

# Mill Grove Road Land



MILL GROVE ROAD & LAWYERS RD, INDIAN TRAIL, NC 28079

Land	FOR	SIZE	PRICE
	Sale	46 Acres	\$1,150,000



## Overview

46 acres in Indian Trail, NC, Union County

Union County: #08288003F

Zoning: RA-40 'Residential-Agriculture-40'

Union County Water Main located in Mill Grove Road

Proximate to:

- 2.4 mi. to I-485 at Lawyers Rd
- 3.8 mi. to Monroe Expressway via Indian Trail
- 4.6 mi. to downtown Mint Hill

## 46 Acres available in Indian Trail, NC



Justin Holofchak  
Managing Partner

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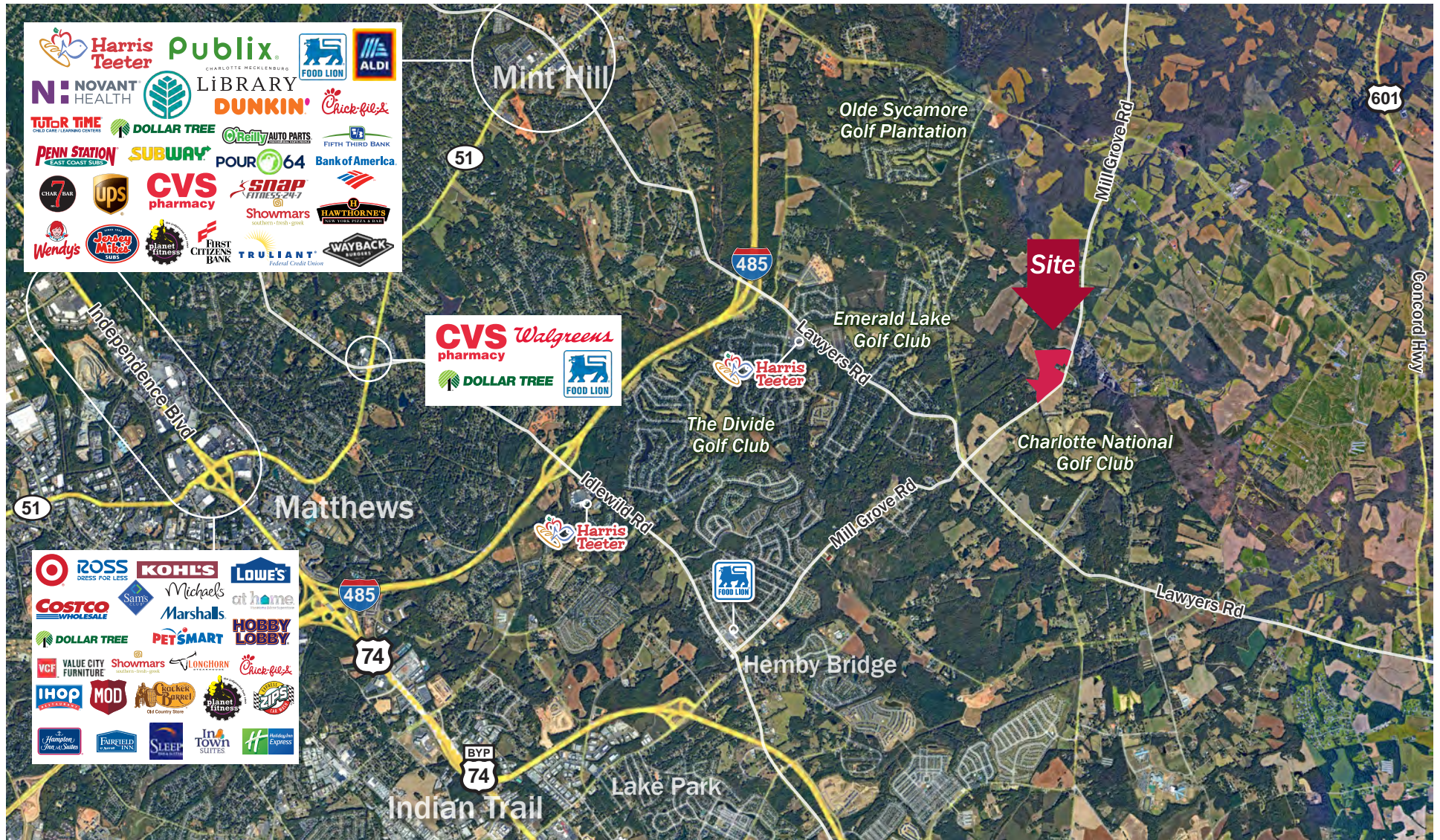
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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## Market Aerial



