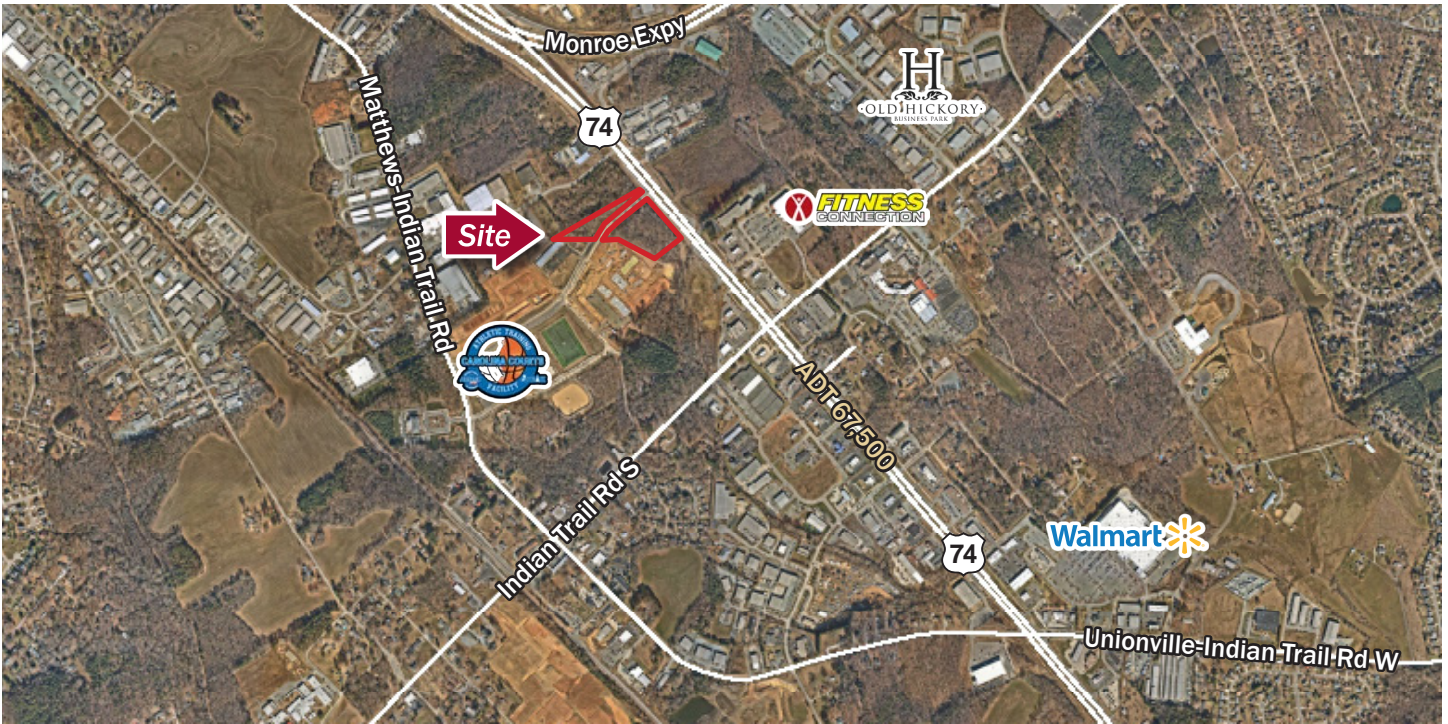


1 - 5 Acres Available For Sale



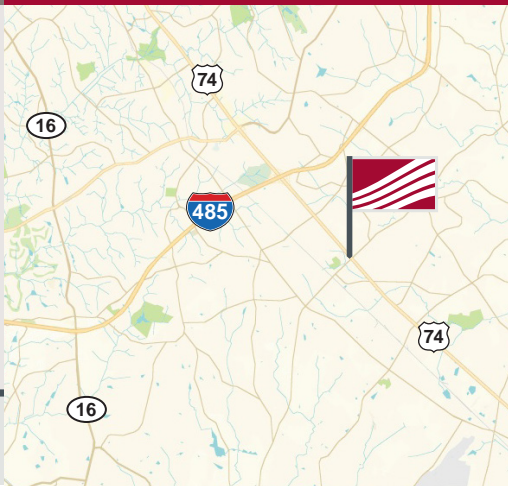
▶ Highway 74 at Chestnut Pkwy
Indian Trail, NC



Land for Sale

- Approximately 5 total acres for sale fronting Highway 74
Parcel A: 1.34ac Parcel B: 3.63ac
- Zoned Regional Business District (RBD) in Indian Trail. Outparcel uses permitted by right
- Approximately 500 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 planned 300+ unit apartment and hotel development called the Hub @ Downtown

For Sale



Pricing

Parcel A: Call for Pricing
Parcel B: \$400,000/ac

Demographics	1 mile	3 mile	5 mile
2021 Population	1,265	44,572	116,856
2021 Avg. HH Income	\$73,001	\$100,772	\$114,507

Source: ESRI - 2021

▶ Contact

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► Topography Aerial

Highway 74 at Chestnut Pkwy
Indian Trail, NC

Union County PID #07105005



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▶ Adjacent Masterplan

Highway 74 at Chestnut Pkwy
Indian Trail, NC

