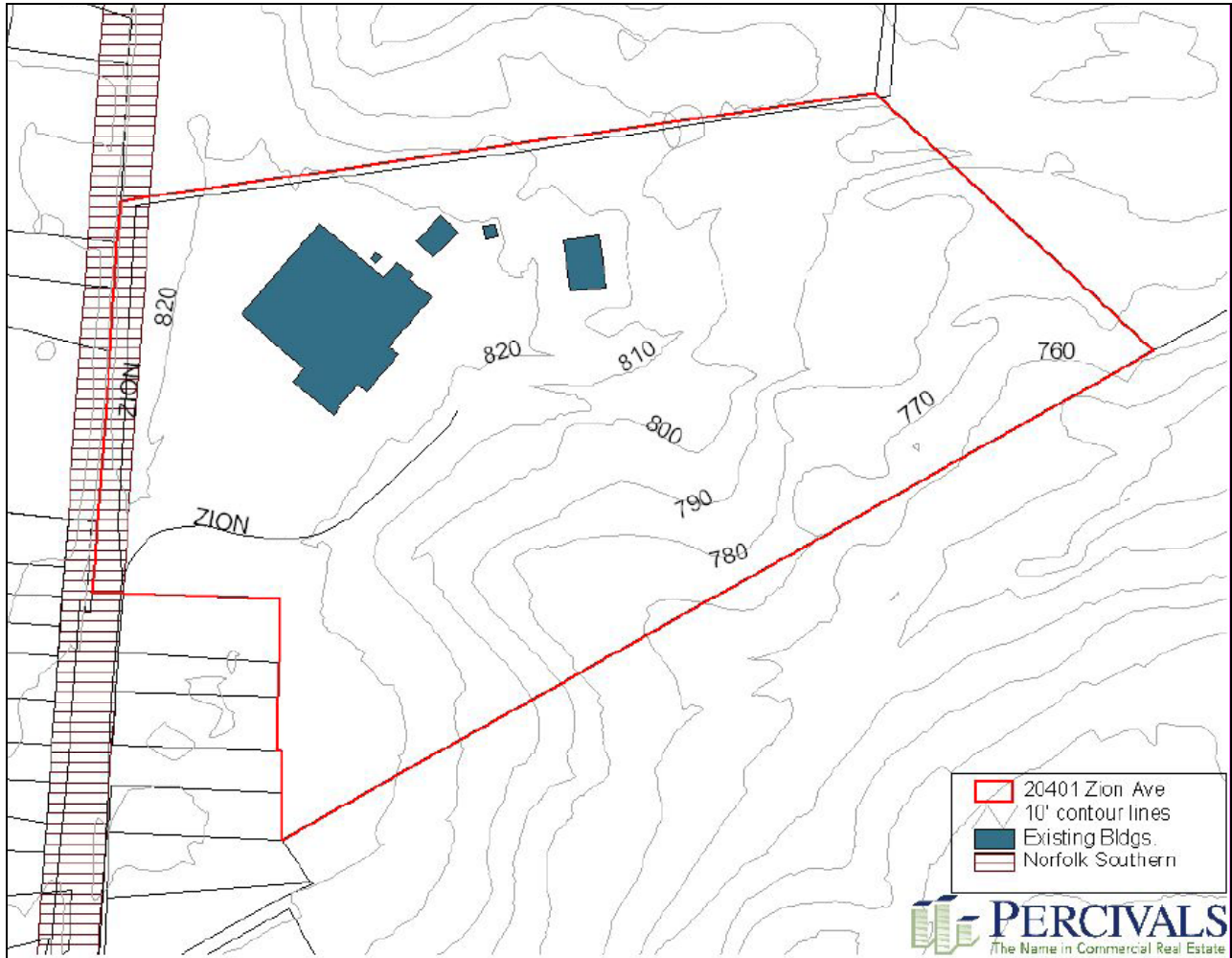
20401 ZION AVENUE CLOSER AERIAL VIEW



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20401 ZION AVENUE PROPERTY



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