

FOR SALE

## Land Opportunity - 3323 Unionville-Indian Trail Rd West, Indian Trail

3323 UNIONVILLE - INDIAN TRAIL RD W, INDIAN TRAIL, NC 28079



Walt Perry Realty Inc.  
- Est. 1985 -



### PROPERTY DESCRIPTION

More than 3 acres available for development in popular and fast-growing Indian Trail. Close to a signalized intersection and the Monroe Expressway (2018). Electric services and public water provided by Union Power and Union County, respectively. Sewer would be requested from Union County. Intent to rezone.

### OFFERING SUMMARY

|                    |           |
|--------------------|-----------|
| <b>Sale Price:</b> | \$690,000 |
| <b>Lot Size:</b>   | 3.3 Acres |

### DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

|                          |          |          |           |
|--------------------------|----------|----------|-----------|
| <b>Total Households</b>  | 10,987   | 27,270   | 109,704   |
| <b>Total Population</b>  | 32,480   | 77,903   | 297,316   |
| <b>Average HH Income</b> | \$89,663 | \$93,176 | \$101,698 |

FOR MORE INFORMATION, PLEASE CONTACT:

**Jesse Perry**

*Broker in Charge*

704.283.8181

[jperry@waltpererryrealty.com](mailto:jperry@waltpererryrealty.com)

