

Highway 74 at Chestnut Pkwy

INDIAN TRAIL, NC 28079



Land

FOR
Sale

SIZE
±3.63 AC

PRICE
\$400,000/AC



Overview

±3.63 acres for sale fronting Highway 74

Zoned Regional Business District (RBD) in Indian Trail. Outparcel uses permitted by right

Approximately 420 feet of frontage along Highway 74 which is the primary thoroughfare used by Union County residents to commute to and from Charlotte

All utilities available to the site

Near newly opened Monroe Expressway

Adjacent to Elwood Apartments (300+ units) and planned hotel development called the Hub @ Downtown

±3.63 Acres for Sale



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Property Overview

Demographics

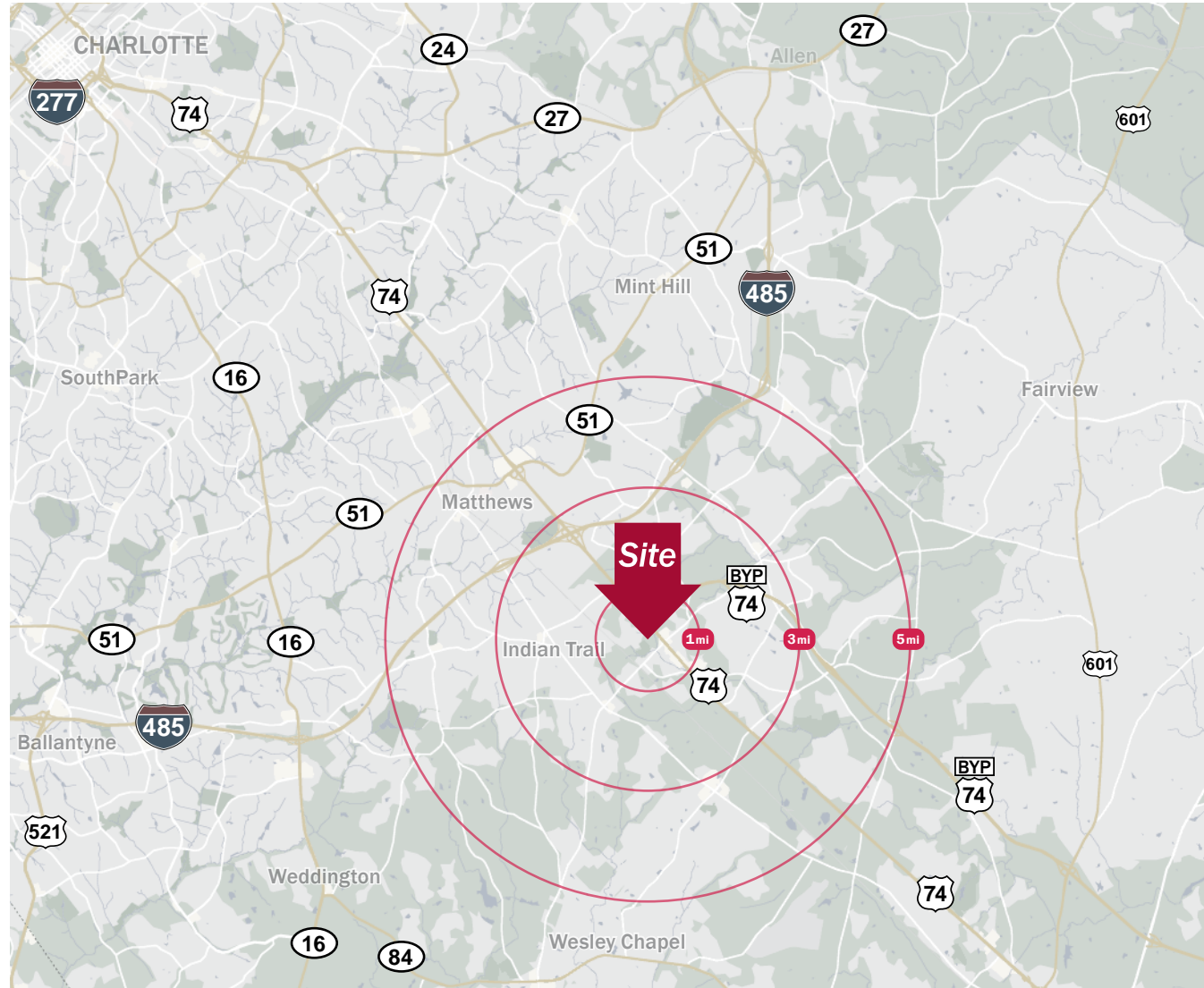
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	2,527	44,341	124,229
Growth Rate	10.57%	1.86%	2.05%
Avg. HH Income	\$91,183	\$120,031	\$133,968

Traffic Count

Source: NCDOT

	AADT
Hwy 74	60,500 (2023)



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Market Aerial



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Site Aerial



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Adjacent Masterplan



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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