

FOR SALE

RSF-Zoned Land: 3004 W Unionville-Indian Trail Rd, Indian Trail

3004 W UNIONVILLE INDIAN TRAIL RD, LAKE PARK (INDIAN TRAIL), NC 28079



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

Corner site near Hwy 74 and Bonterra ready for residential development in the growing submarket of Indian Trail.

OFFERING SUMMARY

Sale Price:	\$542,000
Lot Size:	1.65 Acres

DEMOGRAPHICS	2 MILES	3 MILES	5 MILES
Total Households	5,896	10,372	25,324
Total Population	17,513	30,592	72,449
Average HH Income	\$96,362	\$90,130	\$92,949

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltpererryrealty.com

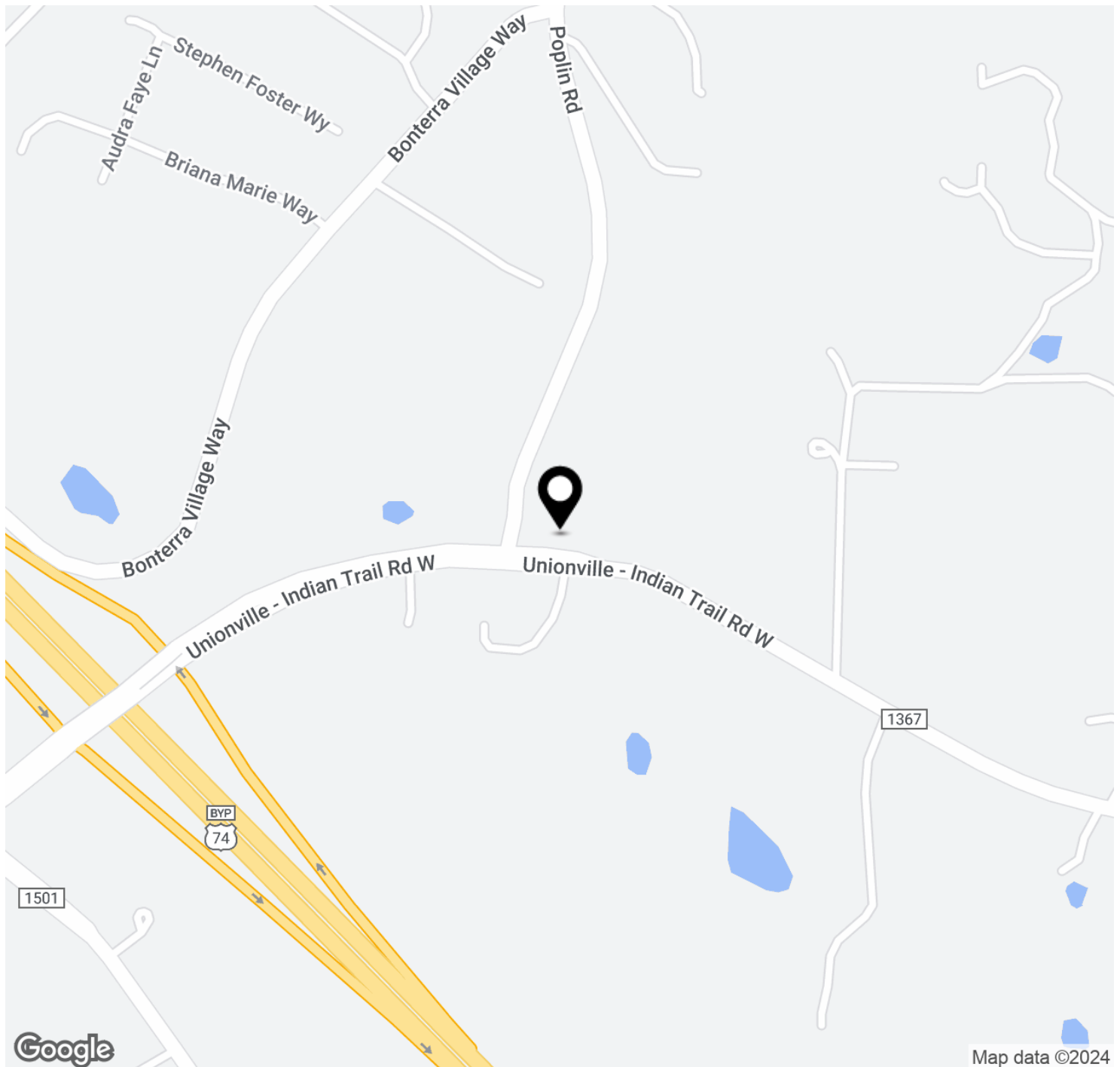
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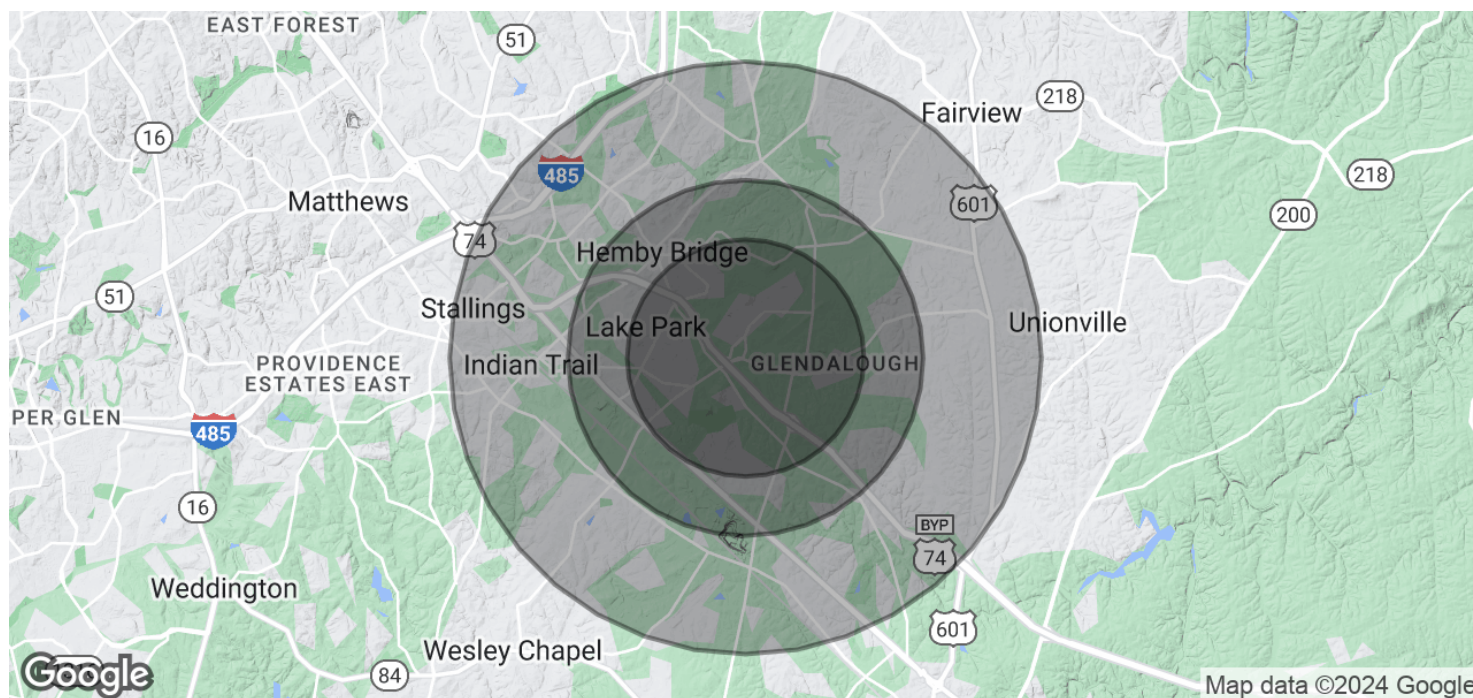
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POPULATION