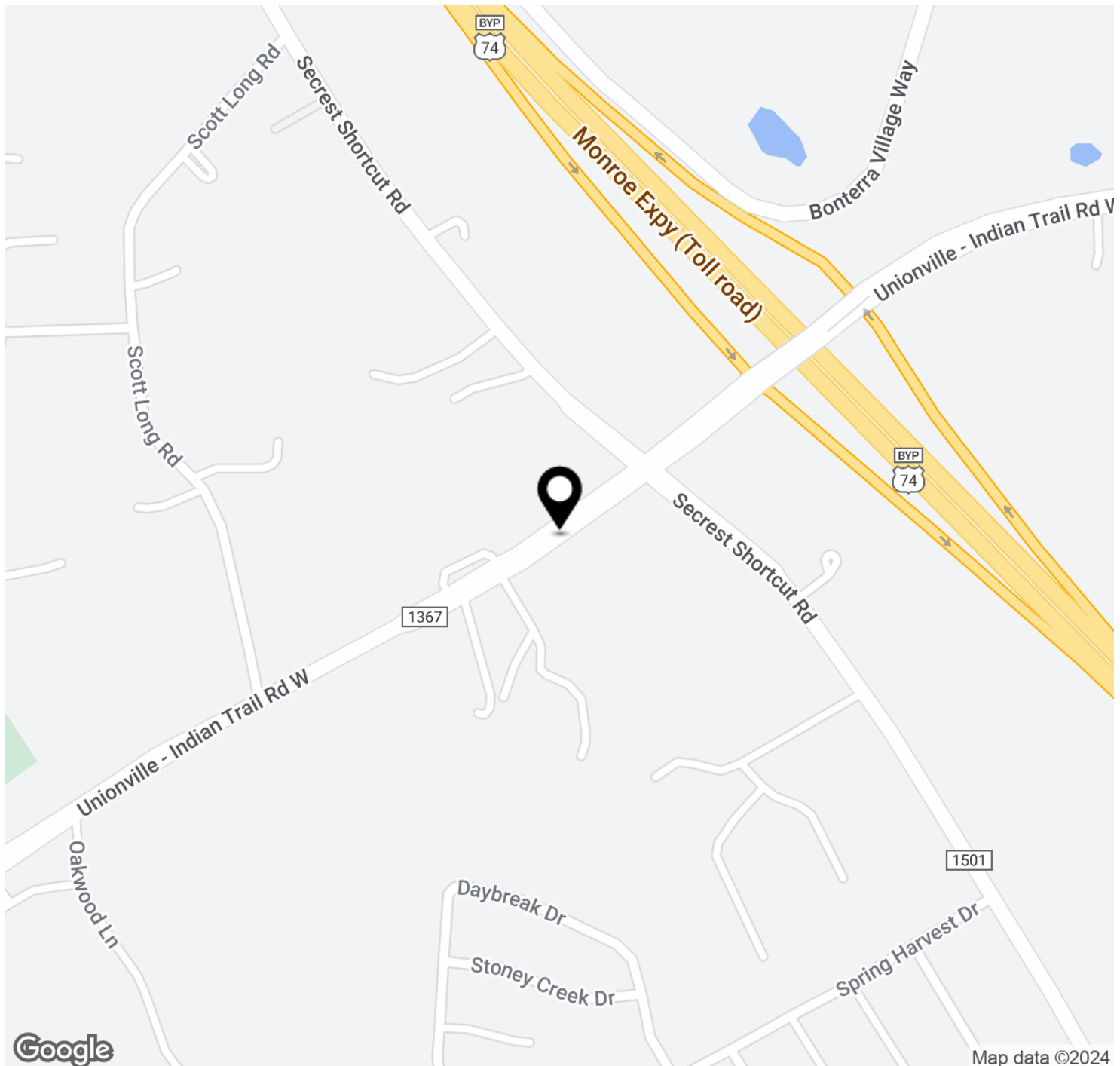
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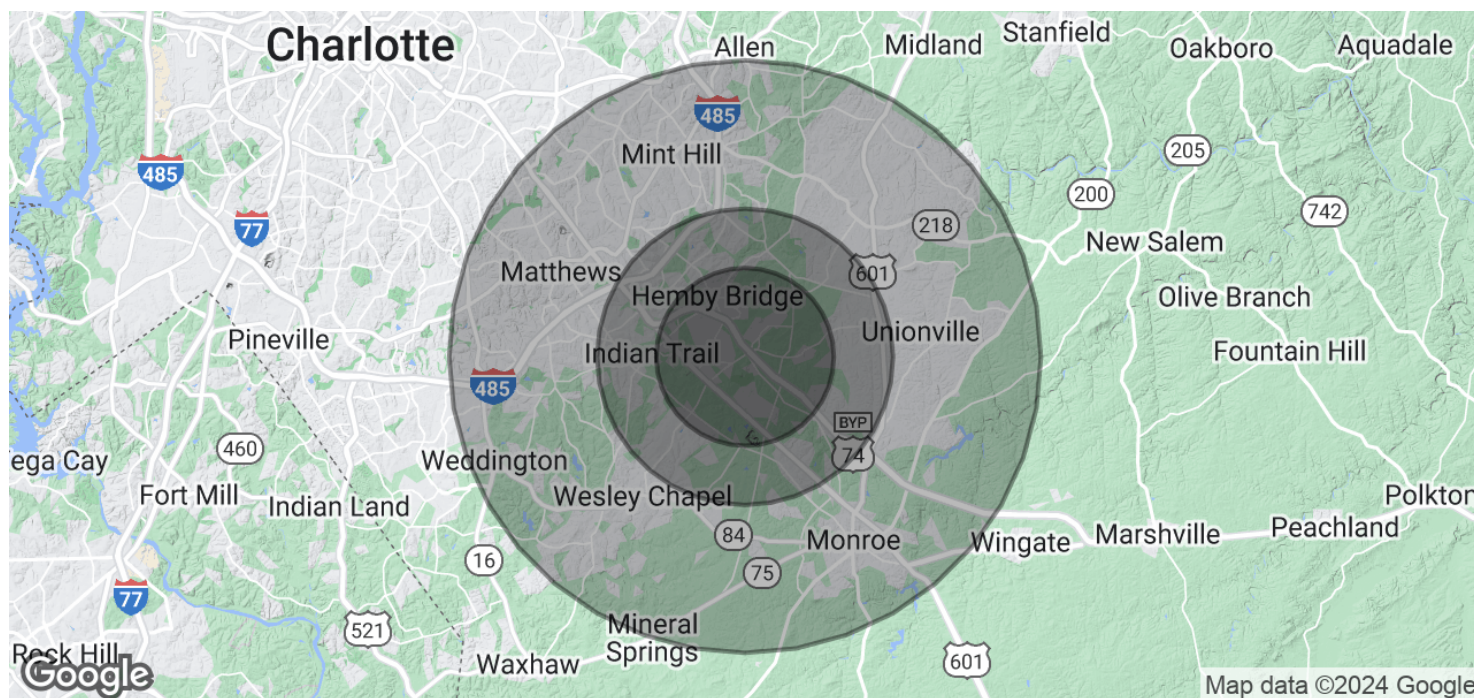
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### POPULATION

|                      | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 32,480  | 77,903  | 297,316  |
| Average Age          | 34.6    | 37.8    | 39.6     |
| Average Age (Male)   | 33.2    | 36.4    | 37.8     |
| Average Age (Female) | 35.3    | 38.5    | 40.5     |

### HOUSEHOLDS & INCOME

|                     | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 10,987    | 27,270    | 109,704   |
| # of Persons per HH | 3.0       | 2.9       | 2.7       |
| Average HH Income   | \$89,663  | \$93,176  | \$101,698 |
| Average House Value | \$222,891 | \$239,849 | \$276,349 |

