

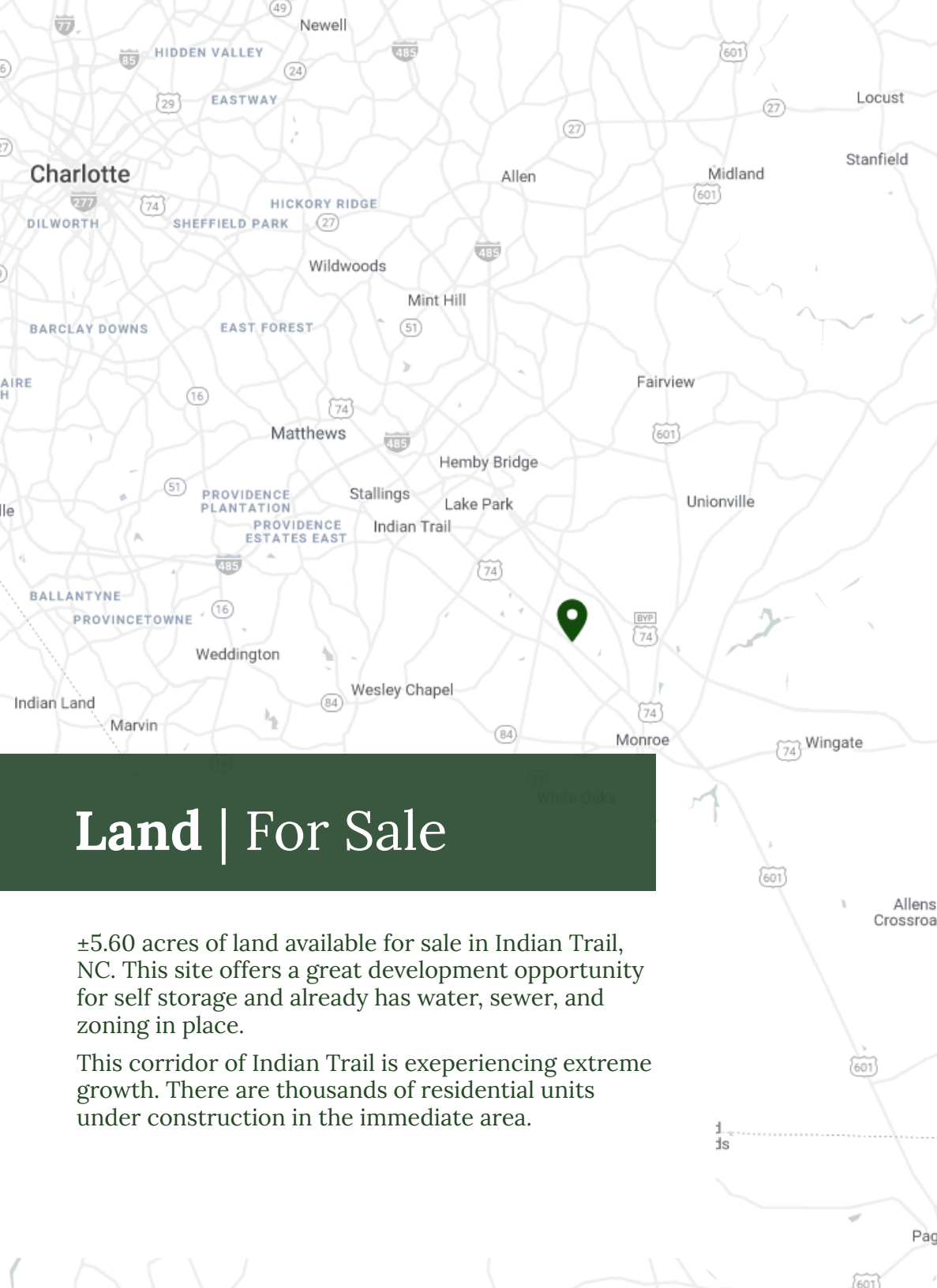


Development Opportunity  
± 5.60 Acres  
Available For Sale

319 Plyler Road  
Indian Trail, NC 28079



**Mackenzie Moser, CCIM**  
Broker  
O: 704.882.1700 ext. 4  
M: 704.280.4649  
mmoser@themosergroupinc.com



## Land | For Sale

±5.60 acres of land available for sale in Indian Trail, NC. This site offers a great development opportunity for self storage and already has water, sewer, and zoning in place.

This corridor of Indian Trail is experiencing extreme growth. There are thousands of residential units under construction in the immediate area.

## Property Highlights

<b>Property Address</b>	319 Plyler Road Indian Trail, NC 28079
<b>Submarket</b>	Union County
<b>Parcel ID</b>	07084328
<b>Acerage</b>	5.60 AC
<b>Utilities</b>	All to Site
<b>Zoning</b>	AE4
<b>Proposed Use</b>	Self Storage

## Demographics

	3 Mile	5 Mile	10 Mile
<b>Population</b>	45,082	108,189	398,601
<b>Households</b>	15,613	37,640	143,885
<b>Average HH Income</b>	\$98,315	\$111,599	\$114,704

**\$300,000 / AC**  
Asking Price



# Property Aerial



**Walmart**  
Save money. Live better.  
**DUNKIN' DONUTS**

**SecurCare**  
Self Storage

**SONIC**

**LIDL**

**Site**

**OCT**  
Coating Technologies, LLC

**Atrium Health**

**Pebble Creek  
Golf Course**

**DOLLAR TREE**  
**FOOD LION** **WORKOUT ANYTIME**  
Your Fitness. Your Schedule.

**Harris Teeter**  
Neighborhood Food & Pharmacy  
**Distribution Center**

**LOWE'S**

**ALDI**



**± 5.60 Acres of Land**

**Available for Sale**



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