

4994 Waxhaw Indian Trail Rd



4994 WAXHAW INDIAN TRAIL RD, MATTHEWS, NC 28104

Land

FOR

Sale

SIZE

4.1 Acres

PRICE

Call for pricing



Overview

New development in fast growing area of Union County

Excellent opportunity for medical office, retail, restaurant, etc.

Site is in direct proximity to multiple new residential neighborhoods and near the Village Commons at Wesley Chapel development

Access points on both Beulah Church Rd. and Waxhaw Indian Trail Rd.

Zoned B-2 CZ - Community Business District

Pin: 06042001J

(Legal Description: 6001-825 less 6457-545)

4.1 Acres in rapidly growing Indian Trail, NC



Joey Morganthall
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Property Overview

Demographics

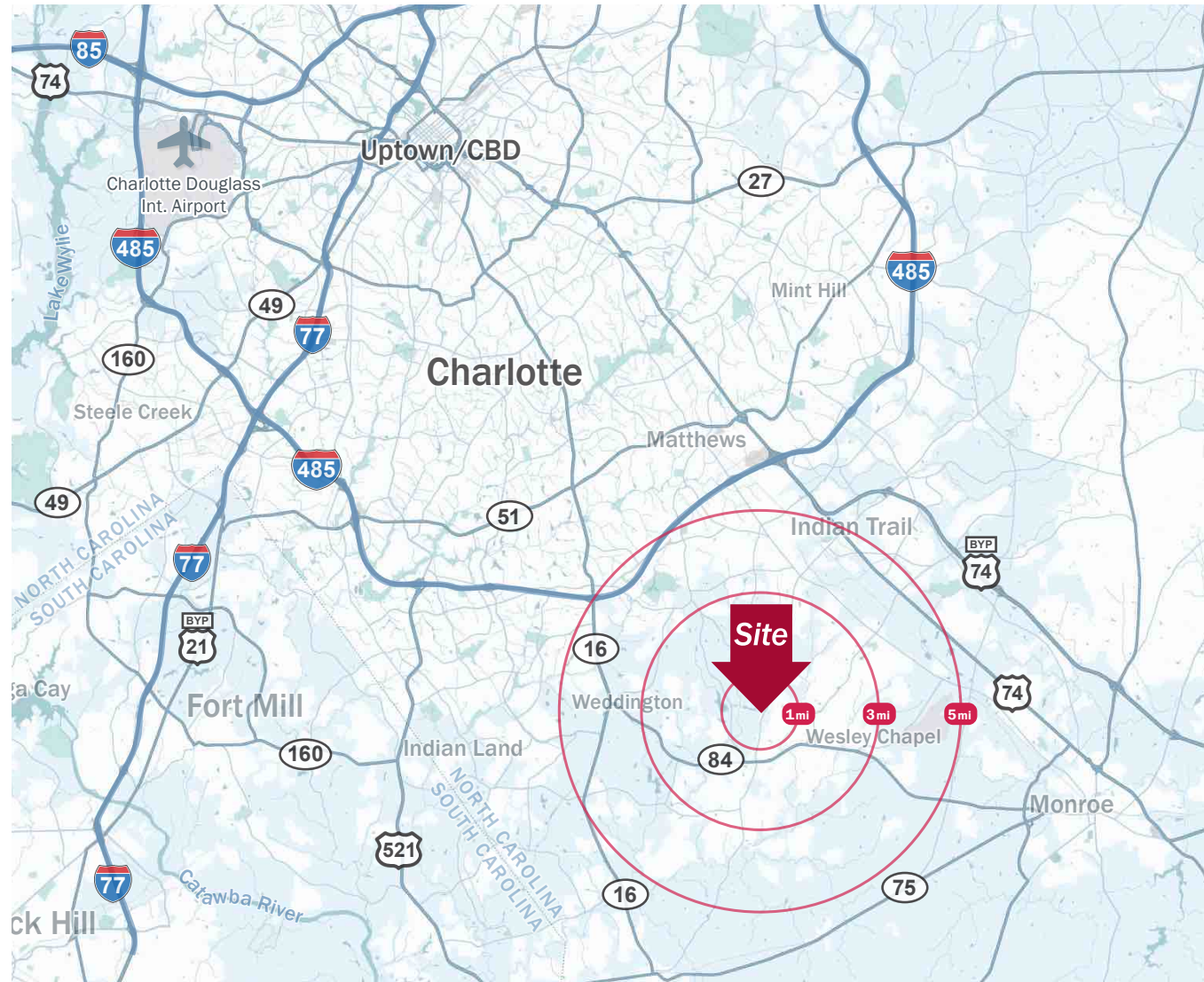
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	2,045	36,380	98,554
Growth Rate	4.36%	3.20%	2.57%
Avg. HH Income	\$179,892	\$163,965	\$160,929

