

LAND FOR SALE INDIAN TRAIL

(Unionville Indian Trail Road W and Younts Road)



PRICE:	\$4,225,000	ACERAGE:	7.56+/- (2 lots .68 & 6.88 acres)
CITY:	Indian Trail	COUNTY:	Union
		TAX ID:	07-084-313J 07-084-313V
ZONING:	RBD (Regional Business District)	FENCING:	Partial (around leased trailer lots)
UTILITY PROVIDERS:	Water- Union Sewer - Union Electric - Union Power Gas Piedmont Natural Gas	ROADS:	State maintained Unionville Indian Trail Road W and Younts Road. Innovation Drive (future maintenance to be determined between property owners)

COMMENTS:

- NOI \$7,500 +/- per month 80 short term leased trailer parking spaces
- Environmental information not available
- Dated catch basin in place
- Majority of site graded
- 2000 Construction Materials Testing report provided upon request
- 20' sanitation easement between lots
- Zoning Map
<https://www.indiantrail.org/DocumentCenter/View/3222/Official-Zoning-Map-PDF?bidId=>
- Area plan Town of Indian Trail
<https://indiantrail.maps.arcgis.com/apps/webappviewer/index.html?id=3579e0240897414d9fce4ba43ae2e30c>



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