



Highway Commercial Site

North End

Charlotte, NC



WILLIAM HAYGOOD
THE NICHOLS COMPANY
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600 Queens Rd. Charlotte, NC 28207

ABOUT:

+/- 2.47 acres ideal for a hotel, gas station or storage facility, this site is just 1.5 miles from Uptown Charlotte and offers unobstructed views of the skyline. Close to the Brightwalk area of Charlotte and .6 miles from Camp North End, it is within close proximity to both Interstate 77 and Interstate 85. The site has access to more than 20 acres of neighborhood parks including the 15 acre Double Oaks Neighborhood Park and steps away from the 5+ acre Anita Stroud Park. Additionally, it has future access to the proposed Irwin Creek Greenway extension.

LAND ATTRIBUTES:

- +/- 2.47 acres
- Zoning: R-22; owner will allow rezoning
- Parcel ID: 077-062-02
- Call For List Price

TRAFFIC COUNT:

Atando Avenue
Interstate 77

VIDEO:

[Aerial Footage of Parcel C](#)



SURVEY:

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK, UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6664 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7294

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.

NGS MONUMENT "244 RM"
NO GRID NUMBERS
PUBLISHED AND USED
N=549723.65
E=1450895.92
ELEV=728.02

LOT 2
M.B. 58, PG. 522
DOUBLE OAKS DEVELOPMENT, LLC
D.B. 22805, PG. 478
PIN: 077-062-01

LOT 1
M.B. 58, PG. 522
ATANDO APARTMENTS, LLC
D.B. 30392, PG. 534
PIN: 077-062-03

LEGEND:

C/A - CONTROLLED ACCESS
C&G - CURB & GUTTER
CB - CATCH BASIN
C.G.F. - COMBINED GRID FACILITY
D.B. - DEED BOOK
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
FES - FLARED END SECTION
GR - GRATE
LP - LIGHT POLE
M.B. - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RWM - RIGHT OF WAY MONUMENT
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE

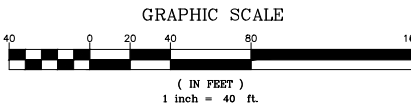
SPECIAL FLOODWAY

1% ANNUAL CHANCE FLOOD HAZARD

FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD

LINE LEGEND:

EASEMENT
FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
STORM DRAIN PIPE
WOOD FENCE



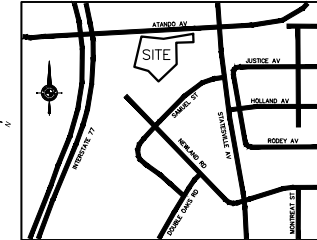
GPS CERTIFICATION:

1. CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: CLASS - 4(1) (10.000)
(2) POSITIONAL ACCURACY: N=0.0075, E=0.0026, VERT = 0.0043
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 09-14-17
(5) DATUM/EPOCH: NAD83(2011)/NAD83
(6) PUBLISHED FIELD CONTROL USE: MONUMENT "244 RM"
(7) GEOD MODEL: GEOD12B(COVS)
(8) COMBINED GRID FACTORS: 0.99994255
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: NEW LIFE FELLOWSHIP CENTER OF CHARLOTTE, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09-27-2017.

Charles E. Bell
CHARLES E. BELL
NCPLS, L-4804
cbell@rpharr.com
09-27-2017
DATE



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON N.G.S. MONUMENT "244". ELEVATION = 728.02 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- ATANDO AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

ZONING:

ZONING RESTRICTIONS, AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-22MF
MINIMUM SETBACK: 20 FT
MINIMUM SIDE STREET SETBACK: 10 FT
MINIMUM SIDE YARD: 3 FT
MINIMUM REAR YARD: 20 FT

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF SURVEY. R.B. PHARR & ASSOCIATES, P.A. ARE NOT RESPONSIBLE FOR MISSING OR INCORRECTLY SHOWN ZONING RESTRICTIONS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