Traffic Count

Source: NCDOT

	AADT
Waxhaw Indian Trail Rd	10,000 (2022)
Beulah Church Rd	2,400 (2022)
Hwy 84 / Weddington Rd	14,000 (2021)



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Site Topography



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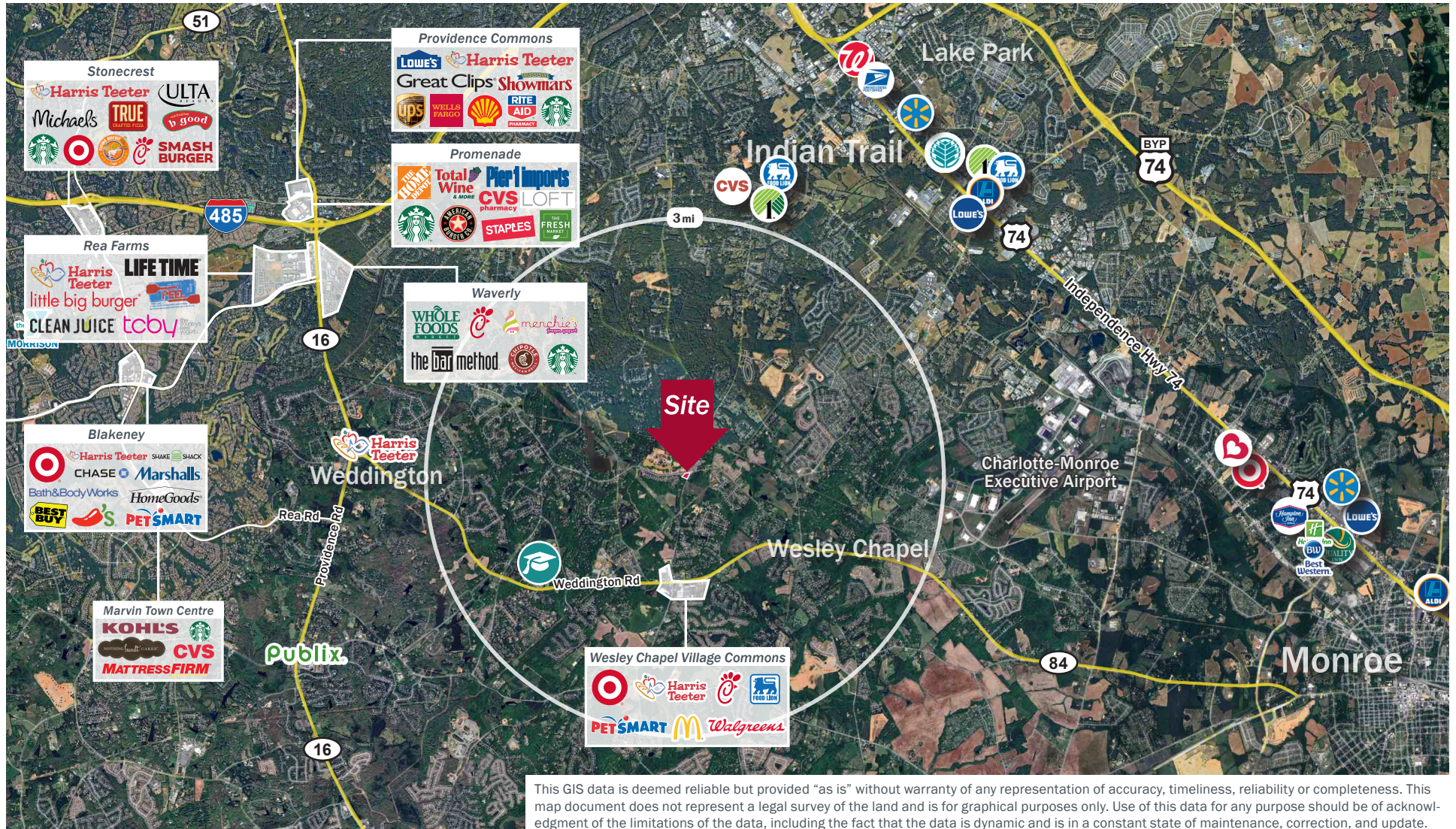
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Market Aerial



