

FOR SALE

3325 W Unionville Indian Trail Rd

3325 W UNIONVILLE INDIAN TRAIL RD, INDIAN TRAIL, NC 28079



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

Nearly 3 acres available for development in popular and fast-growing Indian Trail. Close to a signalized intersection and the Monroe Expressway (2818). 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

Sale Price:	\$595,250
Lot Size:	2.83 Acres

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	10,968	27,266	108,394
Total Population	32,434	77,942	294,001
Average HH Income	\$89,735	\$92,776	\$102,362

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltpererryrealty.com

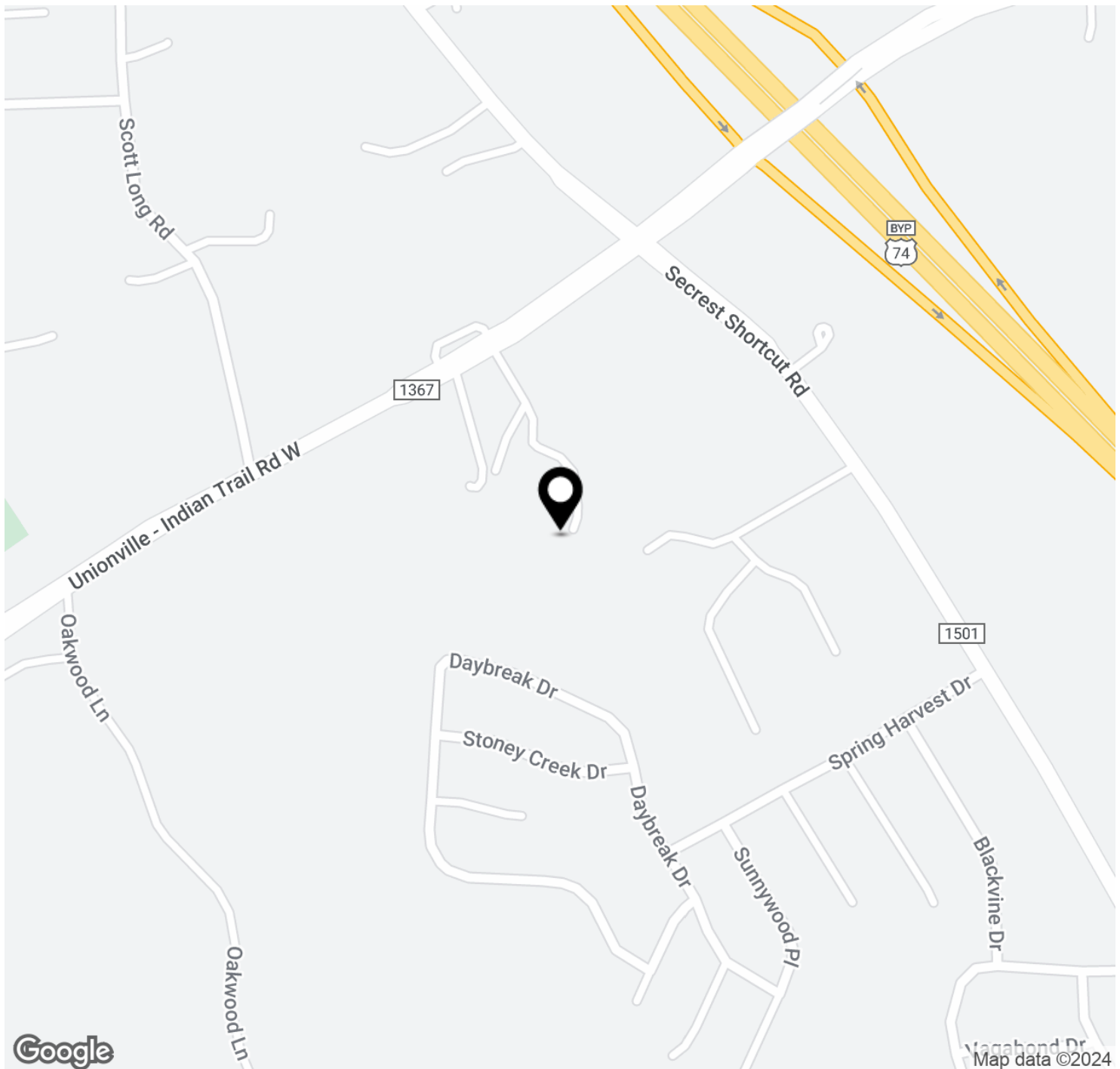
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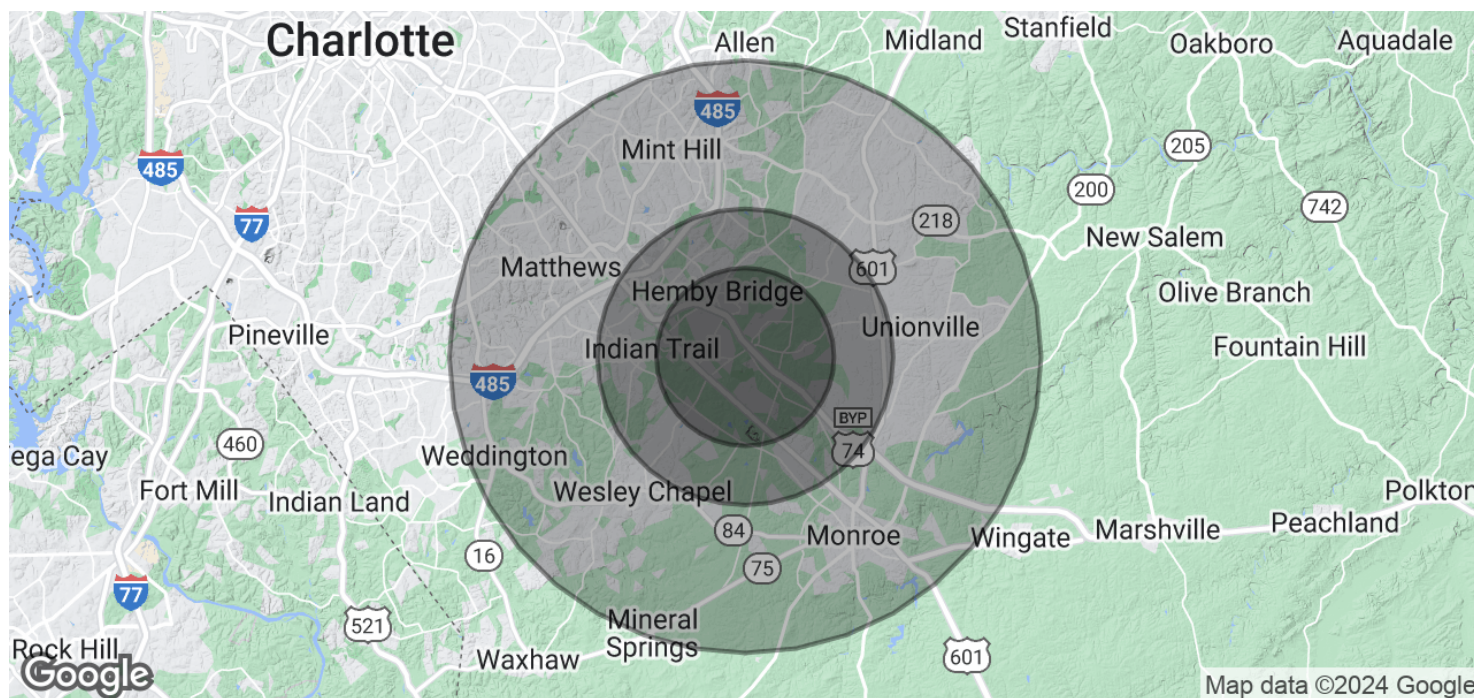
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	32,434	77,942	294,001
Average Age	34.6	37.6	39.7
Average Age (Male)	33.1	36.2	37.8
Average Age (Female)	35.3	38.4	40.6

