

FOR SALE

# Acreage - 3012 Unionville-Indian Trail Rd West, Indian Trail

3012 UNIONVILLE - INDIAN TRAIL RD W, INDIAN TRAIL, NC 28079



Walt Perry Realty Inc.  
- Est. 1985 -



## PROPERTY DESCRIPTION

This property is near the Monroe Expressway. Electric service (Union Power) and public water (Union County) are on site. Natural gas and sewer service would be requested from Piedmont Natural Gas and Union County, respectively. Intent to rezone. Lies within the Village Center Overlay of Indian Trail.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,000,000
<b>Lot Size:</b>	6.15 Acres

## DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

<b>Total Households</b>	10,469	25,495	105,583
<b>Total Population</b>	30,891	72,938	286,576
<b>Average HH Income</b>	\$90,131	\$93,136	\$99,278

FOR MORE INFORMATION, PLEASE CONTACT:

**Jesse Perry**

*Broker in Charge*

704.283.8181

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

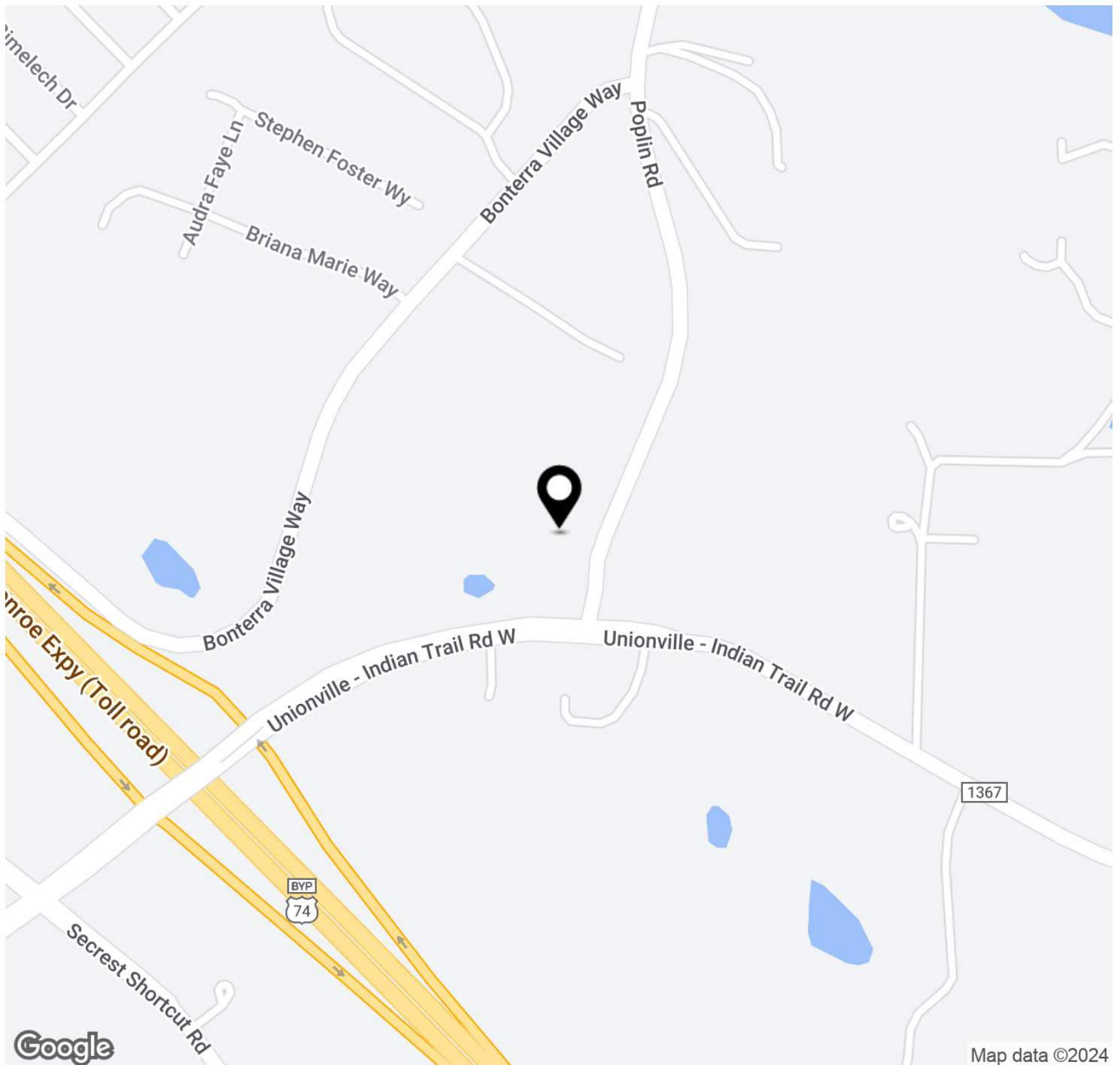
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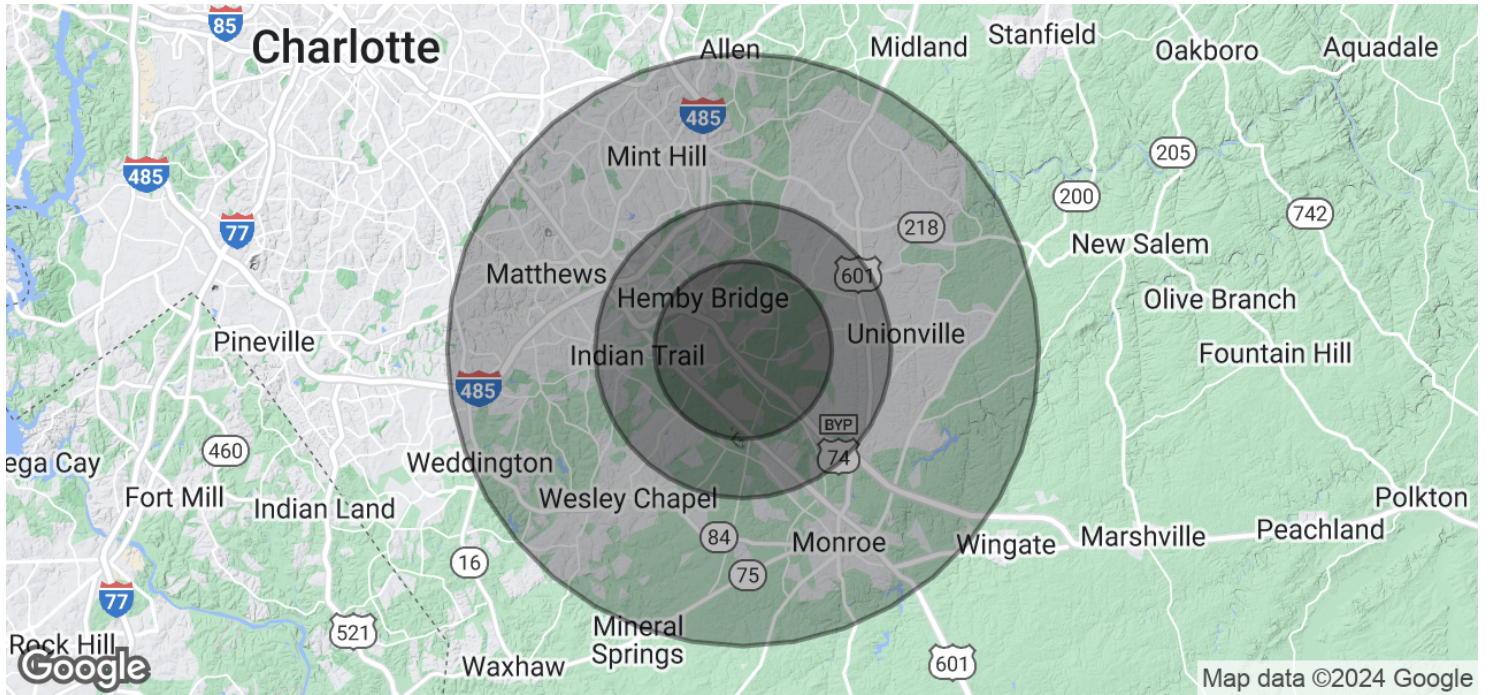
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POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	30,891	72,938	286,576
<b>Average Age</b>	34.5	37.8	39.5
<b>Average Age (Male)</b>	33.0	36.4	37.8
<b>Average Age (Female)</b>	35.3	38.5	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	10,469	25,495	105,583
<b># of Persons per HH</b>	3.0	2.9	2.7
<b>Average HH Income</b>	\$90,131	\$93,136	\$99,278
<b>Average House Value</b>	\$223,748	\$239,238	\$266,826