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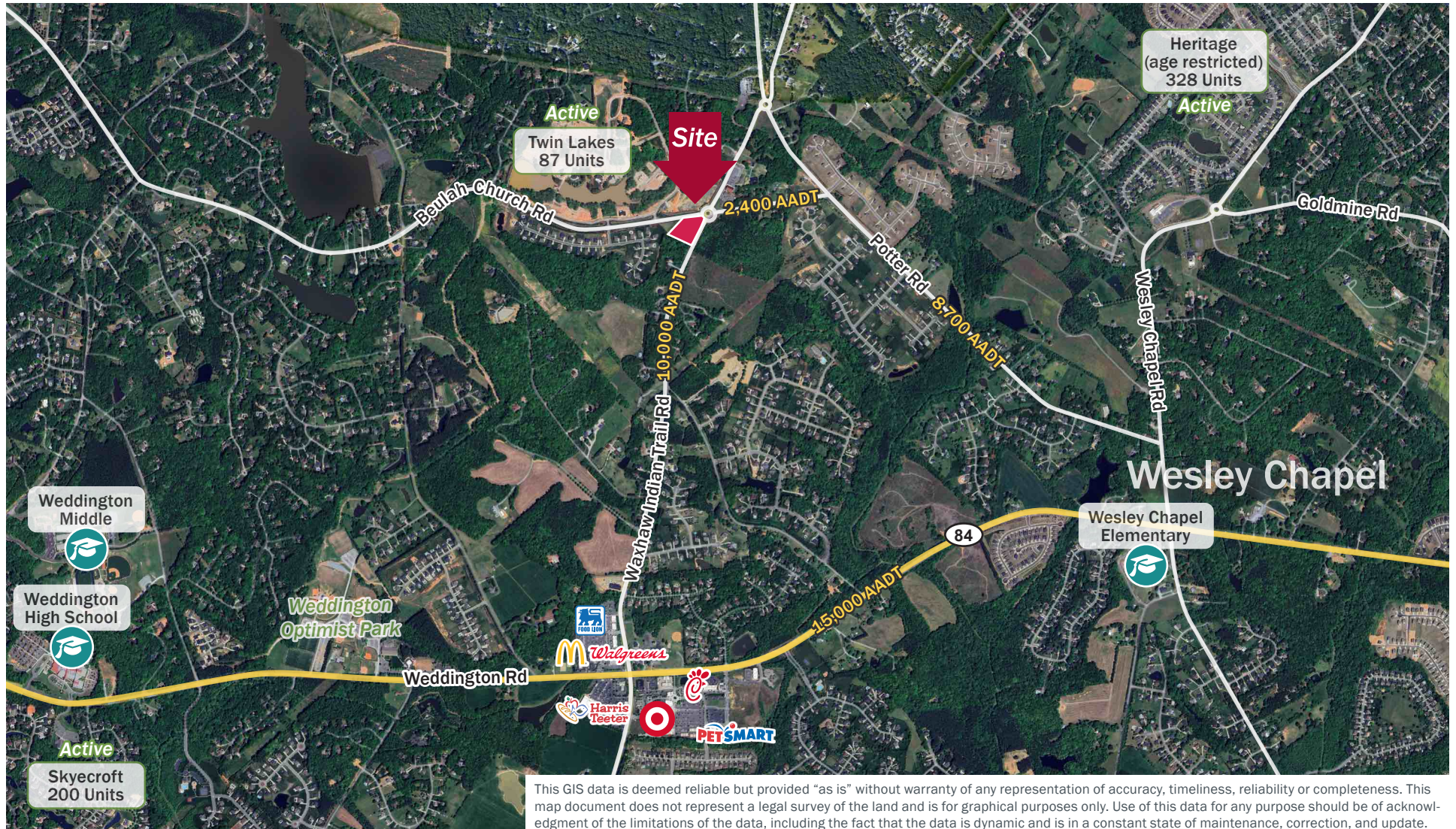
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Property Photos



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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