



Kellswater announces expansion plans

By [Ben McNeely](#) | Independent Tribune

Published: September 10, 2008

KANNAPOLIS — Kellswater is expanding on the western end of Kannapolis. With its announcement of luxury apartments, a retail center and office buildings, the mixed-use development is moving toward being a destination rather than just another place to live and work.

Located on Kannapolis Parkway, Kellswater is positioning itself to be the new gateway into the city from the south on Interstate 85, said managing partner George Kiser.

"Kannapolis is going to play a significant part in driving the effort to create a biotech hub in Charlotte," Kiser said.

Kiser and his partners, Merrifield Partners, have plans for Kellswater Town Center, a neighborhood center with shops, office buildings and a 200-student child care and learning center. Kellswater Commons, the commercial retail end, will be anchored by an upscale grocery store and related "fringe retail" shops.

Development on these projects is expected to begin later this year and early in 2009, Kiser said.

The development of Kellswater has been helped by the construction of the Rogers Lake Road extension, which the city and Kellswater paid for together. A true east-west connector road from Dale Earnhardt Boulevard to Kannapolis Parkway, Kellswater will grow on both sides of the road.

And it probably will spur faster growth on the western end of the city, said City Manager Mike Legg.

"No doubt Kellswater has been out front," Legg said. "Development is a unique process. It can often feed off itself. More than anything, Kellswater will feed off itself, with the way it is being developed."

Other projects along Kannapolis Parkway have been announced, but progressed slowly. The next largest, a mixed-use development by Crescent Resources, Duke Energy's development arm, has somewhat stalled because of the economy and other projects the company has on its plate, Legg said. The residential market downturn has affected Kellswater, Kiser said, with its house-building in the Villages at Kellswater Bridge.

The first phase, about 250 home sites, have been developed and more than half have been sold, Kiser said.

With a 500-unit luxury apartment complex, Kiser said he hopes to attract professionals who will work in the office buildings in Kellswater Town Center.

"We're going to have lots of housing options for people here," Kiser said.

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