

# Pebble Creek Industrial Land

INDIAN TRAIL, NC 28079



Land

FOR  
Sale

SIZE  
±52 Acres

PRICE  
\$110,000/Acre



## Overview

±52 acres for sale with direct access to Highway 74 — *New road being built to connect the site to Highway 74. Completion expected by May 2026.*

Union County PID #07087007A

Zoned Light Industrial (LI) in Indian Trail

3.5 miles from I-485 interchange

Adjacent to former Pebble Creek Golf Course, which is being renovated and will include a new clubhouse and public dining options

## ±52 Acres for Sale



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## Property Overview

### Demographics

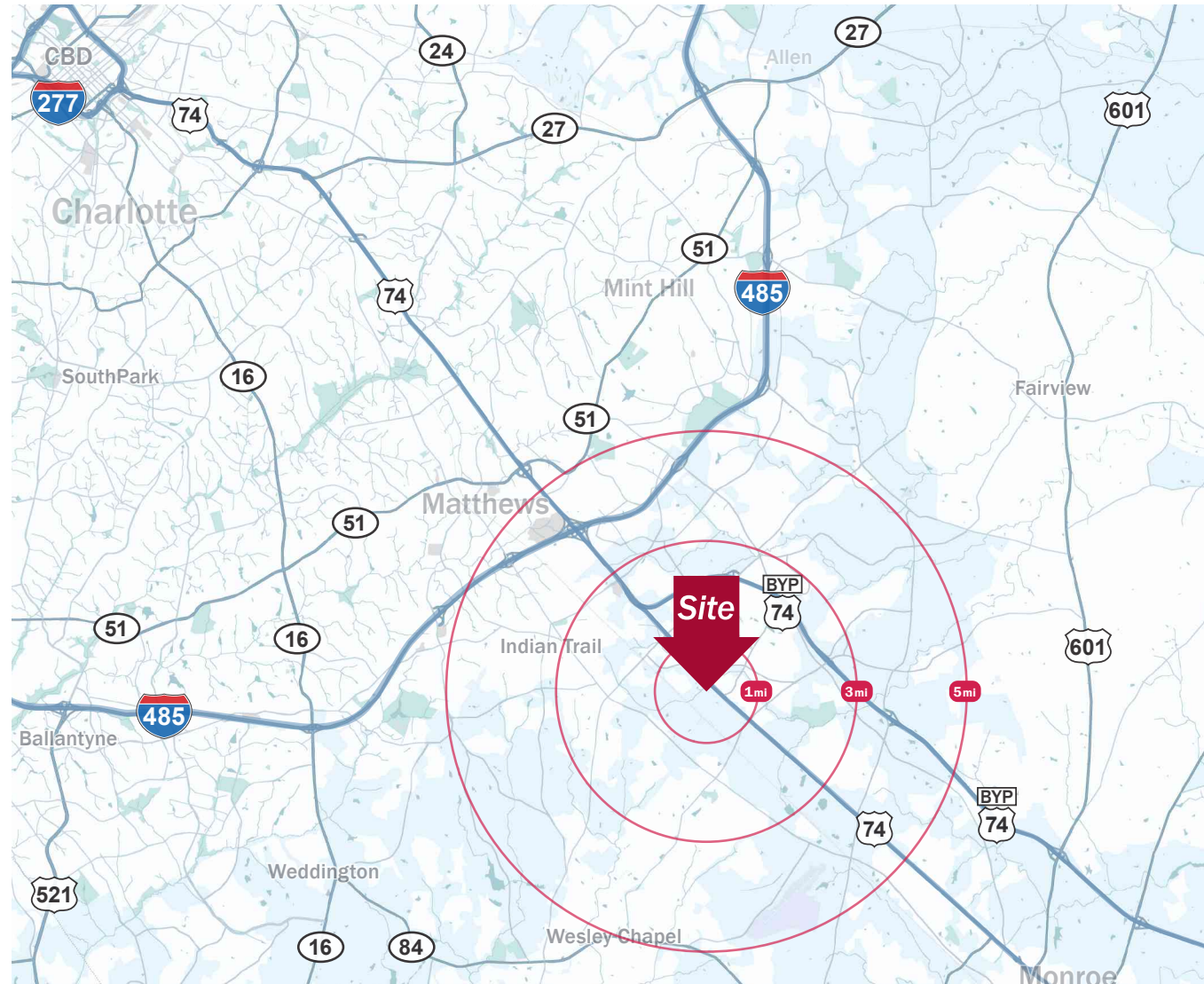
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	3,228	47,067	114,028
Growth Rate	1.92%	2.45%	2.35%
Avg. HH Income	\$127,903	\$120,783	\$133,779

