



28.77± ACRES FOR SALE

7803 Stinson-Hartis Road, Indian Trail, NC 28079-9698
Union County

RESIDENTIAL DEVELOPMENT OPPORTUNITY AVAILABLE

- Just Two Miles to Major Thoroughfares and I-485 Loop
- Adjacent to Two Residential Subdivisions and Properties with New Construction

Presented By:

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MOODY COMMERCIAL REAL ESTATE

6201 Fairview Road | Charlotte, NC 28210

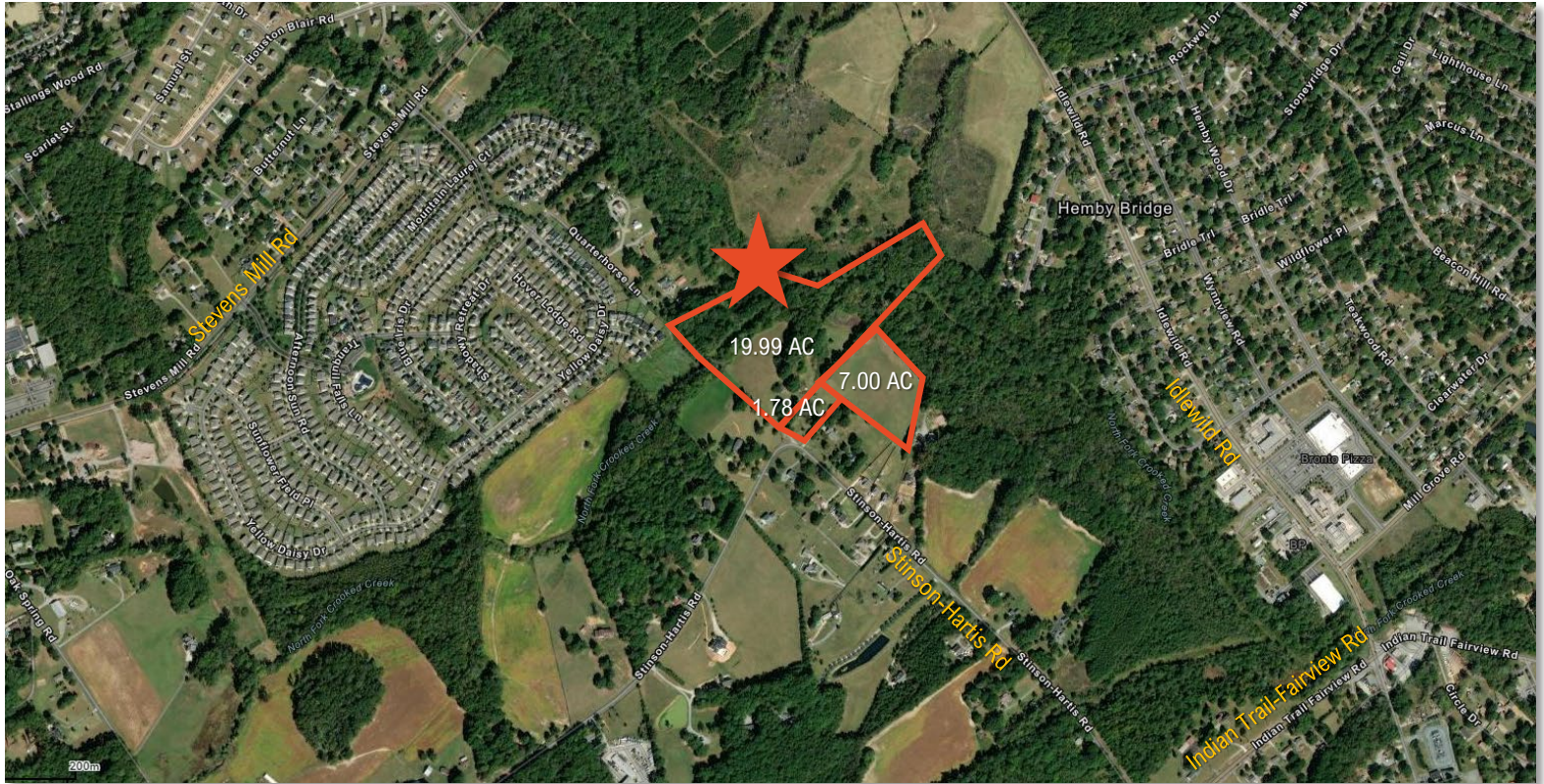
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sales Price	\$2,200,000
Lot Size	28.77 Acres
Parcels	Three (sold as assembly only)
Zoning	Residential (R-20)
Market	Indian Trail
County	Union County

PROPERTY OVERVIEW

Great opportunity for residential development. Available land includes three parcels (1.78 AC, 7.00 AC, and 19.99 AC) currently zoned residential R-20. Less than ten minutes' drive from I-485 exit 51 B and approximately two miles from US Route 74.

