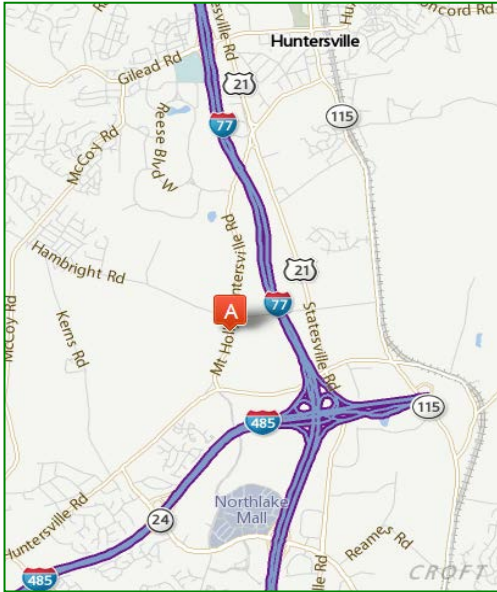


# FOR SALE

## 12.74 $\pm$ ACRE HUNTERSVILLE LAND TRACT



### LOCATION:

Near The Park Huntersville.  
Quick access to I-77 Exit 23.  
Just north of I-485 and Northlake Mall.



### TAX PARCEL:

017-233-02 – 12.74 $\pm$  Acres (per tax records)  
More assemblage possible

### UTILITIES:

CMUD Water coming to school site next door.  
CMUD Sewer in Vanstory Drive

### ZONING:

CB Corporate Business District Huntersville  
PA2 Protected Area Two Watershed District 70% impervious with BMP.

**Sales Price:**  
**\$72,000.00 per acre**

### Permitted Uses - Uses permitted by right

- office
- distributive businesses
- inns
- laboratories and research facilities
- manufacturing and assembly, excluding heavy manufacturing
- government buildings
- warehouses, except mini-warehouse storage
- wholesale sales
- vocational and technical schools

### ARTICLE 3: Zoning Districts

<http://huntersville.org/Departments/Planning/OrdinancesandManuals/ZoningOrdinance/ARTICLE3ZoningDistricts.aspx#3.2.9>



### Uses Permitted With Conditions

- Day Care Center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- hotels and motels spaced 250' or more from residential or mixed use zones, (9.45)
- parks, (9.29)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

### Uses permitted with special use permit:

- hotels and motels spaced less than 250' from residential or mixed use zones, (9.45)
- schools (9.35)
- solar energy facility, minor residential, as follows: located on the facade elevation facing public street or common access; or located on the roof slope above the facade of the structure facing public street or common access (9.54)
- solar energy facility, minor free-standing non-residential, (9.54)
- solar energy facility, minor rooftop non-residential, on roof slope facing a street that are noticeable (9.54)
- wind energy facility, minor (accessory) (9.53)



**FOR FURTHER INFORMATION CALL: JOHN N. JONES / GIBSON SMITH REALTY CO.**  
**(704) 408-8166 · Email: [jjones@gsr.net](mailto:jjones@gsr.net) Check the Web: [www.gsrc.net](http://www.gsrc.net)**

