

THE HUB HOTEL

Hotel Site

13690 E Independence Blvd
Indian Trail, NC 28079



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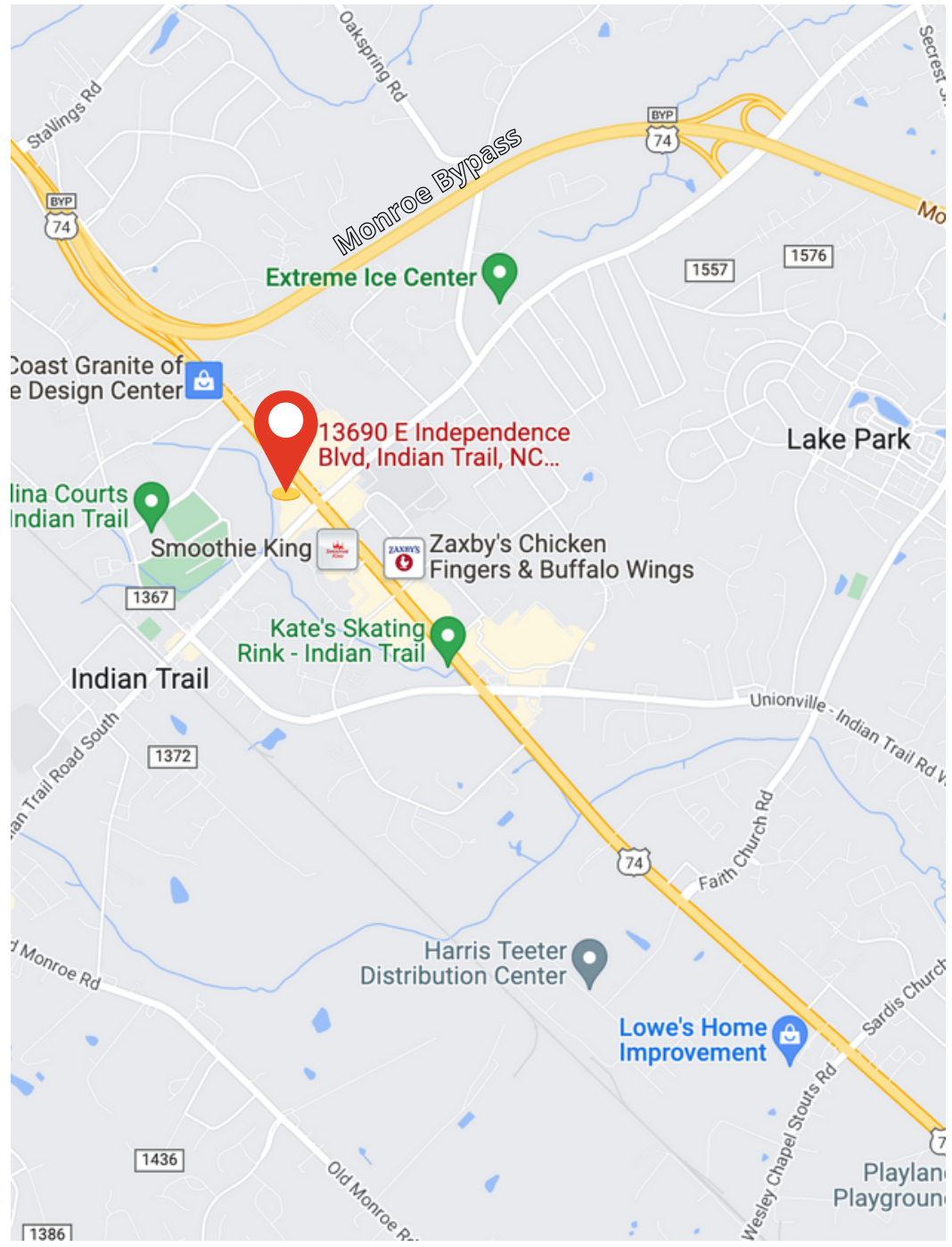


PROPERTY HIGHLIGHTS

- +/- 6.85 Acres
- 154 Rooms
- 158 Parking Spaces
- Fully approved with Water & Sewer pending CIP project and retaining wall
- Utility permit close to being approved
- Grading permit approved- Can start grading today