Located in a desirable school zone with nearby healthcare and safety services along with multiple retail amenities such as Food Lion, Walgreens, Starbucks, and Fitness Connection gym facilities.

PROPERTY HIGHLIGHTS

- 2 miles to major thoroughfares and I-485 loop
- Adjacent to two residential subdivisions and properties with new construction

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PROPERTY DETAILS

LOCATION INFORMATION

Land Size	28.77 Total Acres
Street Address	7803 Stinson-Hartis Road
City, ST, Zip	Indian Trail, NC 28079
County	Union County
Market	Charlotte MSA
Cross Streets	Close to Indian Trail Fairview Rd and Monroe Expy

LAND / UTILITIES

Number of Lots	Three
Water	Yes (Connection to the Union County Public Works Required)
Electricity	Connection available on 1.78 AC parcel
Sewer	Yes

ADDITIONAL DETAILS

APN#	07060099 (1.78 AC) 07060079 (7.00 AC) 07060079B (19.99 AC)
Corner Property	No
Water Features	Yes (creek on 7.00 AC and 19.99 AC parcels, shallow pond on 19.99 AC parcel)

PARKING & TRANSPORTATION

Street Parking	No
Rail Access	N/A

TRAFFIC DATA

- Stinson-Hartis/Fairview Road Intersection: 599 (2022)
- Fairview Road/Secrest Shortcut Road Intersection: 9,467 (2022)
- Idlewild Road/Mill Grove Road SE Intersection: 16,507 (2022)
- Idlewild Road/ Mill Grove Road NW Intersection: 20,591 (2022)

