

# Pebble Creek Industrial Land

INDIAN TRAIL, NC 28079



Land	FOR Sale	SIZE ±52 Acres	PRICE \$110,000/Acre
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## 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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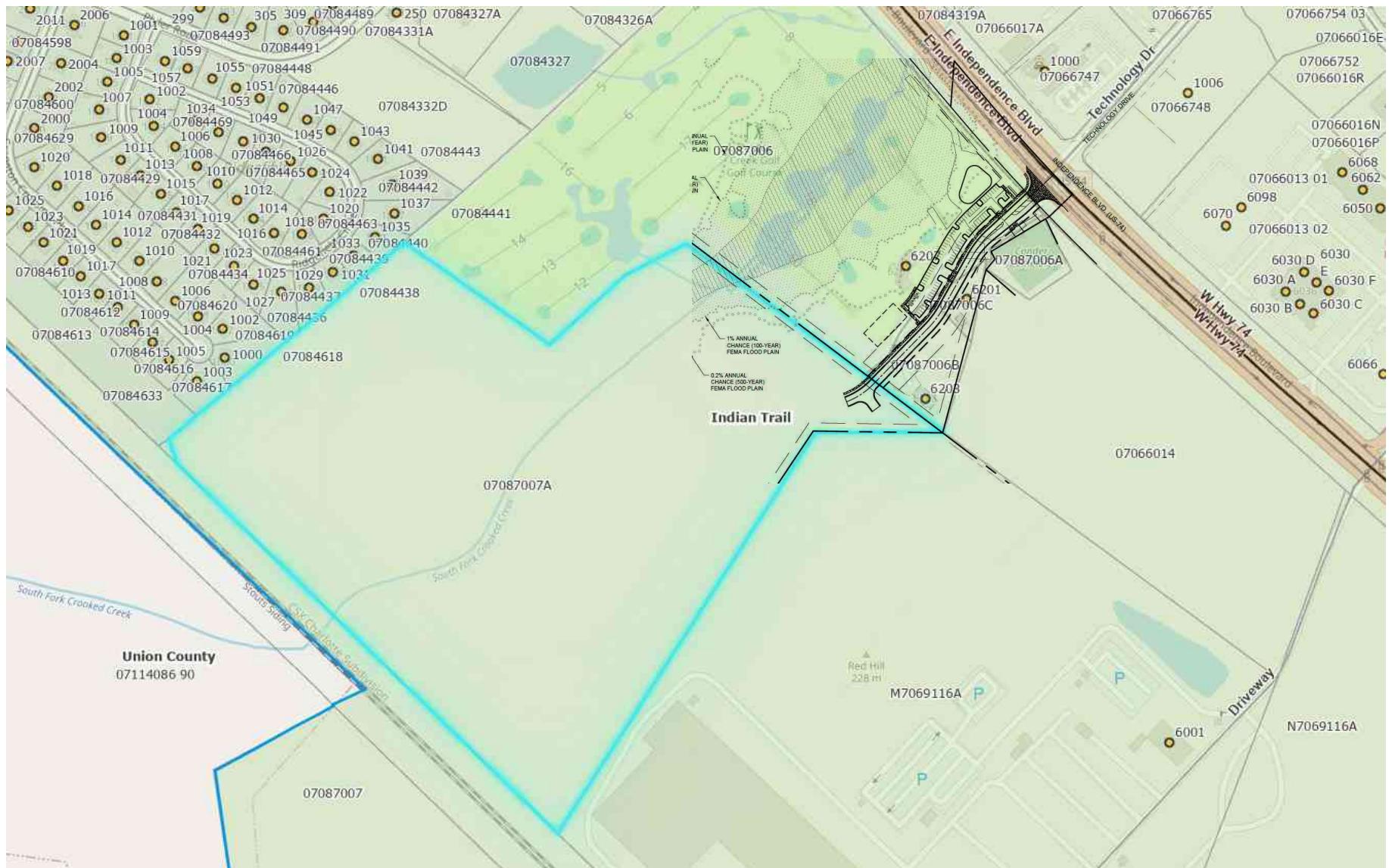
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## Road Access & Parking