### Traffic Count

Source: NCDOT 2026

	AADT
Hwy 74	54,000 (2023)



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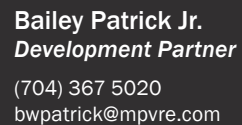
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**INDIAN TRAIL, NC 28079**

## 1



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## Concept Plan: Option 1



### ZONING SUMMARY

PARCEL NUMBERS	07087007A; 07087006; 07087006B; 07087006C
EXISTING ZONING	L-1 (LIGHT INDUSTRIAL) RBD (REGIONAL BUSINESS DISTRICT)
PROPOSED USE	AS ALLOWED BY ZONING
TOTAL PARCEL AREA	81.83 ± AC
TOTAL BUILDING AREA	330,015 ± SF
SITE PARKING PROVIDED	327 SPACES (INCLUDING 60 TRUCK SPACES)
BUILDING REQUIRED SETBACKS	
FRONT SETBACK	50'
REAR SETBACK	
NOT ABUTTING RESIDENTIAL	50'
ABUTTING RESIDENTIAL	60'
SIDE SETBACK	
NOT ABUTTING RESIDENTIAL	20'
ABUTTING RESIDENTIAL	25'
PARKING REQUIRED SETBACKS	
ADJACENT TO FREEWAY/ THOROUGHFARE/EXPRESSWAY	20'
ADJACENT TO PRIVATE OR OTHER PUBLIC STREET	10'



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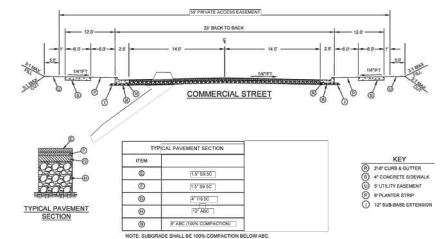
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## Concept Plan: Option 2



### ZONING SUMMARY

PARCEL NUMBERS	07087007A; 07087006; 0787006B; 0787006C
EXISTING ZONING	L-1 (LIGHT INDUSTRIAL) RBD (REGIONAL BUSINESS DISTRICT)
PROPOSED USE	AS ALLOWED BY ZONING
TOTAL PARCEL AREA	81.83 ± AC
SITE PARKING PROVIDED	256 PASSENGER SPACES 22 ADA SPACES 54 TRUCK SPACES
BUILDING REQUIRED SETBACKS	
FRONT SETBACK	50'
REAR SETBACK	
NOT ABUTTING RESIDENTIAL	50'
ABUTTING RESIDENTIAL	60'
SIDE SETBACK	
NOT ABUTTING RESIDENTIAL	20'
ABUTTING RESIDENTIAL	25'
PARKING REQUIRED SETBACKS	
ADJACENT TO FREEWAY/THOROUGHFARE/EXPRESSWAY	20'
ADJACENT TO PRIVATE OR OTHER PUBLIC STREET	10'
REQUIRED BUFFERS (FOR PROPOSED GROUP 3 USE)	
ABUTTING RESIDENTIAL	50'
ABUTTING GROUP 1 OR 2 USES	15'
ABUTTING GROUP 3 USES	0'
PROPOSED COMMERCIAL STREET (DETAIL #T.1.01)	
LENGTH FROM HWY 74 TO END	±1,230 LF
TYPICAL PAVEMENT WIDTH	28 FT
MAX PAVEMENT WIDTH	42 FT
PRIVATE ACCESS EASEMENT	
ON PIDS 07087006; 07087006B, 0787006C	±46,537 SF (±1.07 AC)
UTILITY EASEMENT AREA (18' SWATH)	
ON PIDS 07087006; 07087006B, 0787006C	±13,503 SF (±0.31 AC)
ON PID 07087007A	±8,074 SF (±0.19 AC)
TEMPORARY CONSTRUCTION EASEMENT AREA	
ON PIDS 07087006; 07087006B, 0787006C	±122,545 SF (±2.81 AC)



