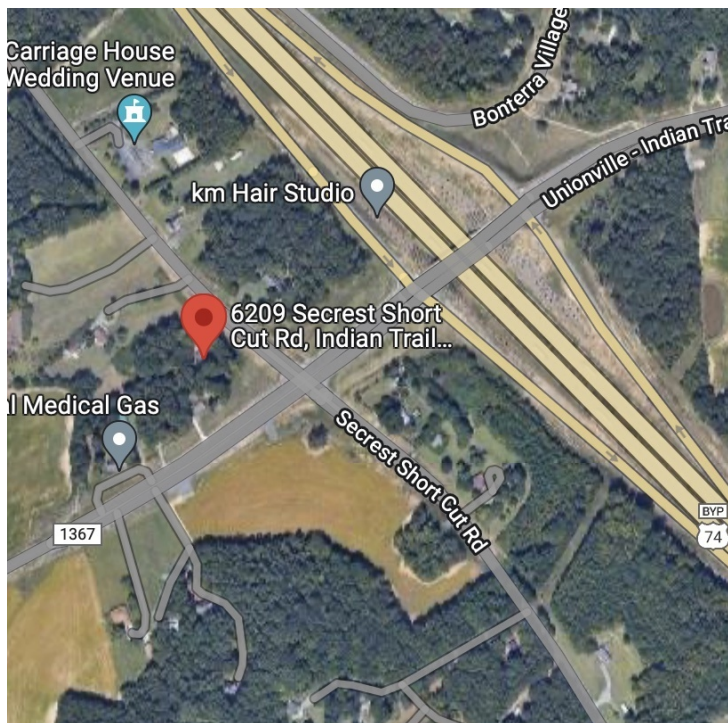




## EXECUTIVE SUMMARY



### SALE PRICE

**\$500,000**

### OFFERING SUMMARY

Lot Size: 1.02 Acres

Zoning: Utilities: Residential, subject to commercial Mixed-Use rezoning

Water and Septic

### PROPERTY OVERVIEW

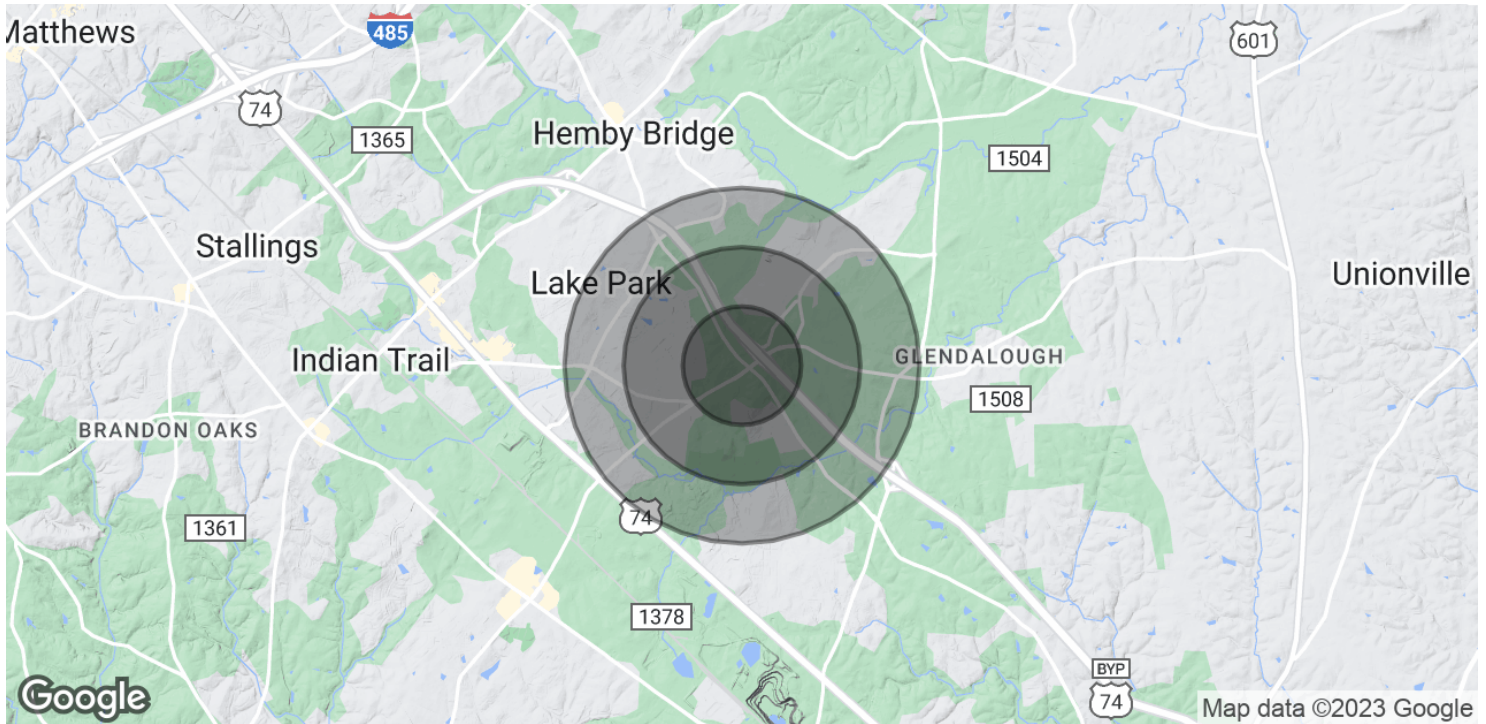
Opportunity for redevelopment on 1.016 Acre lot on Secrest Shortcut Rd in Indian Trail, NC. Currently residential zoning, subject to commercial Mixed-Use rezoning under Indian Trail's Crooked Creek Village Comprehensive Future Land Use Plan. Rental house on the property with a MTM verbal lease bringing in \$1,000/month + property taxes. Do not disturb the tenant.

### PROPERTY HIGHLIGHTS

- 1.016 Acre lot
- Current zoning is Residential
- Subject to Commercial Mixed-Use Rezoning
- Conveniently located to the Monroe Bypass and Hwy 74



## DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,280	5,397	11,033
Average Age	32.3	32.8	34.0
Average Age (Male)	27.1	30.1	33.0
Average Age (Female)	35.2	34.4	34.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	391	1,713	3,721
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$126,961	\$110,060	\$102,288
Average House Value	\$1,194,521	\$483,567	\$366,666

\* Demographic data derived from 2020 ACS - US Census