



INDIAN TRAIL, NC 228079

2119-2209 YOUNTS RD

+/- 9 AC DEVELOPMENT OPPORTUNITY



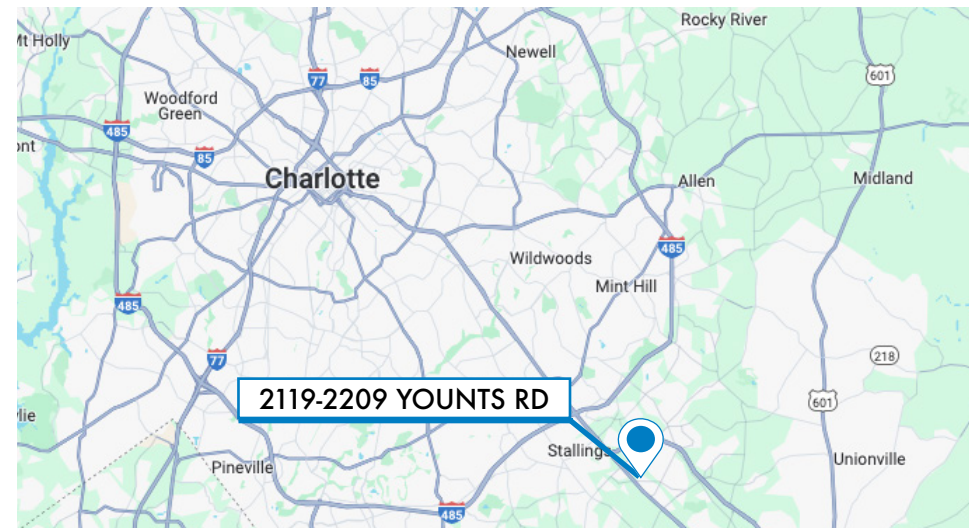
+/- 9 ACRES AVAILABLE

2119-2209 YOUNTS RD

INDIAN TRAIL, NC

PROPERTY INFORMATION

- Two parcels totalling to +/- 9 acres with high visibility and plenty of road frontage along Younts Rd
- Ideal location for Medical Office, Retail, Specialty Use, or Flex/ office (No Industrial or Multi-Family)
- The city has identified a preferred rezoning to GBD (General Business District) or potentially RBD (Regional Business District)
- Septic and City Water at the site. Sewer connection available near Walmart subject to site plan and rezoning approval
- 0.5 miles to I-74 and 4.1 miles to I-485
- Rezoning opportunity for Retail, Office, Medical Office or Specialty



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AREA OVERVIEW



2119-2209 YOUNTS RD, INDIAN TRAIL, NC
+/- 9 ACRE DEVELOPMENT OPPORTUNITY

AMENITIES LIST / DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,564	43,802	85,668
Projected Population (2028)	7,298	48,942	119,264
Median Age	38.9	39.1	39.7
Household Income	\$97,975	\$104,621	\$114,781
Median Home Value	\$247,185	\$286,369	\$321,732
Employees	4,335	16,504	37,550

TRAFFIC COUNTS

	VPD
Unionville Indian Trl Rd W	13,027
Independence Blvd	61,500
Younts Rd	4,274

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