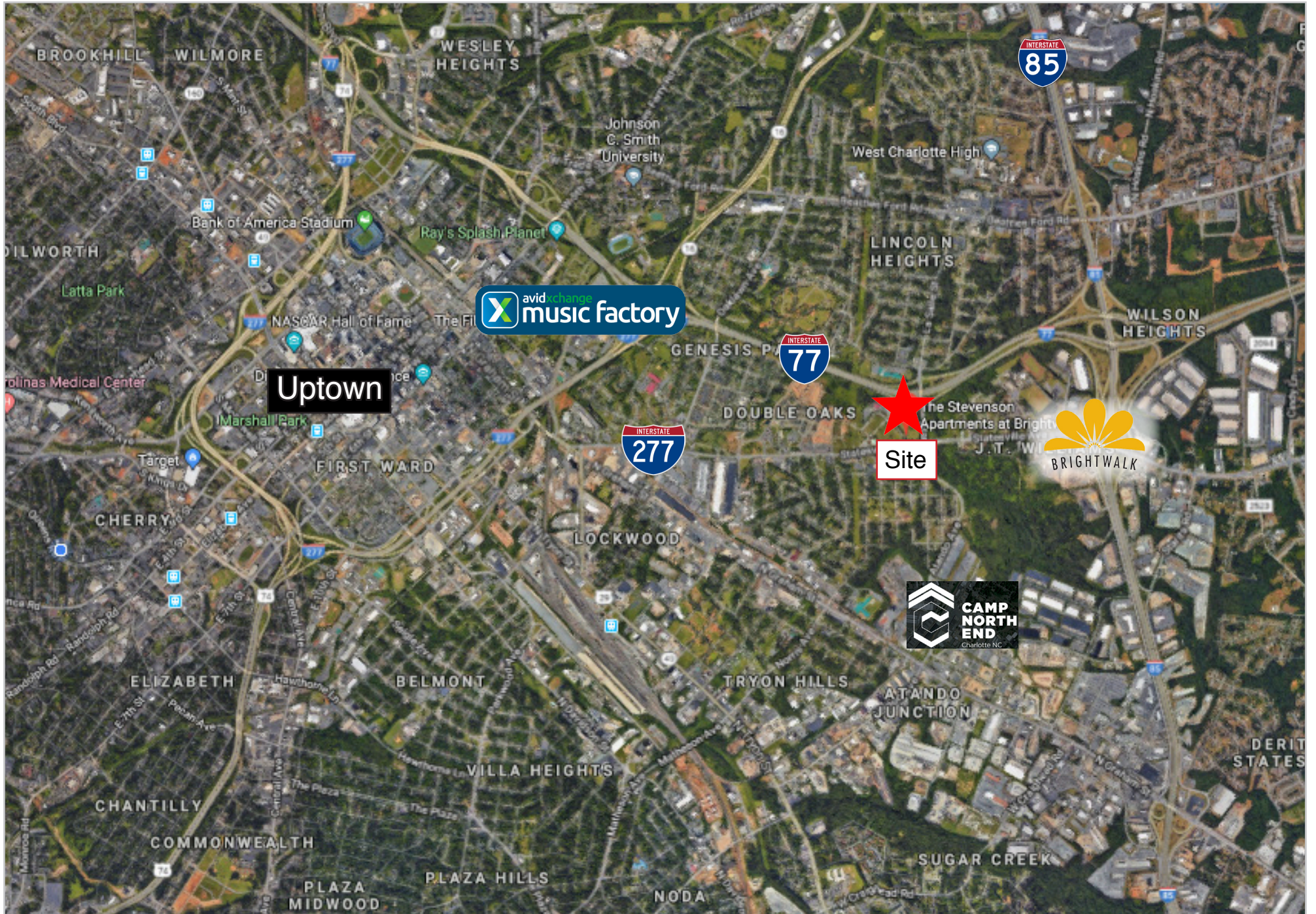
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015
MAP NUMBER: 3710455500L; ZONE "X" & "AE"

THIS IS TO CERTIFY THAT ON THE 27TH DAY OF OCTOBER 2017 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED: Charles E. Bell

REVISIONS			ATLA/NSPS LAND TITLE SURVEY PREPARED FOR: NEW LIFE FELLOWSHIP CENTER OF CHARLOTTE, INC.	
			OF: CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 11023-044 TAX PARCEL NO: 077-062-02	
			R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING	
CREW:	DRAWN:	REVISED:	420 HWY 70, LANE CHARLOTTE, NC 28204 TEL: (704) 376-2186	FILE NO. XX-4541
SM	DJ		DATE: SEP 27, 2017	JOB NO. 87367

AREA MAP



ABOUT THE AREA

AVIDXCHANGE MUSIC FACTORY:

AvidXchange Music Factory, located in Uptown Charlotte, is a 275,000 SF mixed-use development that combines a unique mix of office, restaurant, bar and entertainment space. Housed in a converted mill built in 1900, the Music Factory showcases its history with original brick and wood elements fused with modern design. Payment automation company, AvidXchange bought naming rights to the facility and moved its headquarters to the site in 2017



CAMP NORTH END:

Camp North End is a newly approved redevelopment project that will transform a 76 acre former industrial site just north of Uptown into a mixed use development that features:

- 1,500 apartments
- 1.5 million square feet of office space
- 200,000 square feet of shops and retail space
- 300 hotel rooms
- 80,000 square feet of restaurants, bars and other eating and drinking establishments
- 65,000 square feet of light industrial space