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## Market Aerial



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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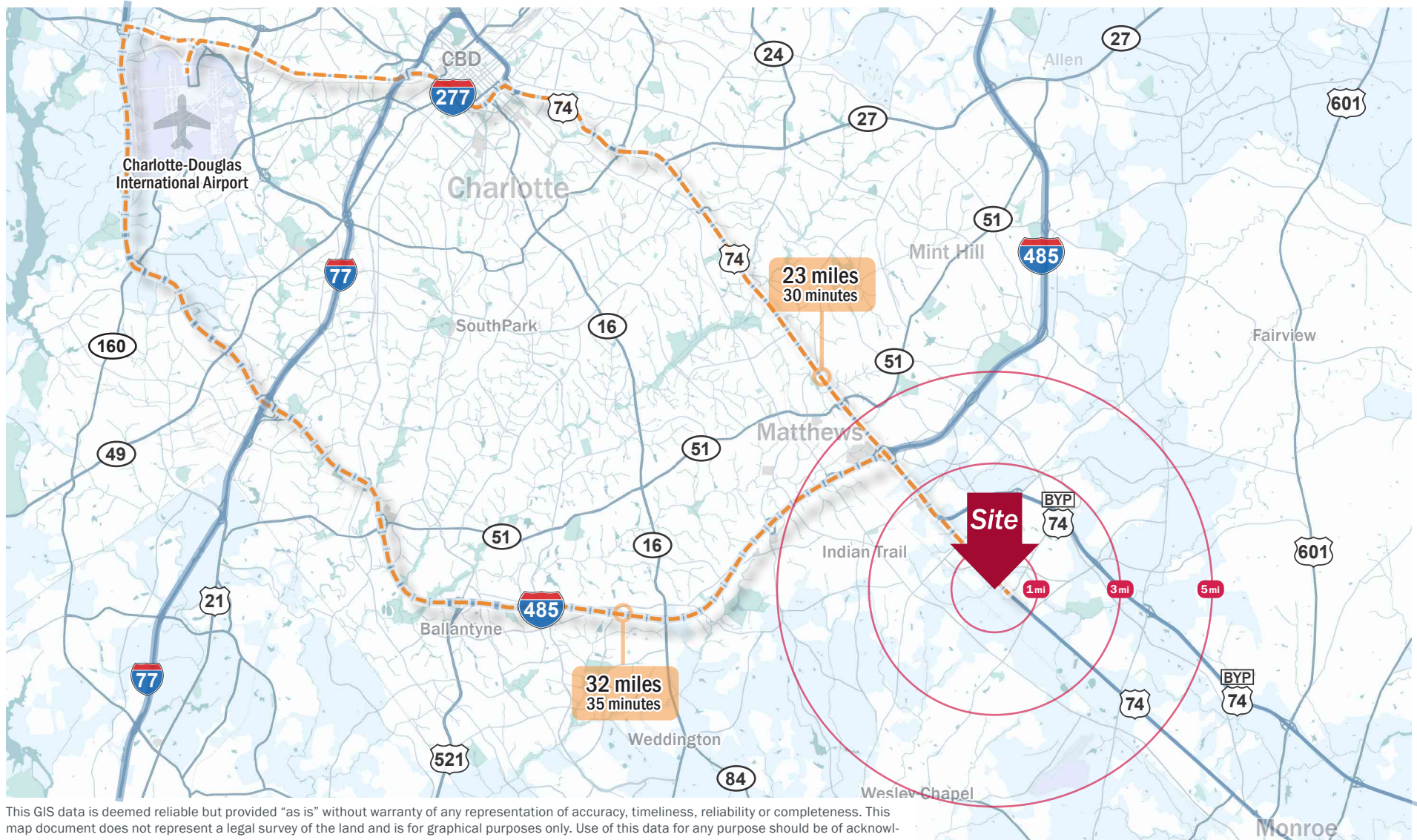
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## Airport Access



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Medical | Industrial | Retail | Land | Investment | Office

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