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## Concept Plan: Option 1



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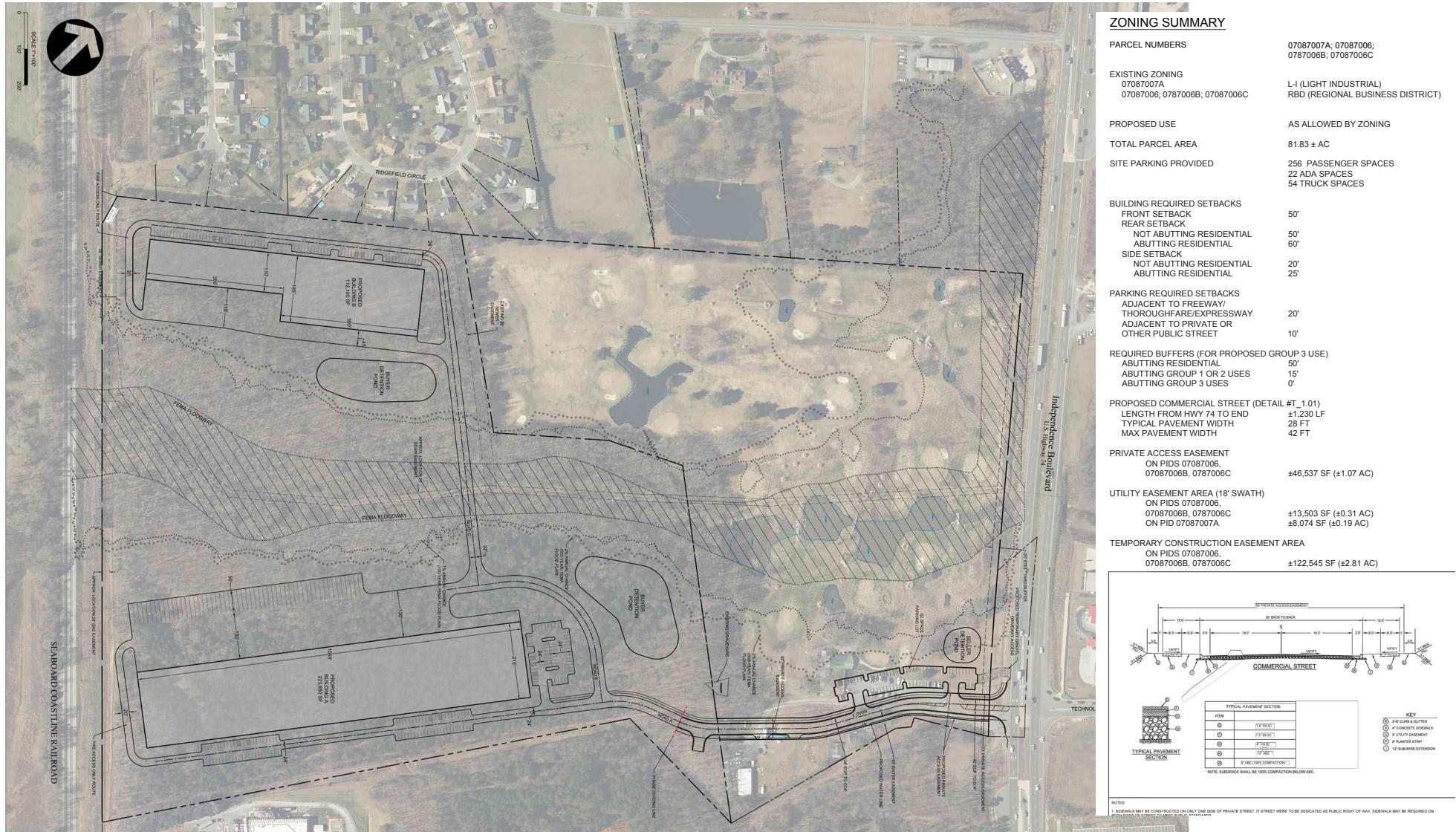
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## Concept Plan: Option 2



