

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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