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	10,968	27,266	108,394
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$89,735	\$92,776	\$102,362
Average House Value	\$222,745	\$239,131	\$278,093

* Demographic data derived from 2020 ACS - US Census

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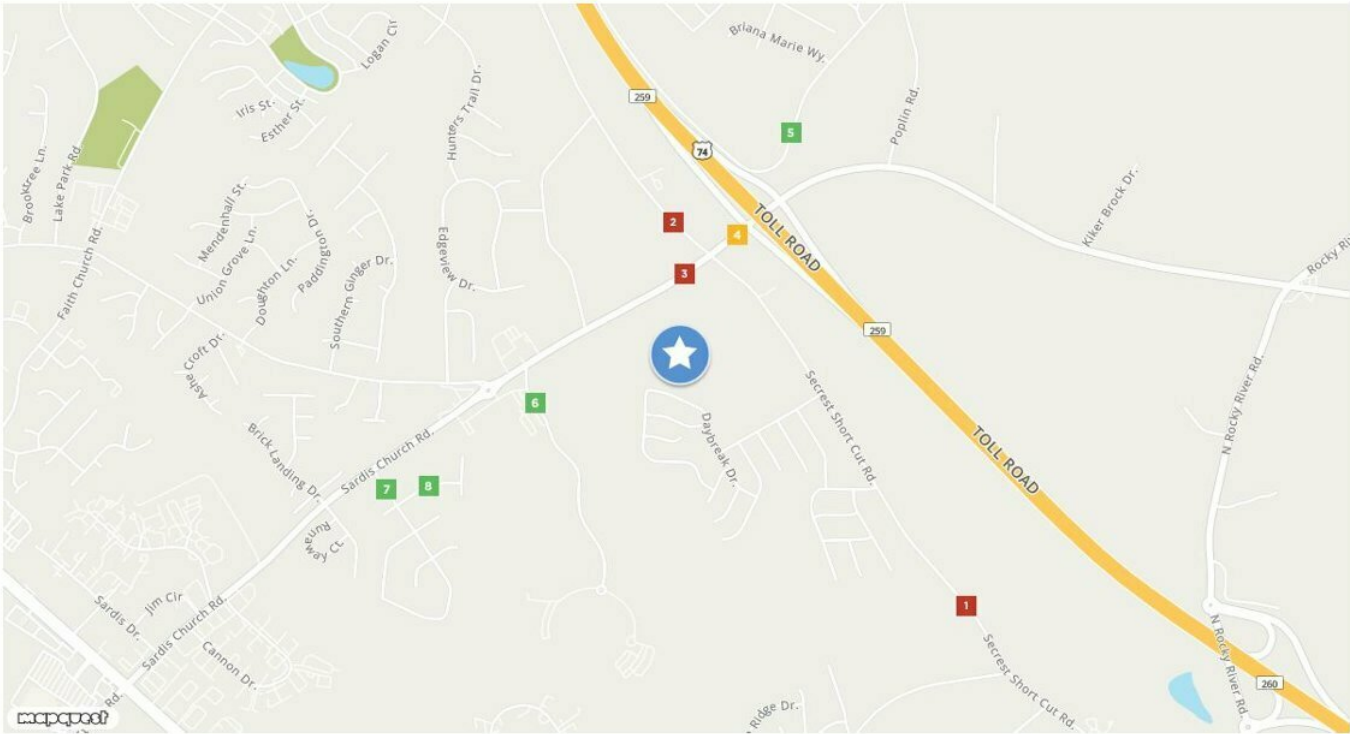
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Traffic Counts



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

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