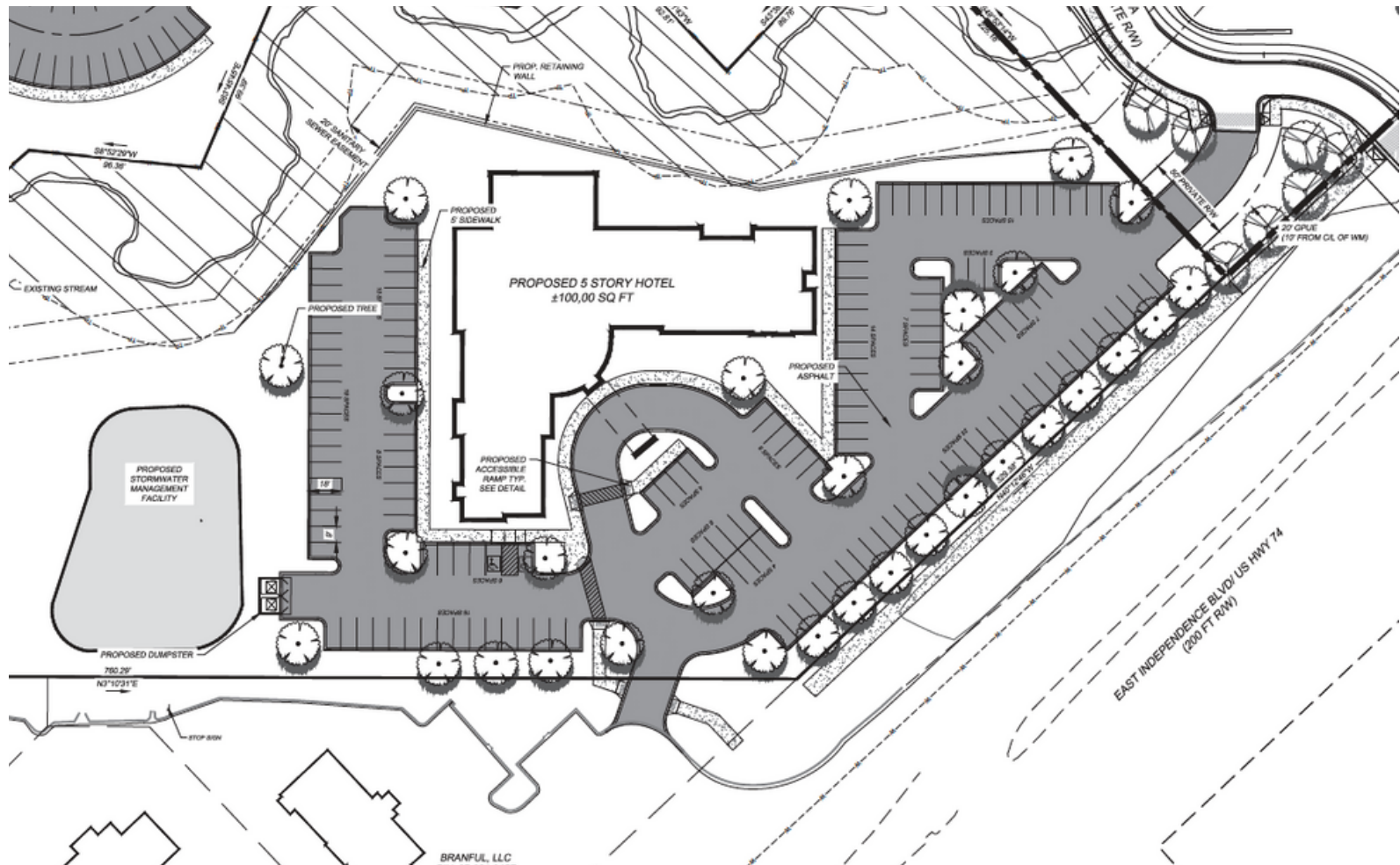
\$1,550,000

Asking Price



SITE PLAN

TAX PARCEL(S):	07105004A
SITE ADDRESS:	13690 E INDEPENDENCE BLVD INDIAN TRAIL, NC 28079
ZONING	CONDITIONAL DISTRICT "THE HUB PHASE II"
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	6.85 Acres
MINIMUM FRONT SETBACK	0'
MINIMUM CORNER/SIDE SETBACK	0/0
MINIMUM REAR SETBACK	0
REQUIRED PARKING	1 SPACE PER ROOM PLUS 1 SPACE PER 2 EMPLOYEES ON MAXIMUM SHIFT
PARKING PROVIDED	158 SPACES TOTAL
ADA SPACES PROVIDED	2 SPACES



CURRENT SITE



The Hub Hotel



Elan Indian Trail Greystar Apartments are currently under construction behind the hotel site.