\* Demographic data derived from 2020 ACS - US Census

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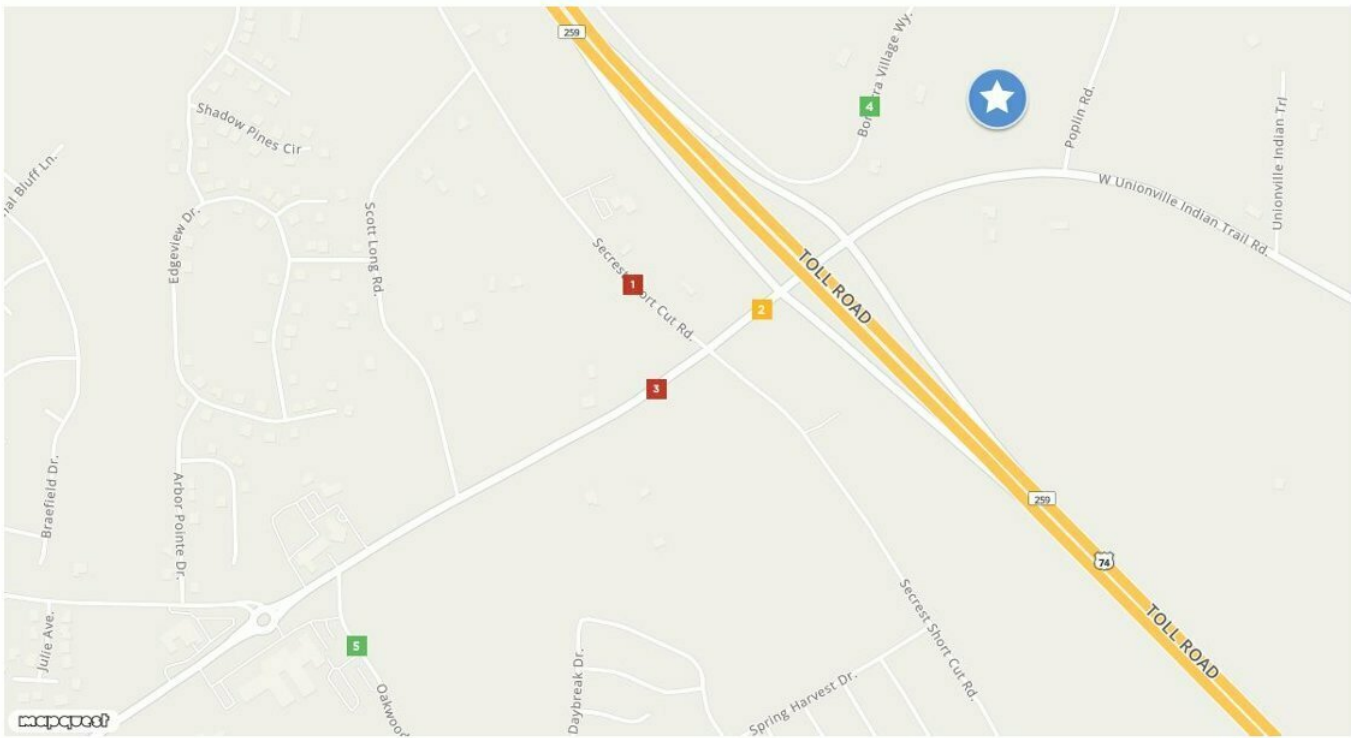
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## Traffic Counts



Secret Shortcut Rd <span style="color: red;">1</span>		Unionville Indian Trl Rd W <span style="color: orange;">2</span>		Unionville Indian Trl Rd W <span style="color: orange;">3</span>		Poplin Rd <span style="color: green;">4</span>		Oakwood Ln <span style="color: green;">5</span>	
Unionville Indian Trl Rd W		Poplin Rd		Secret Shortcut Rd		Unionville Indian Trl Rd W		Unionville Indian Trl Rd W	
Year: 2021	10,885 est	Year: 2021	8,726 est	Year: 2021	9,842 est	Year: 2021	4,160 est	Year:	0 est
Year: 2018	10,500	Year: 2016	9,400	Year: 2016	12,000	Year: 2015	4,500	Year: 1998	140
Year: 2016	12,000	Year: 2014	8,700	Year: 2012	10,000	Year: 2013	4,300	Year: 1996	240

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