

OLD CHARLOTTE HWY & HAYES RD

INDIAN TRAIL, NORTH CAROLINA 28210



**+/- 2.64 ACRES
LAND FOR SALE OR LEASE**

HAYES RD

CONTACT FOR DETAILS
GEORGE KARRES
(704) 373-9797
GKarres@TheNicholsCompany.com

Available Land for Sale or Lease

+/- 2.64 AC LAND

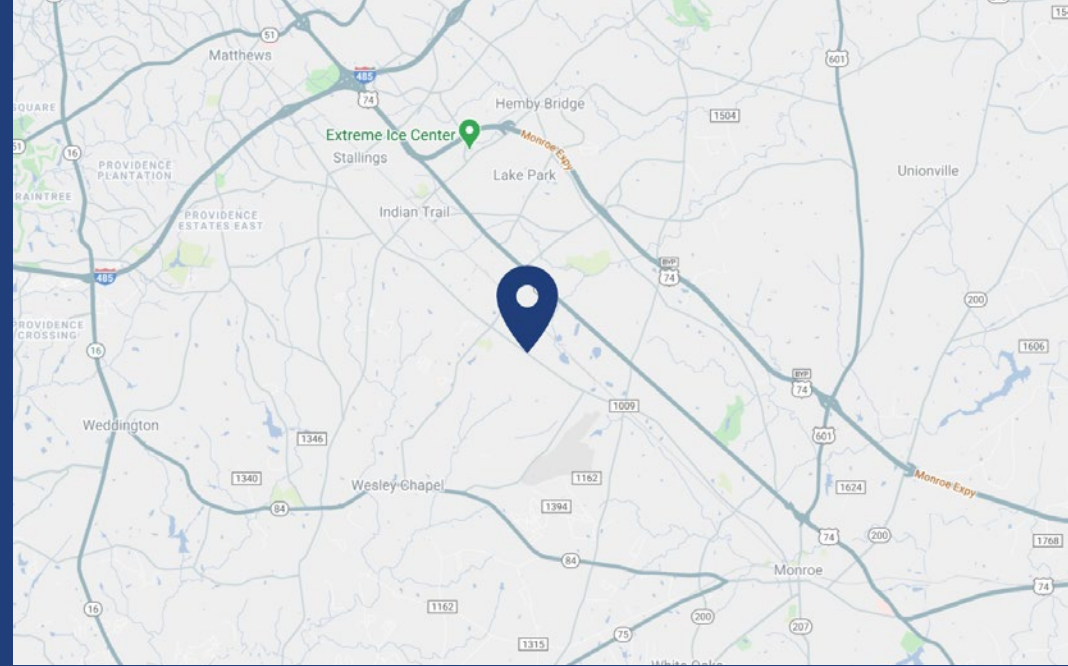
PROPERTY OVERVIEW

AVAILABLE LAND

Opportunity to purchase or lease +/- 2.64 AC of land in Indian Trail, NC. Two parcels are available at the site, currently zoned for Residential with a future mixed-use opportunity with rezoning. See Town of Indian Trail Comprehensive Plan.

PROPERTY DETAILS

Address	Corner of Old Charlotte Hwy & Hayes Rd
Parcel ID	09-393-003 09-393-004
Acreage	+/- 2.64 AC Available for Sale or Lease
Square Footage	+/- 114,998 SF Gross AC
Zoning	Residential
Frontage	+/- 207 FT
Traffic Counts	Hayed Rd 2,700 VPD Old Charlotte Hwy 18,500 VPD
Sale Price	Negotiable - Call for Pricing



TOWN OF INDIAN TRAIL COMPREHENSIVE PLAN

Click the links below for details about the Town of Indian Trail's Comprehensive Plan and their infrastructure growth strategy.

- [The Town of Indian Trail Comprehensive Plan](#)
- [2021 Comprehensive Plan Update](#)
- [Indian Trail's Planning Department](#)



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	3,817	37,070	85,838
Avg. Household Income	\$92,494	\$90,478	\$100,370
Median Household Income	\$80,229	\$90,478	\$100,370
Households	1,214	12,463	29,434
Daytime Employees	2,775	14,826	28,539



INDIAN TRAIL NORTH CAROLINA

Indian Trail is the largest municipality in Union County. It has been named a U.S. Top Ten "Best Places for Families" by Family Circle Magazine, the "Most Affordable Place in North Carolina," a "Great Place for Healthy Living in N.C." and one of the Top Five "Best North Carolina Towns for Young Families." These accolades highlight just a few of the many great aspects of Indian Trail: affordable living, great neighborhoods, substantial green space, A-plus schools and one of the lowest tax rates for a town this size in North Carolina. In addition to the bustling Sun Valley Entertainment District, Indian Trail is currently revitalizing its Uptown and Downtown areas while working with regional partners to bring even more to the area.

Indian Trail offers a variety of activities including festivals, parades, events and concerts throughout the year at the Town's three parks - Crossing Paths, Chestnut Square and Crooked Creek Parks. Indian Trail's parks provide an exciting assortment of outdoor activities, including walking paths, playgrounds, fitness classes, a dog park, disc golf course, ball fields, environmental education classes, sports clinics, a splashpad with reservable waterproof-wheelchair and a healthy, safe environment to enjoy the outdoors.





OLD CHARLOTTE HWY

HAYES RD

SITE

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THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.