DEMOGRAPHIC HIGHLIGHTS

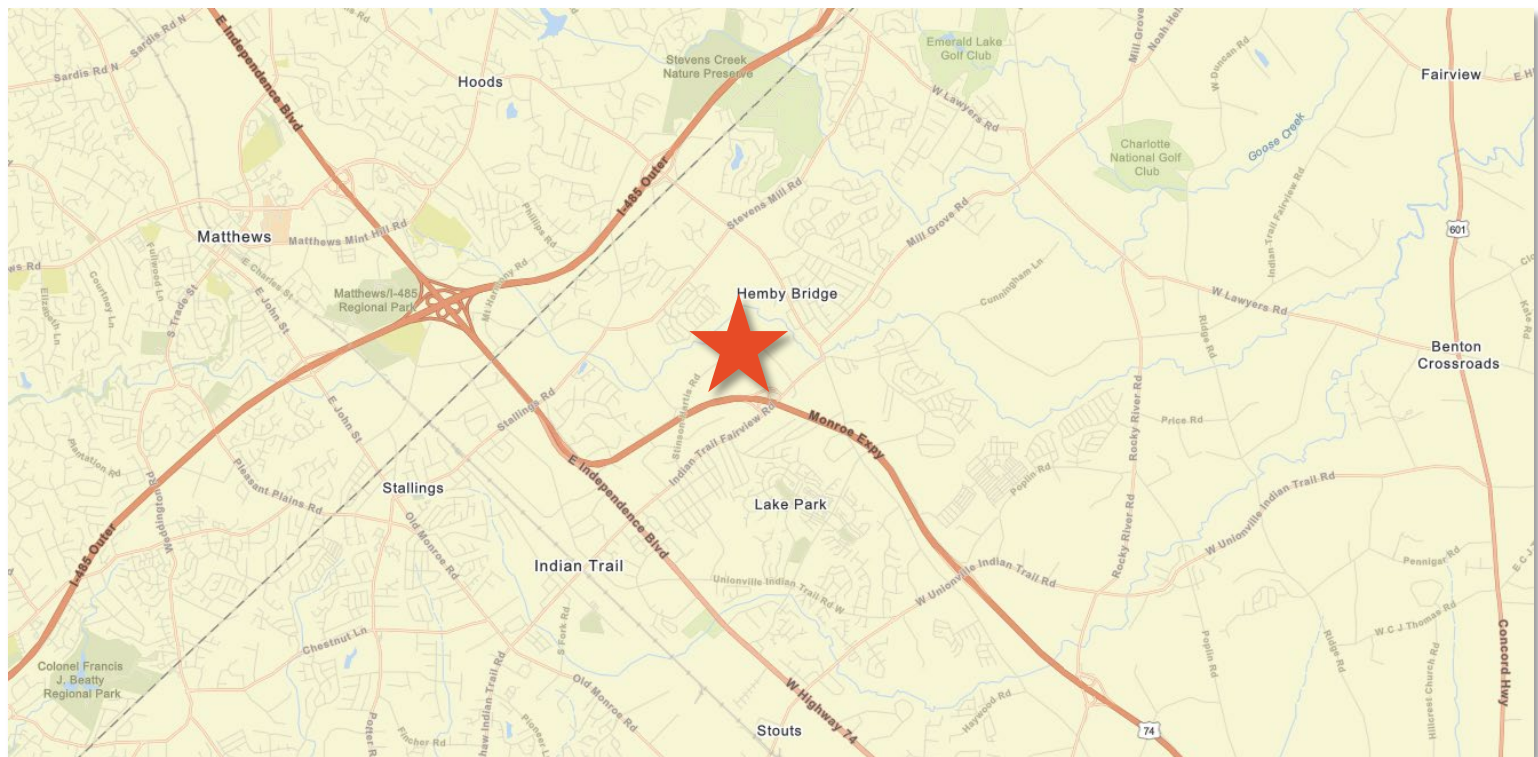
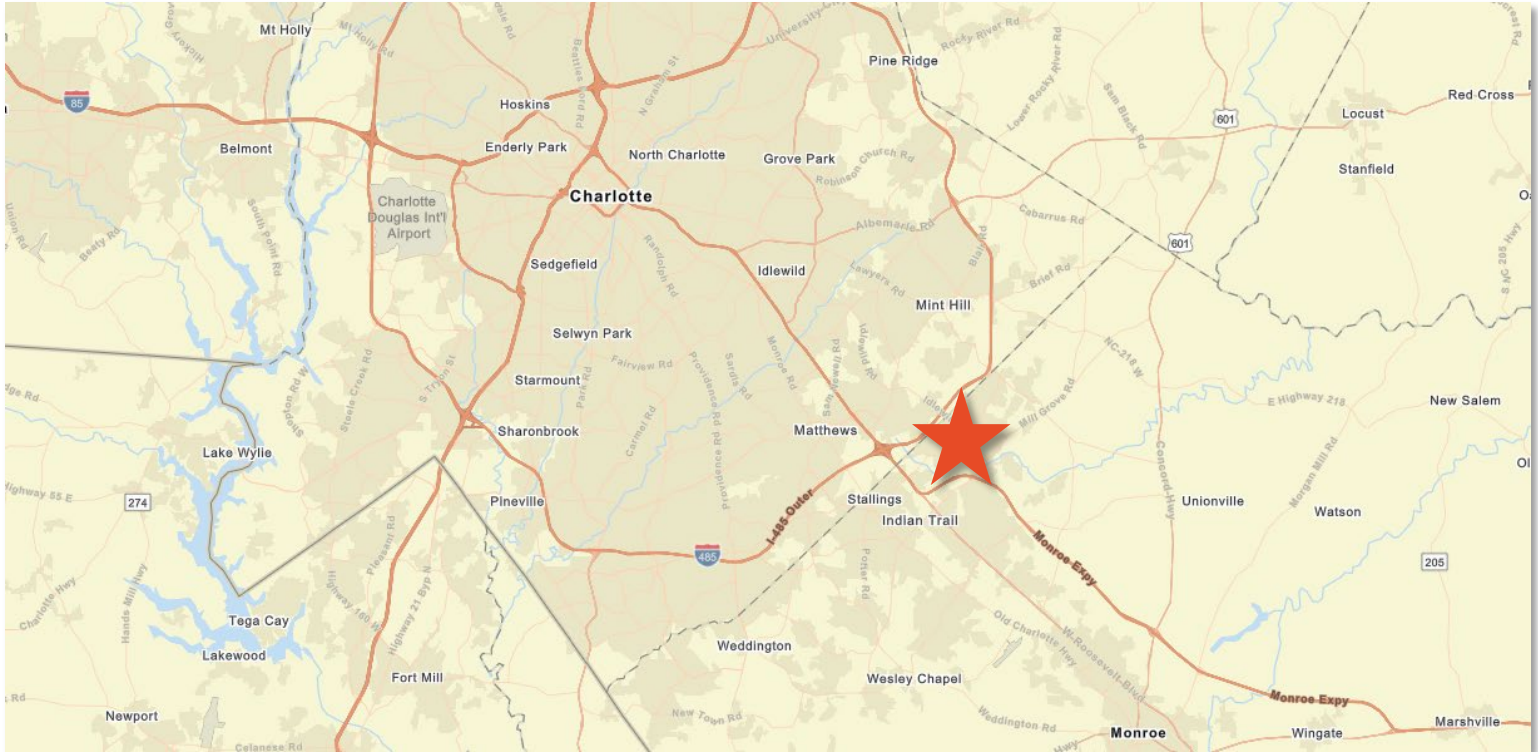
 Projected annual population growth: 2.50%

