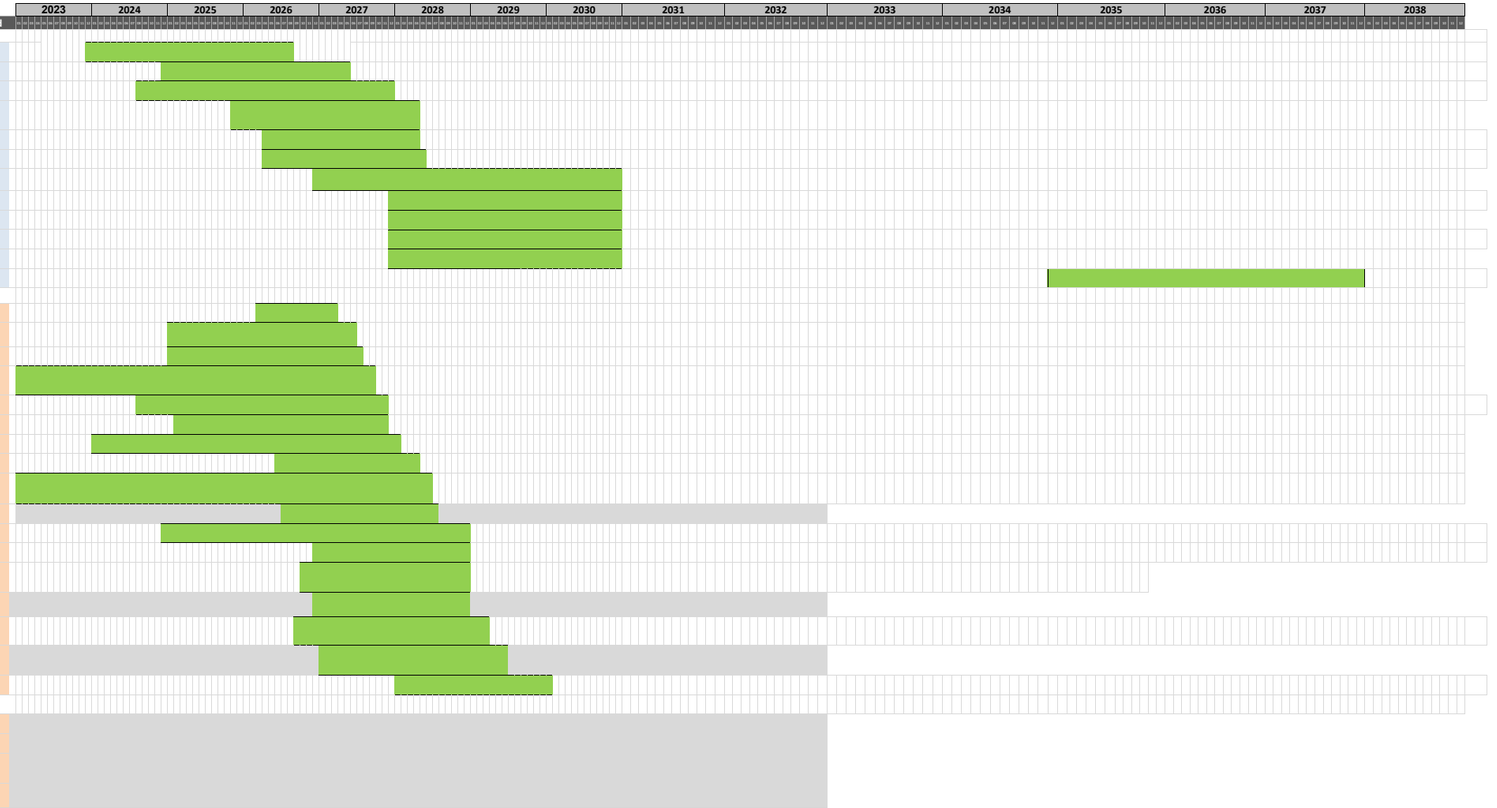
CORNELIUS PROJECT TIMELINES-For Discussion Purposes Only