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Topography



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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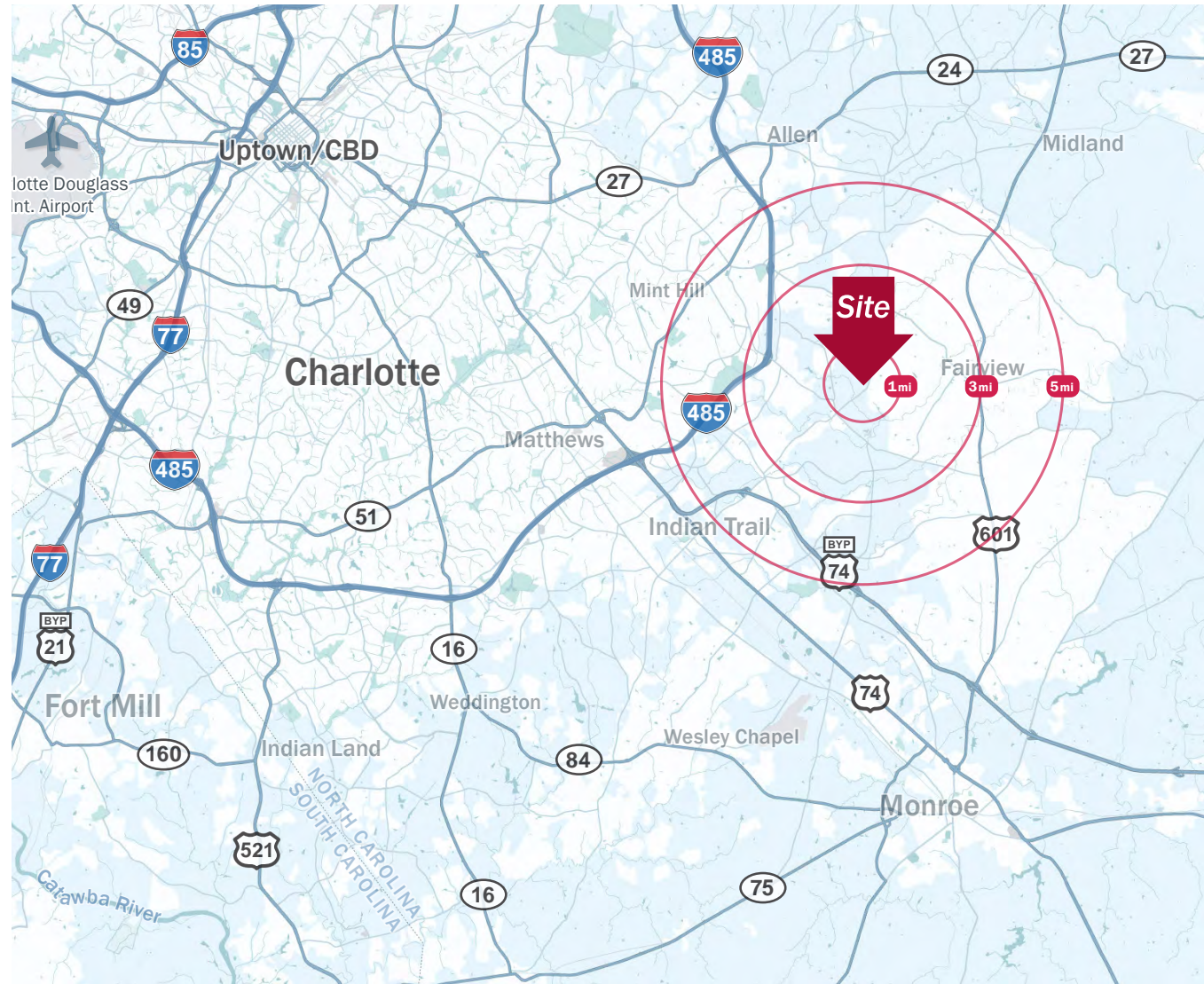
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## Property Overview

### Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	384	17,606	52,498
Growth Rate	0.62%	2.37%	2.05%
Avg. HH Income	\$162,114	\$136,707	\$128,438