DEMOGRAPHICS (2022)	2 MILES	5 MILES	10 MILES
Population	19,037	96,890	422,487
Median Household Income	\$86,035	\$90,129	\$83,318
Households	6,586	35,220	155,951

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LOCATION MAPS



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RETAIL MAP HIGHLIGHTS

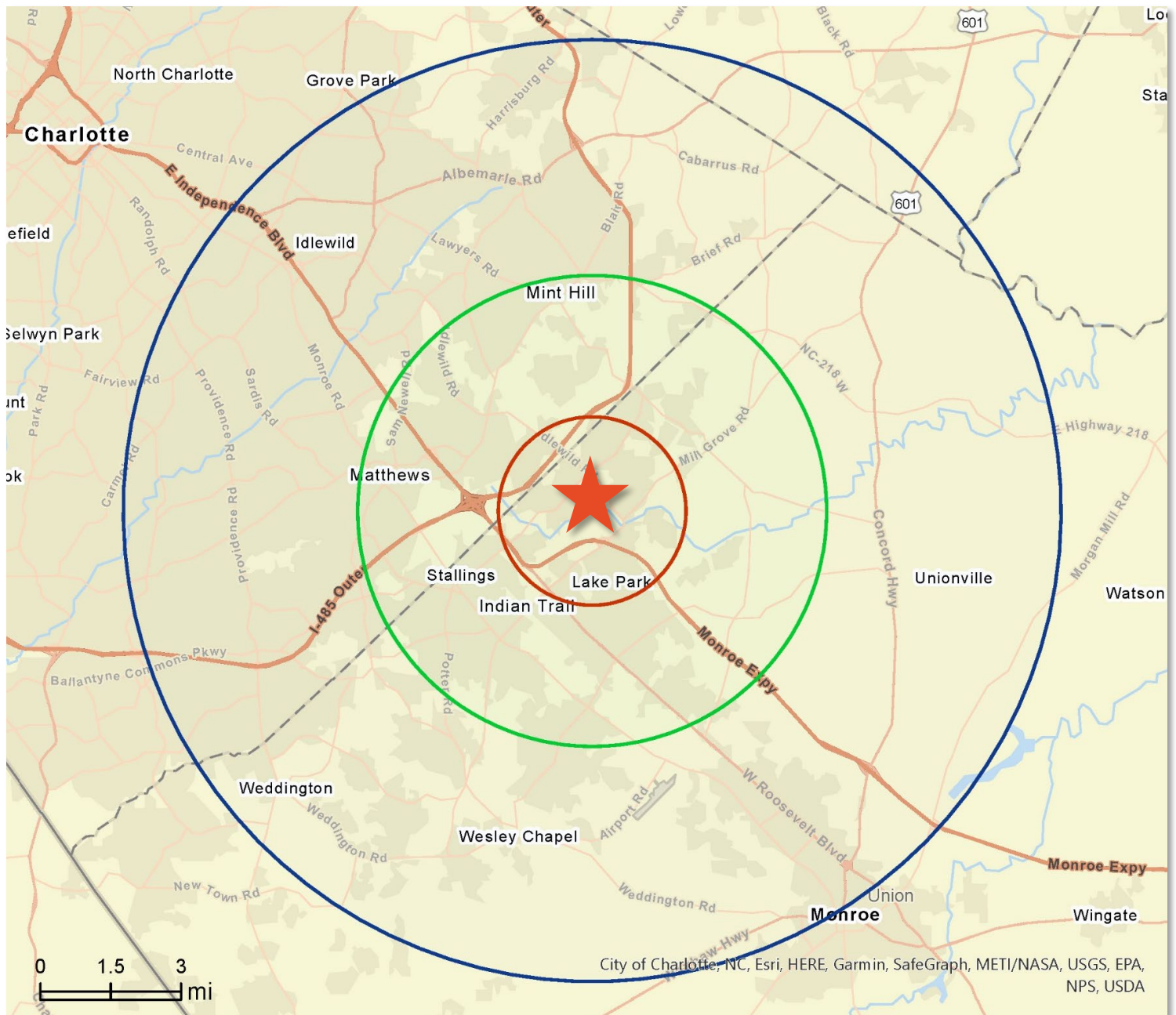


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DEMOGRAPHICS

RADIUS MAP 2, 5, 10 MILES



DEMOGRAPHICS – 2, 5, 10 MILES

	2 miles	5 miles	10 miles
Population			
2010 Population	15,729	81,759	352,466
2020 Population	18,227	92,624	404,918
2022 Population	19,037	96,890	422,487
2027 Population	20,054	101,385	439,227
2010-2020 Annual Rate	1.48%	1.26%	1.40%
2020-2022 Annual Rate	1.95%	2.02%	1.91%
2022-2027 Annual Rate	1.05%	0.91%	0.78%
2022 Male Population	48.4%	48.9%	48.7%
2022 Female Population	51.6%	51.1%	51.3%
2022 Median Age	38.7	39.2	38.1

In the identified area, the current year population is 422,487. In 2020, the Census count in the area was 404,918. The rate of change since 2020 was 1.91% annually. The five-year projection for the population in the area is 439,227 representing a change of 0.78% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	73.1%	70.9%	58.4%
2022 Black Alone	9.2%	10.6%	17.9%
2022 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2022 Asian Alone	4.0%	3.8%	6.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	4.4%	5.6%	8.5%
2022 Two or More Races	8.9%	8.5%	8.5%
2022 Hispanic Origin (Any Race)	9.6%	11.3%	15.0%

Persons of Hispanic origin represent 15.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	105	119	128
2010 Households	5,418	29,502	130,949
2020 Households	6,296	33,752	149,744
2022 Households	6,586	35,220	155,951
2027 Households	6,956	36,941	162,342
2010-2020 Annual Rate	1.51%	1.35%	1.35%
2020-2022 Annual Rate	2.02%	1.91%	1.82%
2022-2027 Annual Rate	1.10%	0.96%	0.81%
2022 Average Household Size	2.87	2.74	2.70

The household count in this area has changed from 149,744 in 2020 to 155,951 in the current year, a change of 1.82% annually. The five-year projection of households is 162,342, a change of 0.81% annually from the current year total. Average household size is currently 2.70, compared to 2.69 in the year 2020. The number of families in the current year is 110,562 in the specified area.

