

OFFERING MEMORANDUM

MOSER

THE MOSER GROUP, INC.

Full Service Commercial Real Estate & Community Development



SARATOGA BLVD & SECREST SHORTCUT ±25AC | INDIAN TRAIL, NC

INDIAN TRAIL, NC | LAND ±25 ACRES



OFFERED EXCLUSIVELY BY

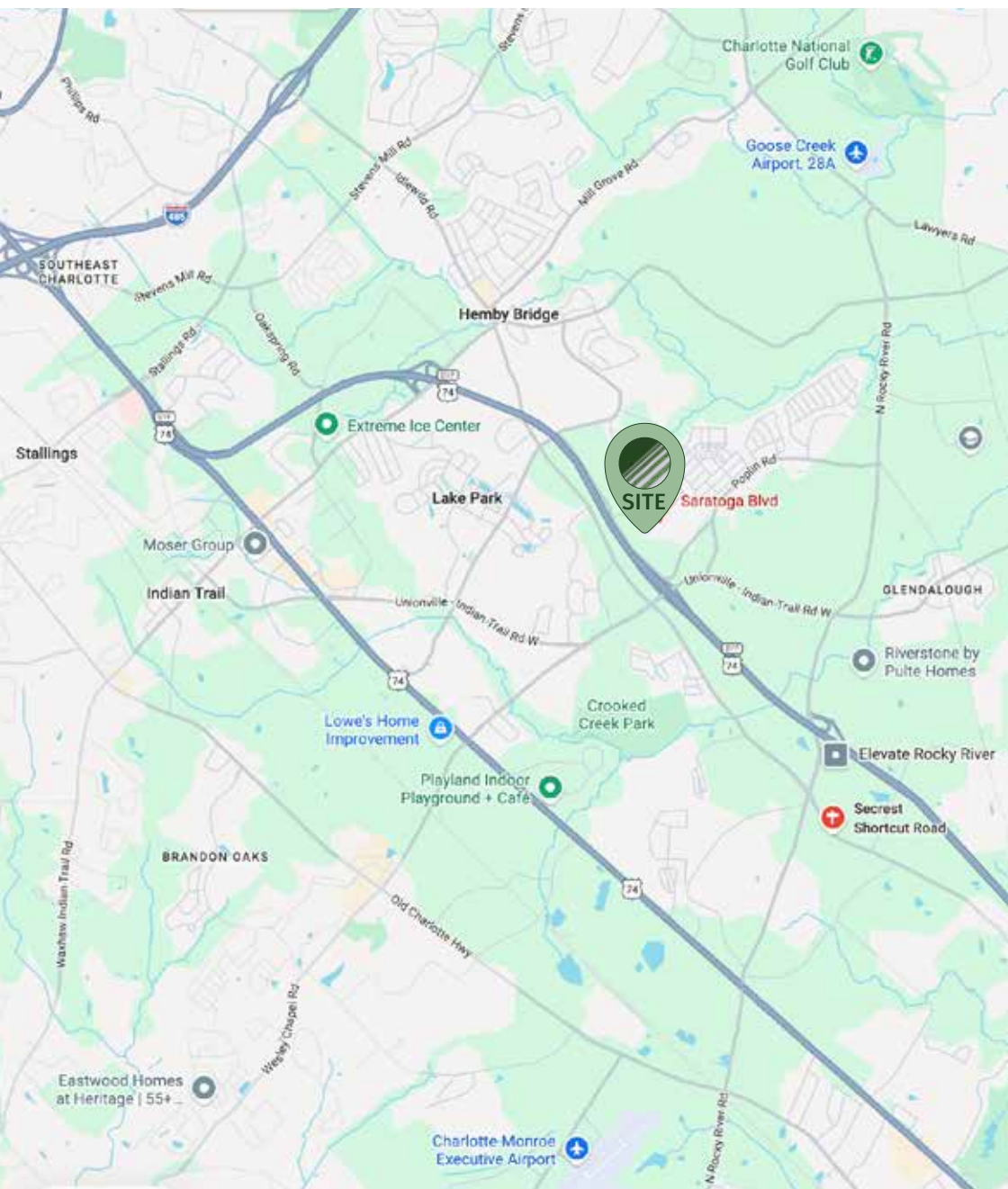
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SARATOGA BLVD & SECRET SHORTCUT RD. | INDIAN TRAIL, NC

±25 ACRES | \$2,105,000



PROPERTY OVERVIEW

The Moser Group Inc. presents an excellent opportunity for Investors and Developers

Exceptional ± 25 acre industrial/employment development opportunity in the rapidly growing Indian Trail market. Strategically positioned at Saratoga Blvd. and Secrest Shortcut Rd., the property offers strong potential for flex industrial, contractor park, service industrial, employment campus, or multi-building business park development.

Portions of the site are already zoned Light Industrial, with remaining areas positioned for rezoning or alignment through a future development plan. Existing water and sewer infrastructure along the corridor significantly enhances development feasibility and site marketability.

