



**NOW AVAILABLE
FOR SALE**

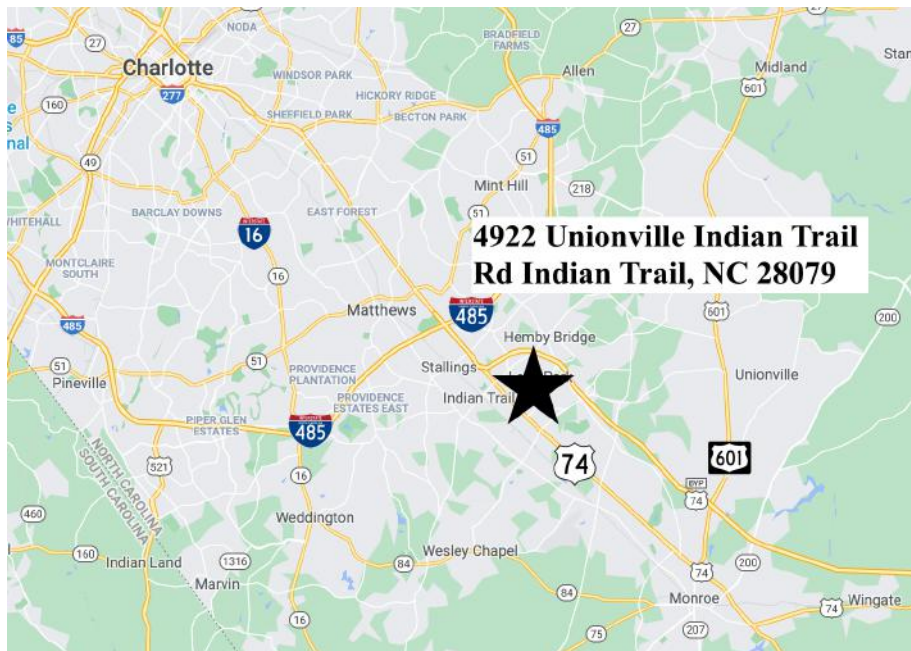
4922 Unionville Indian Trail Rd.
Indian Trail, NC 28079

Located at the heavily traveled corner of Unionville Indian Trail Rd. and Younts Rd. in Indian Trail, NC, this lot offers two existing curb cuts and the ability to have 750' of road frontage. The site also enjoys close proximity to I-485, Hwy 74 (Independence Blvd.), and Walmart adjacent to the site. The property is within close proximity of many amenities, including Union Preparatory Academy servicing grades K-8, restaurants, grocery stores, gyms, pharmacies, retail, day cares, and much more.

- ✓ SALE PRICE: \$2,000,000
- ✓ RBD COMMERCIAL ZONING
- ✓ ACCESS TO WATER ON ROAD
- ✓ SEWER ACCESS VIA EASEMENT
- ✓ GENTLE SLOPING TOPOGRAPHY
- ✓ COMBINED 21,500 CPD

**Source: ESRI 2021 - All information needs to be independently verified.*

Location



Drive Times:

Downtown Charlotte, NC: 23 Minutes, 16 Miles

Mathews, NC: 7.2 Miles, 15 Minutes

Monroe, NC: 9.4 Miles, 14 Minutes

Hwy 74 (Independence Blvd.): 500' ft, <1 Minute

Interstate I-485: 2.8 Miles, 6 Minutes

**Source: Google Maps - All information needs to be independently verified.*



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Zoning & Table of Uses

Current Zoning: RBD (Residential Business District) – “The RBD district is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD district should always be located with access directly from major or minor thoroughfares, never local residential streets.”

Table of Permitted Uses in RBD Zoning:

Please click the link [Here](#).

Or at https://indiantrail.municipalcodeonline.com/book?type=development#name=DIVISION_500_BASE_ZONING_DISTRICTS.

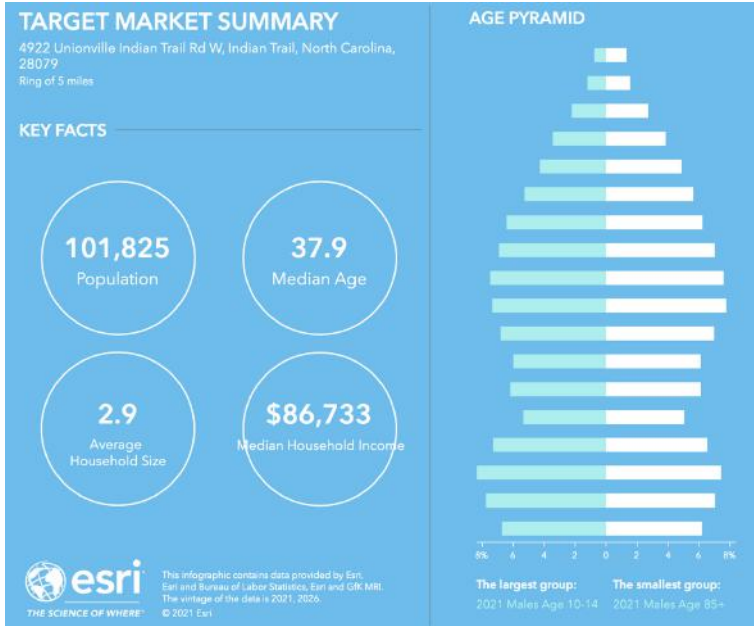
type=development#name=DIVISION_500_BASE_ZONING_DISTRICTS.

*Source: Indian Trail Planning Dept.



All information needs to be independently verified.

Demographics and Market Summary



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,873	42,205	101,825
Median HH Income	\$66,113	\$77,272	\$86,733
Pop. Growth ('20-'25)	9.2%	8.6%	7.8%

*Source: ESRI 2021 - All information needs to be independently verified.



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