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DEMOGRAPHICS – 2, 5, 10 MILES

	2 miles	5 miles	10 miles
Mortgage Income			
2022 Percent of Income for Mortgage	16.8%	16.8%	20.1%
Median Household Income			
2022 Median Household Income	\$86,035	\$90,129	\$83,318
2027 Median Household Income	\$100,179	\$104,491	\$100,489
2022-2027 Annual Rate	3.09%	3.00%	3.82%
Average Household Income			
2022 Average Household Income	\$110,055	\$118,623	\$122,295
2027 Average Household Income	\$127,843	\$138,538	\$142,032
2022-2027 Annual Rate	3.04%	3.15%	3.04%
Per Capita Income			
2022 Per Capita Income	\$38,309	\$43,274	\$45,234
2027 Per Capita Income	\$44,619	\$50,667	\$52,603
2022-2027 Annual Rate	3.10%	3.20%	3.06%

Households by Income

Current median household income is \$83,318 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$100,489 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$122,295 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,032 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$45,234 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$52,603 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	145	144	120
2010 Total Housing Units	5,681	31,109	140,940
2010 Owner Occupied Housing Units	4,796	24,133	93,176
2010 Renter Occupied Housing Units	621	5,369	37,773
2010 Vacant Housing Units	263	1,607	9,991
2020 Total Housing Units	6,474	34,994	156,994
2020 Vacant Housing Units	178	1,242	7,250
2022 Total Housing Units	6,779	36,714	163,322
2022 Owner Occupied Housing Units	5,966	28,188	108,926
2022 Renter Occupied Housing Units	620	7,032	47,024
2022 Vacant Housing Units	193	1,494	7,371
2027 Total Housing Units	7,216	38,849	172,110
2027 Owner Occupied Housing Units	6,328	29,643	114,620
2027 Renter Occupied Housing Units	628	7,298	47,723
2027 Vacant Housing Units	260	1,908	9,768

Currently, 66.7% of the 163,322 housing units in the area are owner occupied; 28.8%, renter occupied; and 4.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 156,994 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.77%. Median home value in the area is \$316,984, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.88% annually to \$365,389.