

FOR SALE

Unionville-Indian Trail W And Ridge Rd

UNIONVILLE-INDIAN TRAIL AND RIDGE RD, UNIONVILLE, NC 28110



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

More than 4 acres in ideal location at crossroads of Unionville-Indian Trail and Ridge Roads, equi-distant to Hwy 74 and Hwy 601. Intent to rezone to commercial; gentle slope on parcel.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$5,275,000
Lot Size:	21.1 Acres

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Total Households	4,918	17,647	76,068
Total Population	14,857	50,616	208,086
Average HH Income	\$93,870	\$92,361	\$92,541

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltpererryrealty.com

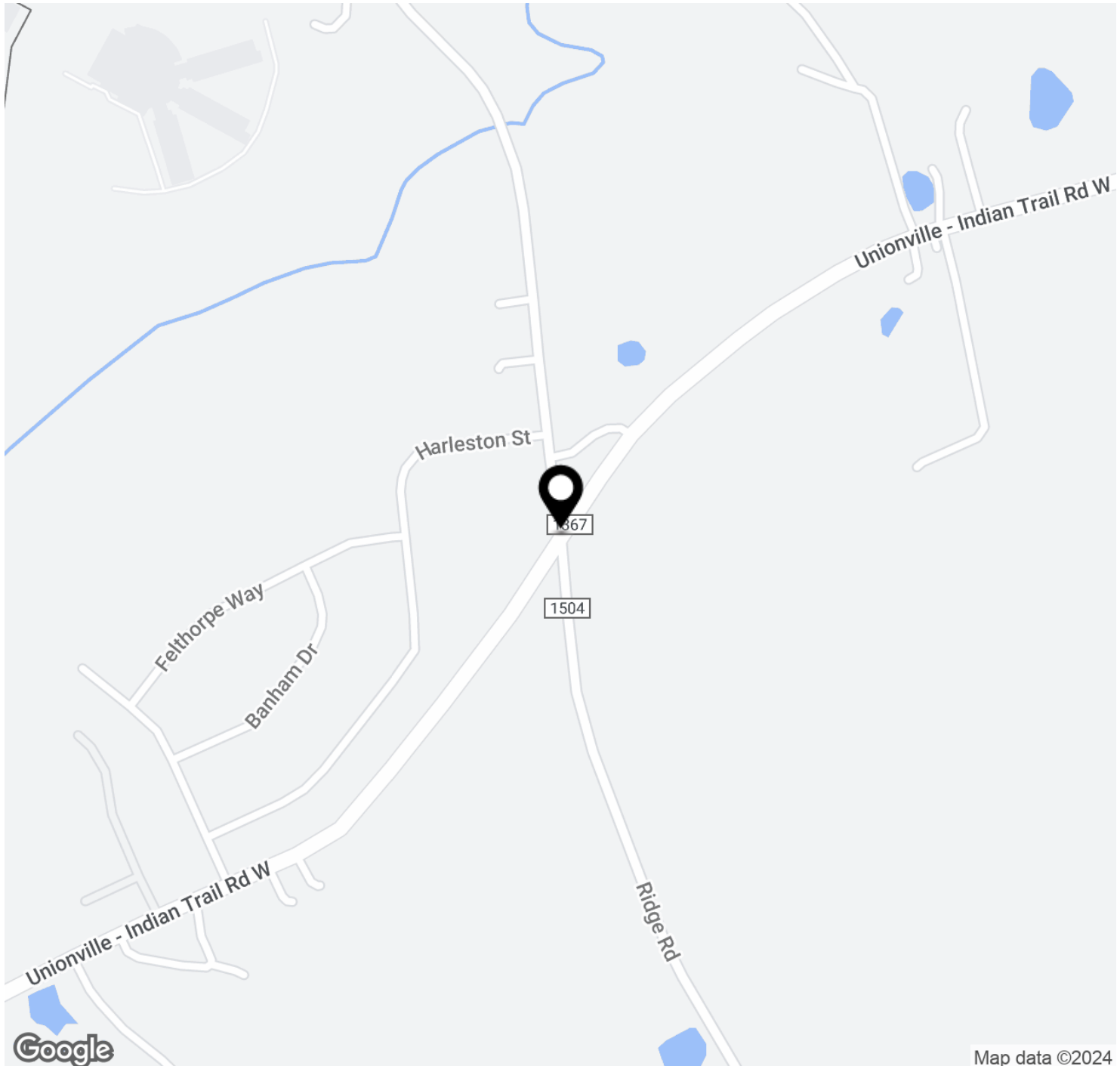
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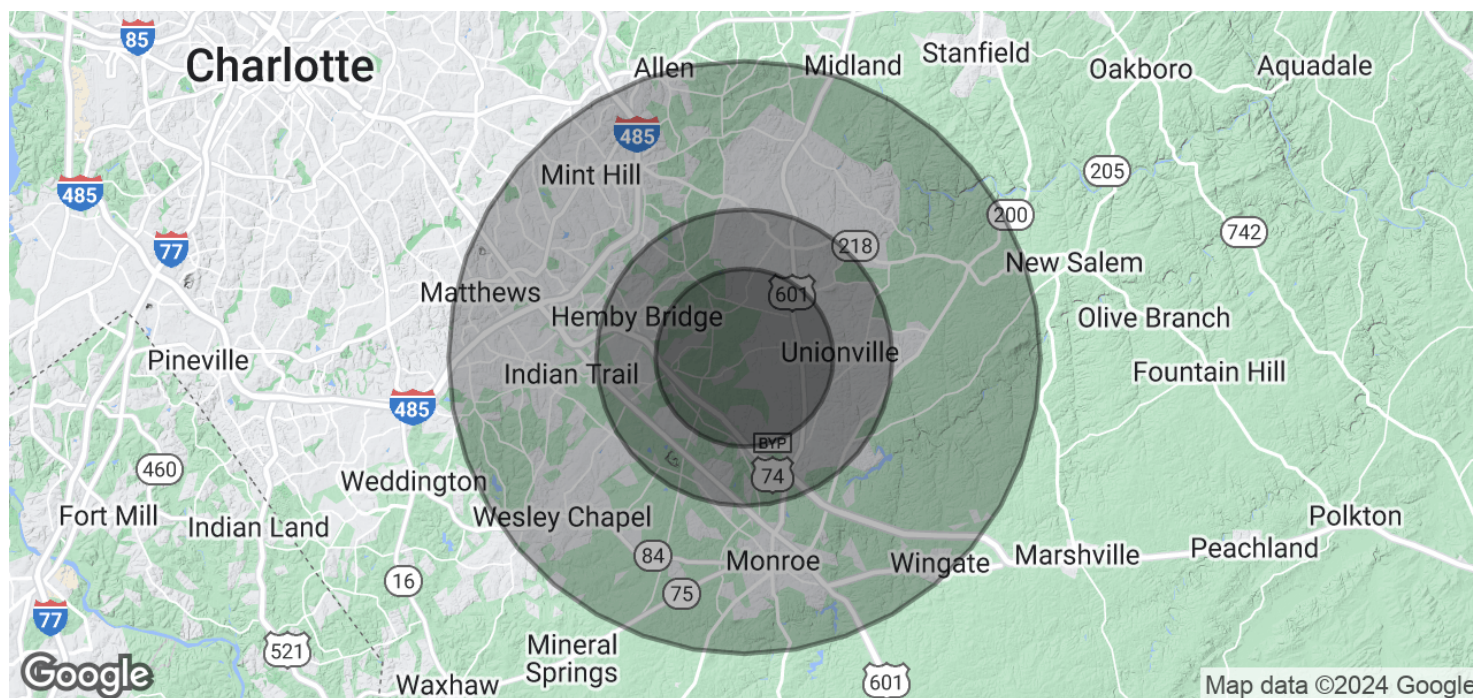
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,857	50,616	208,086
Average Age	35.2	36.7	39.7
Average Age (Male)	33.6	34.4	38.3
Average Age (Female)	35.3	37.8	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,918	17,647	76,068
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$93,870	\$92,361	\$92,541
Average House Value	\$257,142	\$232,315	\$250,528

* Demographic data derived from 2020 ACS - US Census

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Traffic Counts



W Unionville Indian Trail Rd 1

Unionville Indian Trl Rd W

Year: 2021	5,203 est
Year: 2018	5,900
Year: 2016	5,400

Ridge Rd 2

Baucom and Son Rd

Year: 2021	2,402 est
Year: 2016	2,900
Year: 2014	2,300

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