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## Residential Activity

### Active & Planned Development

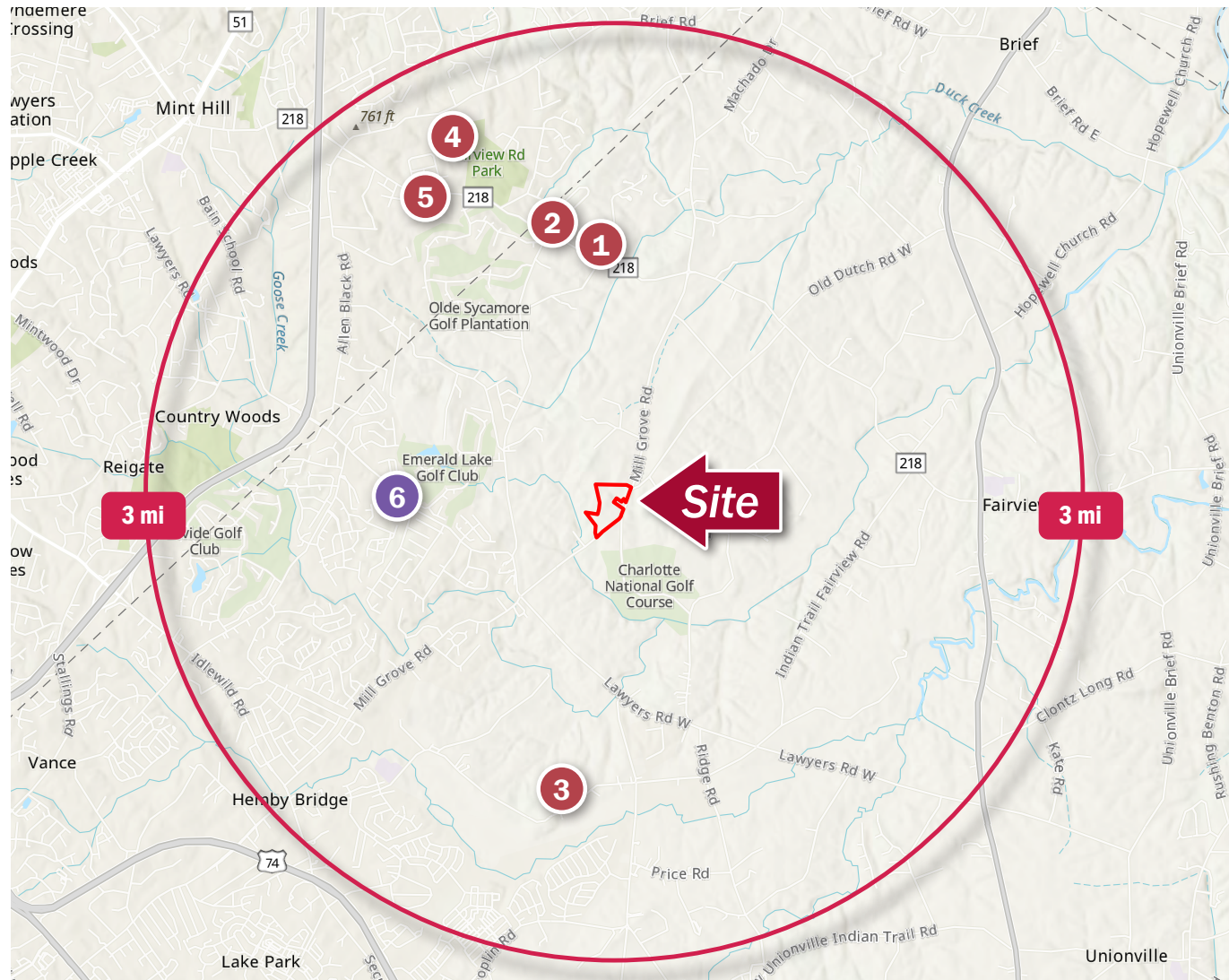
Number	Subdivision	Units
1	Fairview Forest	25
2	Ashe Meadows	65
3	Sheffield	71
4	Pleasant Valley	28
5	Plantation Falls Estates	65
6	Courtyards on the Greenway	107

#### Key:

- Active/Developing
- Future/Planned

### Total Units Within 3 Miles

Future	107 units (Zonda® 2024)
Active	254 units (Zonda® 2024)
Existing	6,294 (Esri® 2024)



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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