

Stinson Hartis Rd - Lot 19, 20, and 21




US Developments

Listing Agent

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Executive Summary



Investment Overview

Prime industrial-zoned land available with water and sewer at the corner of Stinson Hartis Road and Indian Trail Fairview Road. Located in a thriving light industrial area, this property offers excellent visibility, accessibility, and development potential for a variety of commercial and industrial uses.

Ideal for small manufacturing facility, indoor/ outdoor sports recreation facility, vehicle sales and service, or repair and maintenance, type 2&3 storage, or communication center to name a few approved uses for LI zoning. Convenient access to Highway 74 and close proximity to Interstate 485 provide strong connectivity to the greater Charlotte market and surrounding areas.

This is a rare opportunity for investors, developers, or owner-users seeking industrial land in a rapidly growing area with strong long-term potential.



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INVESTMENT HIGHLIGHTS



- Prime 6.53-acre industrial-zoned development opportunity in a thriving light industrial corridor
- Highly visible corner location at Stinson Hartis Rd and Indian Trail Fairview Rd
- Convenient access to Highway 74, Interstate 485, and the Monroe Expressway
- Ideal for small manufacturing facility, indoor/ outdoor sports recreation facility, vehicle sales and service, or repair and maintenance, type 2&3 storage
- Located in a rapidly growing Union County market with strong population and household growth
- Strong traffic counts nearby, with over 17,000 vehicles per day on US 74 Bypass
- Approximately 870 feet of frontage on Stinson Hartis Road
- Level topography provides ease of site planning and development
- Positioned in a business-friendly suburban industrial submarket
- Excellent opportunity for owner-users, developers, or long-term investors seeking industrial land in a high-demand growth area



Property Information



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Property Information



FINANCIAL

Price \$1,595,000

Price/AC \$244,257

LAND

Type 2 Star Industrial Land
Location Suburban
Zoning LI

Land AC - Gross	6.53 AC	Land SF - Gross	284,447 SF
Land AC - Net	2.00 AC	Land SF - Net	87,120 SF
Min Div Size	2.00 AC	Dimensions	Irregular
Topography	Level		

On Sites Raw land
Off Sites No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, No Streets, No Telephone

Proposed Use Industrial

Frontage 870' on Stinson Hartis

Pedestrian Frie... 40 - Fairly friendly
Cycling Friendly 30 - Somewhat friendly
Car Friendly 90 - Exceptionally friendly
Transit Friendly 0 - Not friendly



\$1,595,000
Sale Price



284,447
SF






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