

FOR SALE > LAND INDIAN TRAIL, NC



21.6 Acres on Highway 74

EAST INDEPENDENCE BLVD., INDIAN TRAIL, NC 28079



21.6 Acres on Highway 74 >

21.6 acres available for sale located on Highway 74 (E. Independence Blvd.) near the new Chestnut Expressway (Gateway to Indian Trail). Significant road improvements have been made all around the property. Great opportunity for Retail, Office, Hotel, MF.

Street	Traffic Count
E. Independence Blvd.	59,000 VPD
Indian Trail Road	12,000 VPD

Site Summary >

- > ±21.6 Total Acres
- > Parcel ID: 07105004
- > 556 LF Frontage on Highway 74
- > Zoned Regional Business District (RBD)
- > City Water and Sewer (10")
- > M-T-M Tenant paying \$24,000/year
- > Asking Price \$2,797,000 (\$129,490/Acre)
- > Adjacent to Carolina Courts Complex



STEVE RICH, CCIM
+1 704 409 2375
CHARLOTTE, NC
STEVE.RICH@COLLIERS.COM

COLLIERS INTERNATIONAL
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Charlotte, NC 28202
www.colliers.com

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Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Population	1,133	40,021	109,006
Avg. HH Income	\$77,407	\$84,291	\$95,818
Employees	5,615	16,011	46,301



Contact Us

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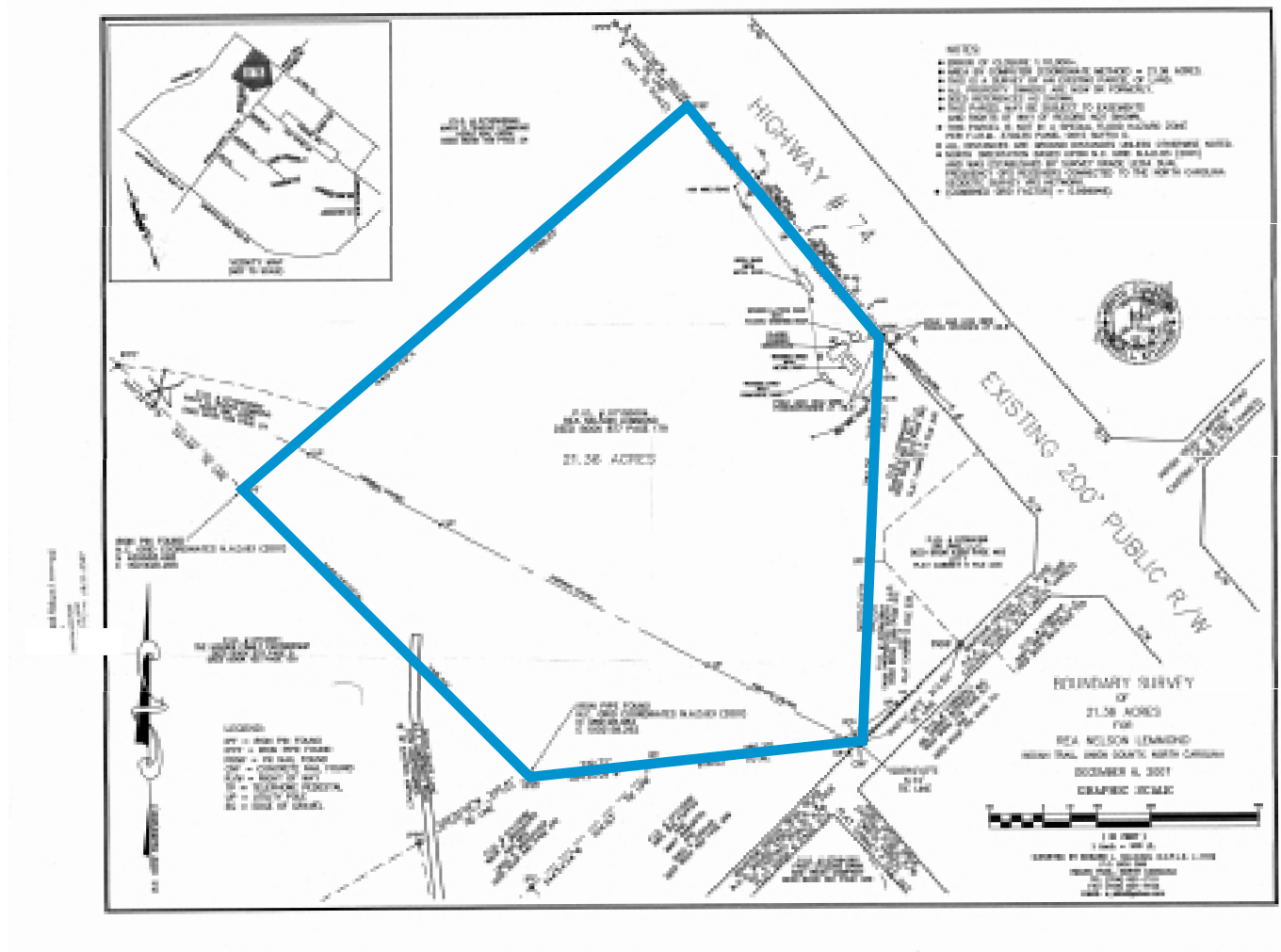
The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant agent.



FOR SALE > LAND

21.3 Acres on Highway 74

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21.3 Acres on Highway 74

SCOTT GARNER PROPERTY
Due Diligence Study
 NC 74
 Indian Trail, North Carolina

PRELIMINARY - NOT FOR CONSTRUCTION

Legend

- Property
- Highway
- Water
- Topography
- Other

Scale
 1" = 100'

North Arrow

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