Supported by the Town's long-range planning vision and existing zoning framework, this property presents a rare opportunity for investors and developers seeking an employment-oriented project in one of Union County's fastest-growing commercial corridors. Sale subject to rezoning approvals and buyer due diligence associated with the proposed development plan.

The proposed listing price: \$2,105,000

PROPERTY HIGHLIGHTS

- Adjacent to the Established Bonterra Residential Community & Expanding Residential Growth Corridor
- Water & Sewer Infrastructure Available Along Corridor
- Close to HWY 74, I-485, Easy connectivity to Charlotte and key regional corridors
- Supported by Town Long-Range Planning & Employment Growth Initiatives
- Surrounded by National Retailers, Restaurants & Daily Amenities

AERIAL VIEW



PARCEL MAP



OFFERING SUMMARY



**Saratoga Blvd. & Secret
Shortcut Rd.**
Indian Trail, NC 28079



Zoning

L-1 (LIGHT INDUSTRIAL)
positioned for rezoning as part
of future development plan



Sale Price
\$2,105,000



Available
±25 ACRES



Property Type
Land | Commercial



Parcel IDs
07021335, 07021335C



Population (2025) 5 Mile
123,913



Households (2025) 5 Mile
51,833



Average Household Income
\$143,684

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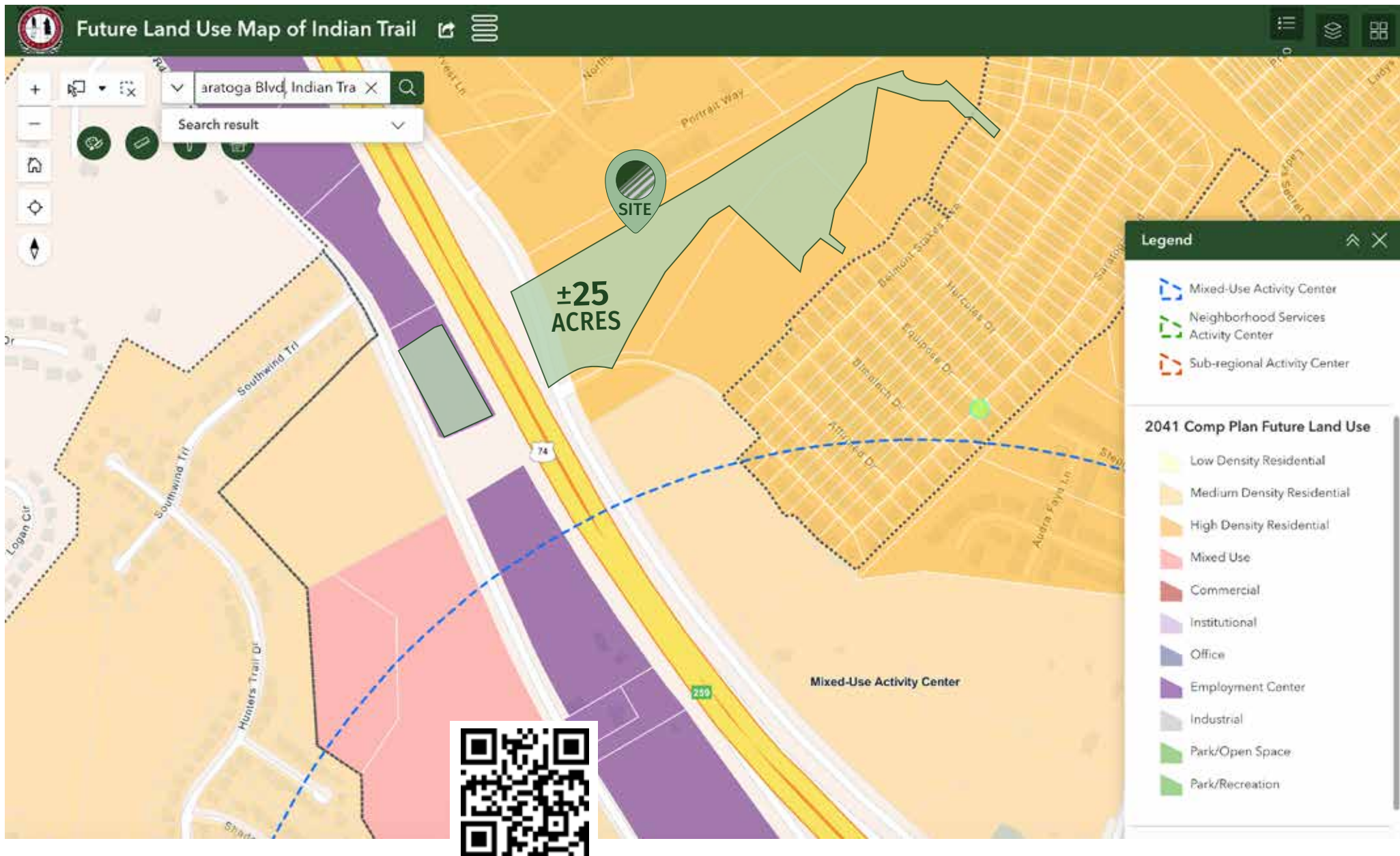
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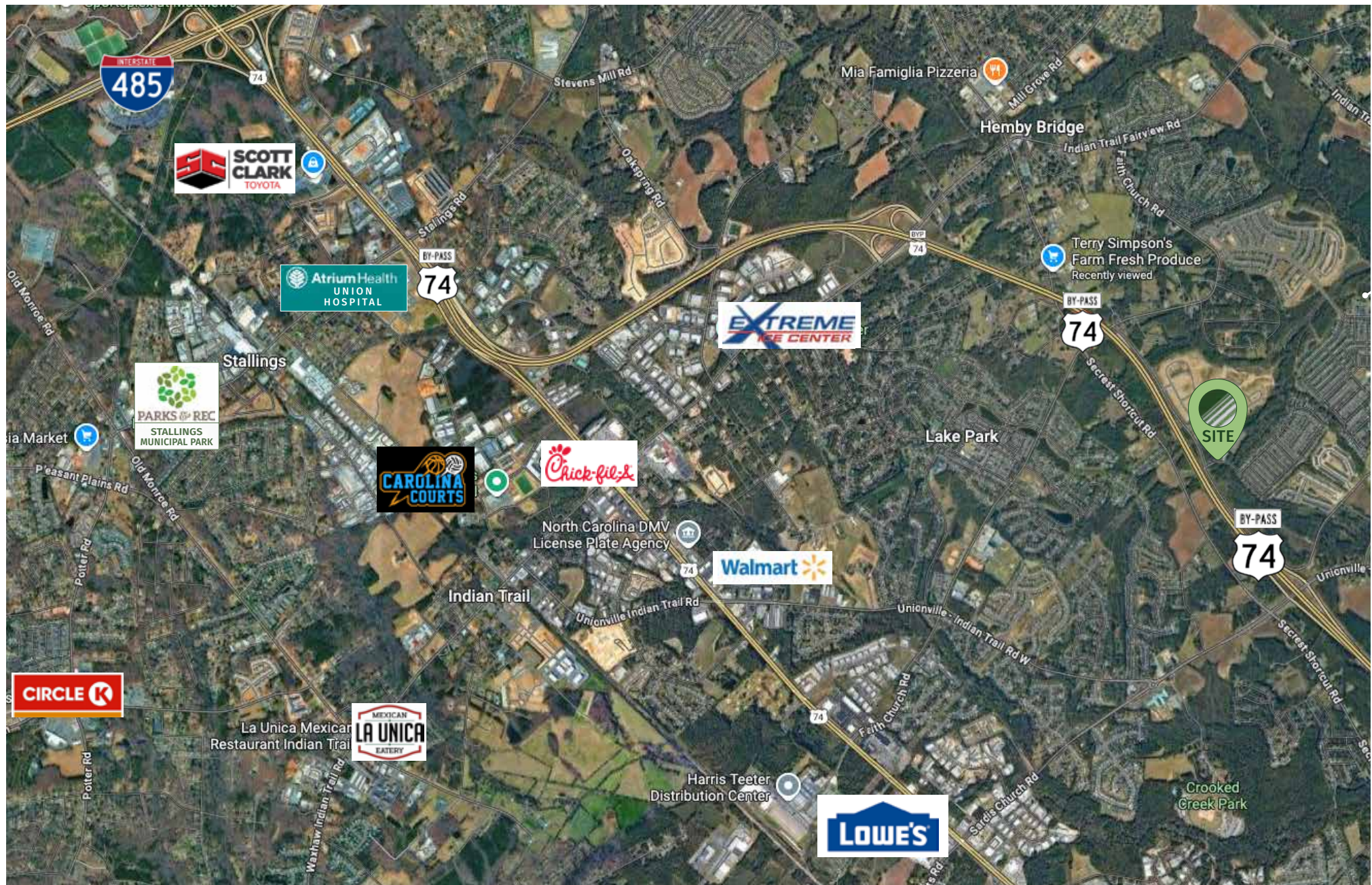
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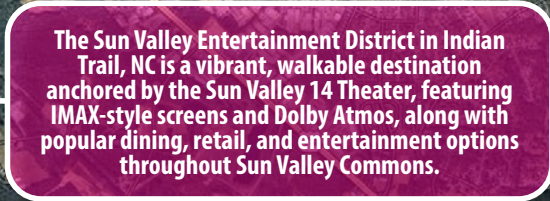
FUTURE LAND USE MAP



SCAN TO VIEW MAP

LOCATION OVERVIEW







DRAFT

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Saratoga Blvd., Indian Trail, NC | ±25 Acres | FOR SALE