	2 MILES	3 MILES	5 MILES
Total Population	17,513	30,592	72,449
Average Age	34.0	34.5	37.8
Average Age (Male)	32.6	32.9	36.4
Average Age (Female)	34.8	35.3	38.4

HOUSEHOLDS & INCOME

	2 MILES	3 MILES	5 MILES
Total Households	5,896	10,372	25,324
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$96,362	\$90,130	\$92,949
Average House Value	\$227,296	\$223,747	\$238,757

* Demographic data derived from 2020 ACS - US Census

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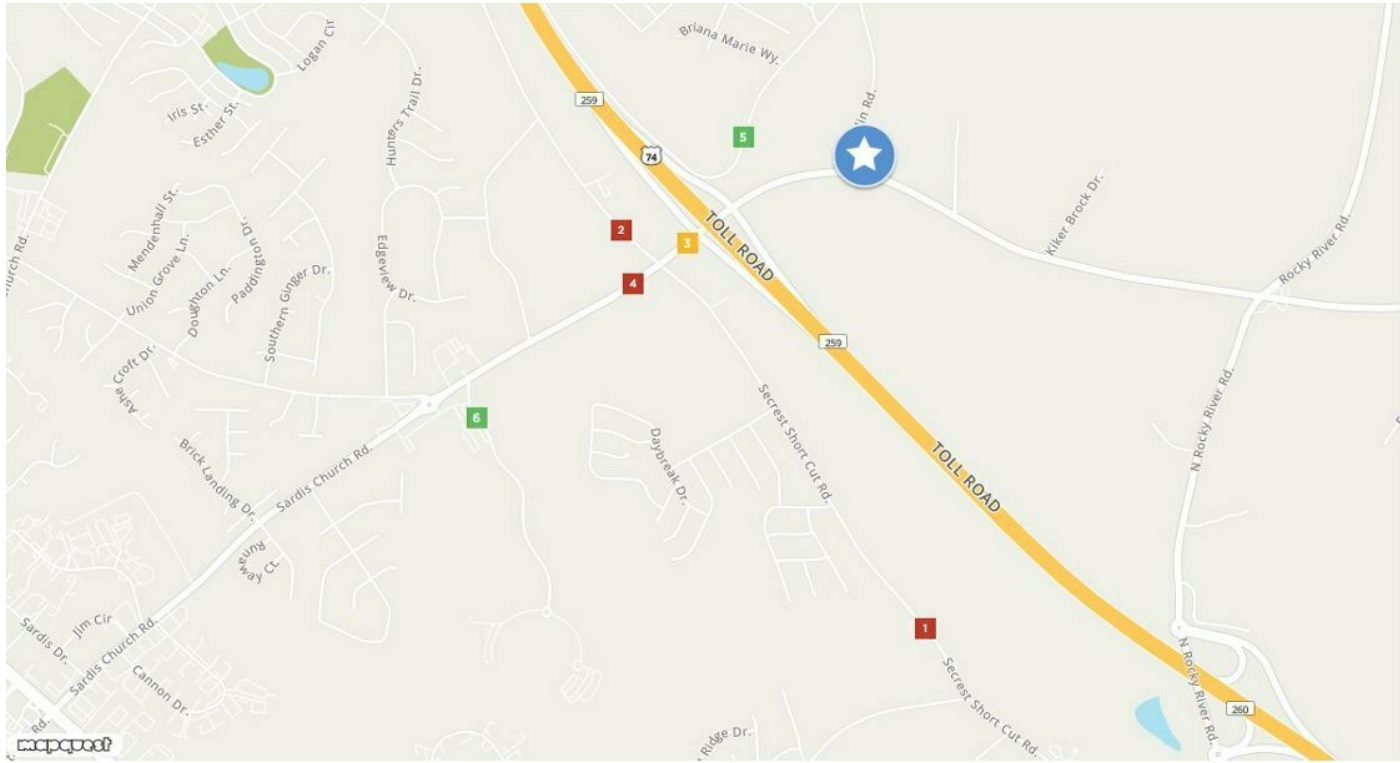
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Traffic Counts



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

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