

# LAND FOR SALE INDIAN TRAIL

(Unionville Indian Trail Road W and Younts Road)



**PRICE:** \$4,225,000      **ACREAGE** 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      **ROADS:** State maintained Unionville Indian Trail Road W and Younts Road. Innovation Drive (future maintenance to be determined between property owners)  
Sewer - Union  
Electric - Union Power  
Gas Piedmont Natural Gas

**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
- Property conditions subject to verification by interested parties.

-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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