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## Market Aerial



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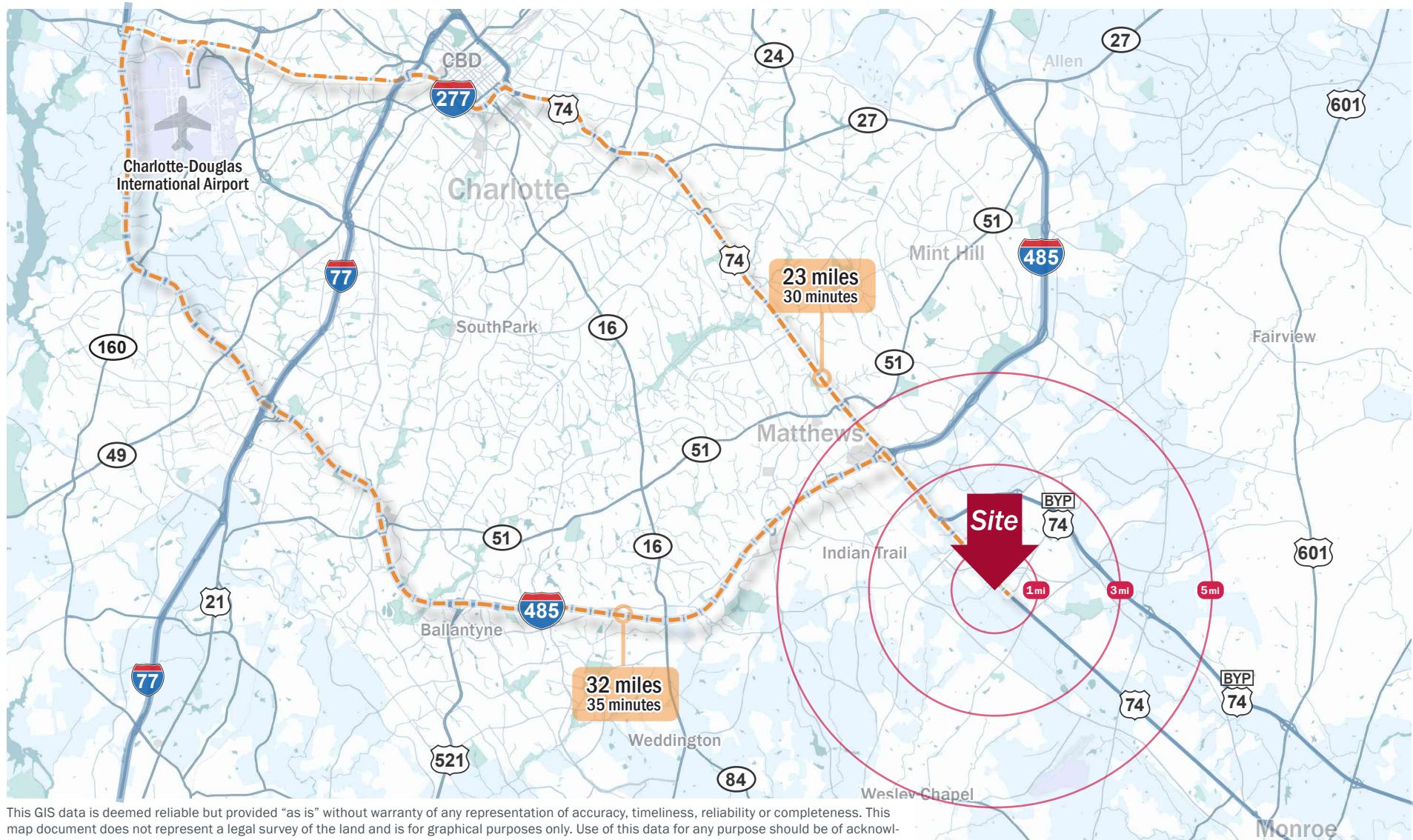
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## Airport Access



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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