\* Demographic data derived from 2020 ACS - US Census

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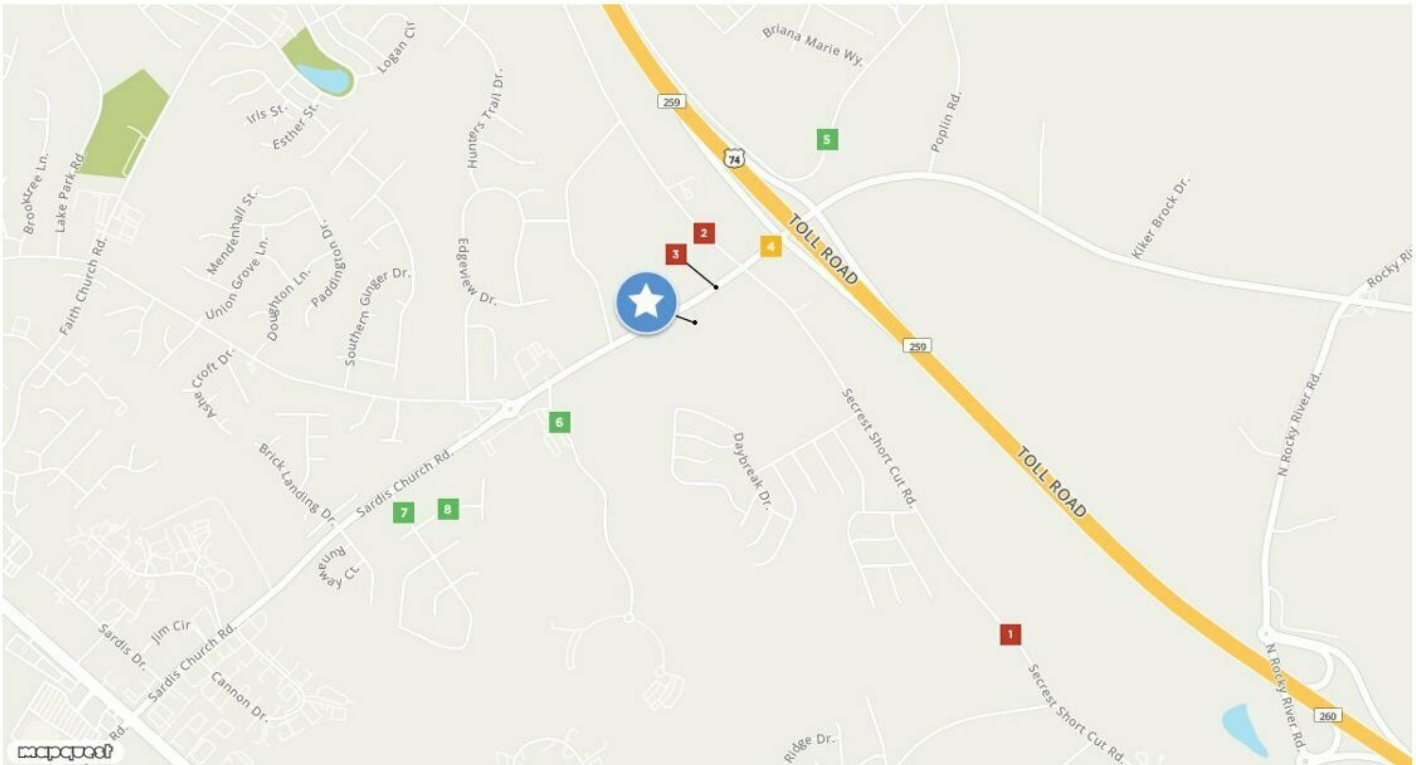
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## Traffic Counts



|                                             |                                          |                                                  |                                                  |                                 |
|---------------------------------------------|------------------------------------------|--------------------------------------------------|--------------------------------------------------|---------------------------------|
| <b>Secret Short Cut Road</b> <span>1</span> | <b>Secret Shortcut Rd</b> <span>2</span> | <b>Unionville Indian Trl Rd W</b> <span>3</span> | <b>Unionville Indian Trl Rd W</b> <span>4</span> | <b>Poplin Rd</b> <span>5</span> |
| Haywood Rd                                  | Unionville Indian Trl Rd W               | Secret Shortcut Rd                               | Poplin Rd                                        | Unionville Indian Trl Rd W      |
| Year: 2021 10,624 est                       | Year: 2021 10,885 est                    | Year: 2021 9,842 est                             | Year: 2021 8,726 est                             | Year: 2021 4,160 est            |
| Year: 2019 11,000                           | Year: 2018 10,500                        | Year: 2016 12,000                                | Year: 2016 9,400                                 | Year: 2015 4,500                |
| Year: 2015 11,000                           | Year: 2016 12,000                        | Year: 2012 10,000                                | Year: 2014 8,700                                 | Year: 2013 4,300                |
| <b>Oakwood Ln</b> <span>6</span>            | <b>Sustar Drive</b> <span>7</span>       | <b>Ethel Sustar Dr</b> <span>8</span>            |                                                  |                                 |
| Unionville Indian Trl Rd W                  |                                          | Eric Sustar Ln                                   |                                                  |                                 |
| Year: 0 est                                 | Year: 0 est                              | Year: 0 est                                      |                                                  |                                 |
| Year: 1998 140                              | Year: 1998 90                            | Year: 1996 110                                   |                                                  |                                 |
| Year: 1996 240                              |                                          |                                                  |                                                  |                                 |

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