Projects	Project Number	Description	Duration	Construction Start	Construction End
TRANSPORTATION					
Potts Street Roundabout	U-5873	New roundabout at Potts Street and NC 115	2.5 years	12/1/23	8/1/26
US 21 Dual Roundabouts	C-5621	Intersection improvements at US 21 and Catawba Avenue	3 years	12/1/24	5/1/27
Northcross Drive Extension	U-5108	New roadway from Northcross Drive to Westmoreland Road	3 years	8/1/24	12/1/27
Torrence Chapel Intersection	U-5906	Intersection improvements at Torence Chapel Road and West Catawba Avenue	2 years	11/1/25	4/1/28
Hickory Street Intersection	C-5613J	Adding a signalized intersection at Hickory Street/ NC 115	2 year	4/1/26	4/1/28
Bailey Road Extension	U-6105	Extension of Bailey Road from Poole Place Drive to US 21	1 year	4/1/26	5/1/28
I-77 Shoulder Lanes	U-6065	Hardening of shoulder lanes from I-485 to Exit 30	4 years	12/1/26	12/1/30
West Catawba Ave Widening Phase 2	R-2555B	Widening of West Catawba Avenue from Jetton Road to NC 73	3 years	12/1/27	12/1/30
NC 73 Widening	U-5765	Widening of NC 73 from West Catawba Avenue to Northcross Drive	3 years	12/1/27	12/1/30
NC 73 Widening	U-5721B	Widening of NC 73 from Beatties Ford Road to West Catawba Avenue	3 years	12/1/27	12/1/30
NC 73 Widening	R-2632	Widening of NC 73 from NC 115 to Davidson-Concord Road	3 years	12/1/27	12/1/30
US 21 widening	U5767	Widening of US 21 from Northcross Center Court to Westmoreland Road	3 years	12/1/34	2/1/38
DEVELOPMENT-Active					
The Foundry	REZ 12-21	5-story mixed-use building off Bethel Church Rd	1 year	3/1/26	3/1/27
Greenway Gartens	REZ 13-20	346 multi-family units, 14 townhomes, 14,000 sq. ft. micro-brewery, restaurant/pub & tap room off Zion Ave	2 years	1/1/25	6/1/27
Magnolia Villas	SITE 05-09	65 multi-family residential patio homes at Edinburgh Square Dr	2.5 years	1/1/25	7/1/27
Mount Zion Senior Center	REZ 04-15	24 quad/duplex units, 80 independent senior living apartments adjacent to Autumn Care	6 years	9/1/21	9/1/27
The Oasis at Bailey's Glen	REZ 09-19	132 Multi-family lots in the Bailey's Glen Subdivision near Statesville Rd	2 years	8/1/24	11/1/27
Royal Bliss Brewery	REZ 04-23	10,000 sq ft microbrewery and restaruant off W. Catawba Ave	2.5 years	2/1/25	11/1/27
CD Nantz	REZ 01-18	Convienience store/gas station, 9,400 sq. ft. retail, and 45,000 sq. ft. office	4 years	1/1/24	1/1/28
Catawba Commons	REZ 03-24	13,455 Sq. Ft. commercial center on W. Catawba Ave	1 year	6/1/26	4/1/28
Alexander Farms	REZ 03-22	145 active adult units and 70 single-family homes, with retail at the intersection of W. Catawba Ave and Westmoreland Rd	5 years	6/1/22	6/1/28
Van Zen Luxury Car Club	REZ 09-21	104,415 sq. ft. of car storage space (96 units) in 6 buildings off Chartown Dr	2 years	7/1/26	7/1/28
Mayes Meadow	REZ 09-20	160 single-family detached homes off Mayes Rd	3 years	12/1/24	12/1/28
Hyundai Dealership	REZ 02-22	44,482 sq .ft of auto sales and service building off Chartown Dr	1.5 years	12/1/26	12/1/28
Old Statesville Rd Subdivision	REZ 06-25	29-unit single family subdivision	2 years	10/1/26	12/1/28
Westmoreland Healthcare Facility	REZ 07-25	20,000 sf healthcare facility	2 years	12/1/26	12/1/28
Mill's Market	REZ 05-22	12,000 sq. ft. Commercial on the first floor and multifamily residential (238 units) on the remaining stories off Catawba Ave	2.5 years	9/1/26	3/1/29
Cashmere	REZ 03-25	six-story mixed-use building containing 14 condominium units and 2,500 square feet of commercial space.	3 years	1/1/27	6/1/29
Atrium Hospital (Phase 2)	REZ 10-21	122,000 sq. ft. addition to hospital and additional 72,000 sq. ft. medical office	2 years	1/1/28	1/1/30
DEVELOPMENT-Inactive					
Mulberry Townhomes	REZ 02-18	6 townhome units off of Mulberry St	1 year		
The Reserve at Smith Circle	REZ 06-21	12-lot single-family residential subdivision off Smith Cr	2 years		
Caroline	REZ 04-21	180 unit active adult/age-restricted multifamily units and 110 unrestricted multi-family units off South St	2 years		
Sefton Park	REZ 08-20	3 buildings containing 344 multifamily units and 7,800 sq. ft. of commercial space, and a hotel site/conference center between W. Catawba and Sefton Park Rd	2 years		



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Date Prepared: June 11, 2026

Transportation project timelines are approximate and subject to change by NCDOT. Transp. Construction start date is referring to "Contract Lett" date.

Development project timelines are of a very speculative nature and provided for discussion purposes only. Project duration based on staff estimates using comparable projects and other information.

Development project list only represents more recent and/or active development projects. It is not a complete list of of all potential development projects.

Schedules for inactive development projects have not been forcasted.