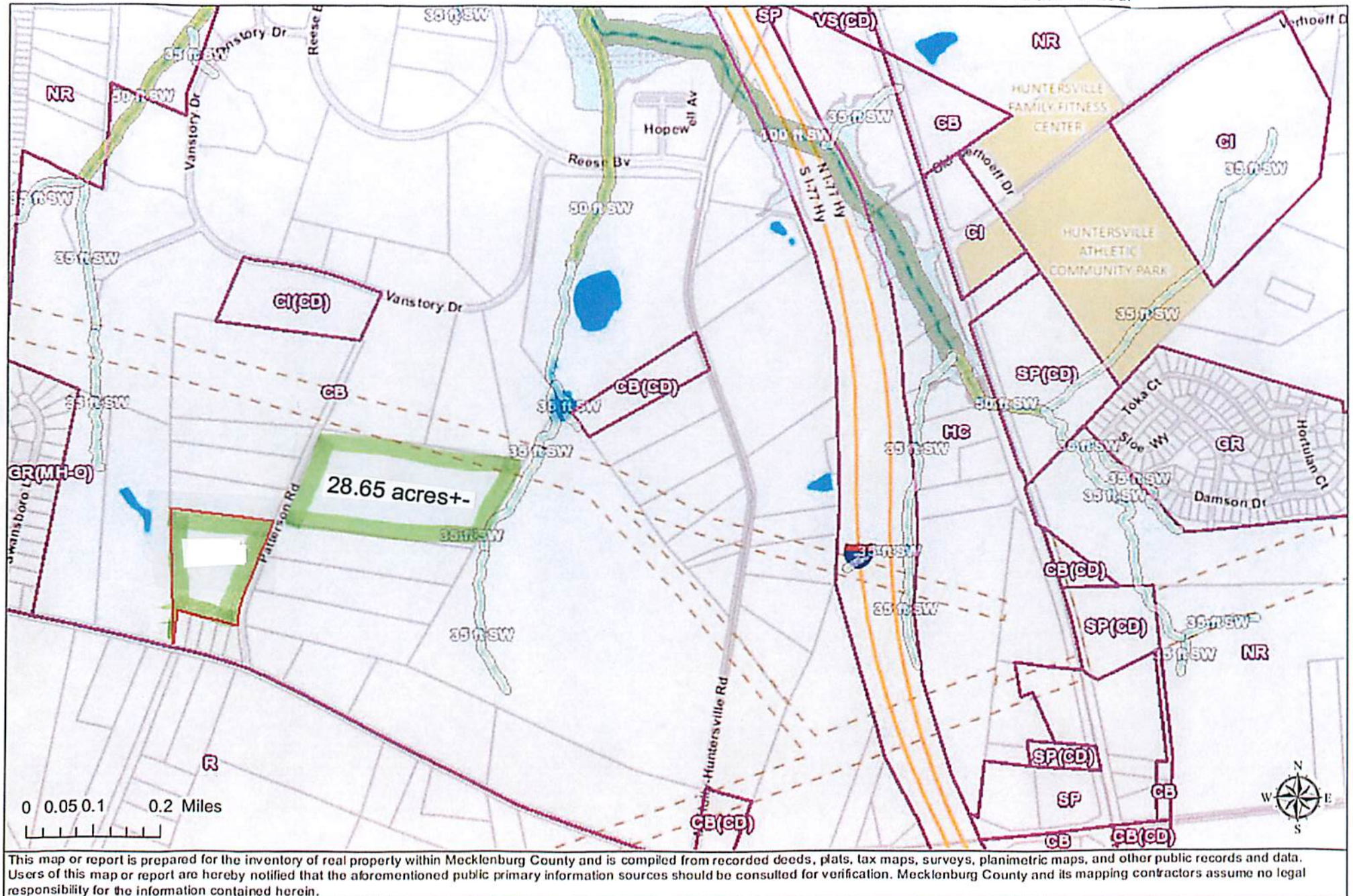
The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The Buyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.



# Polaris 3G Map – Mecklenburg County, North Carolina

017-233-02 12.74 acres+- 017-221-03 28.65 acres+- Zoned CB

Date Printed:





# Real Estate Lookup

Print

Close

## Parcel Information

Parcel ID	Account	Parent	Previous
01723302	INDIVIDUAL		

## Owner(s)

Owner Name	Mailing Address	City/State
HORTON MARGARET CONN	267 MILTON TURNPIKE	MILTON NY 12547
MOSS HAZELINE CONN	267 MILTON TURNPIKE	MILTON NY 12547

## Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
NA	HUNTERSVILLE	06/30/1997	FIRE SERVICE D	HUNTERSVILLE	12.74

## Total Parcel Assessment

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
0	498636	0	498636	AGRICULT FLG		1/1/2022	0

## Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Oct 27 2015			LESS \$3000	IMP	WARRANTY D	30373-29	CONN HAZELINE POTTS
Nov 21 2005	0		LESS \$3000	VAC	WARRANTY D	19652-36	CONN,HAZELINE POTTS
Jan 1 1975	0			VAC	DEED STAMPS	02462-018	

## Land Use

Use	Units	Type	Neighborhood	Assessment
5310	6	AC	IN06	2340
5310	6.72	AC	IN06	1881

## Building Information

Bldg	Description	Type	Year	Property Location
				PATTERSON RD HUNTERSVILLE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value	
Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

## Sub Area

Bldg	Description	Size
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## Depreciation

Bldg	Physical	Functional	Economic	Special	Override
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## Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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## Notes

Tax Year	Notes	Note Date
2011	Informal Review Request Received	04/30/2011

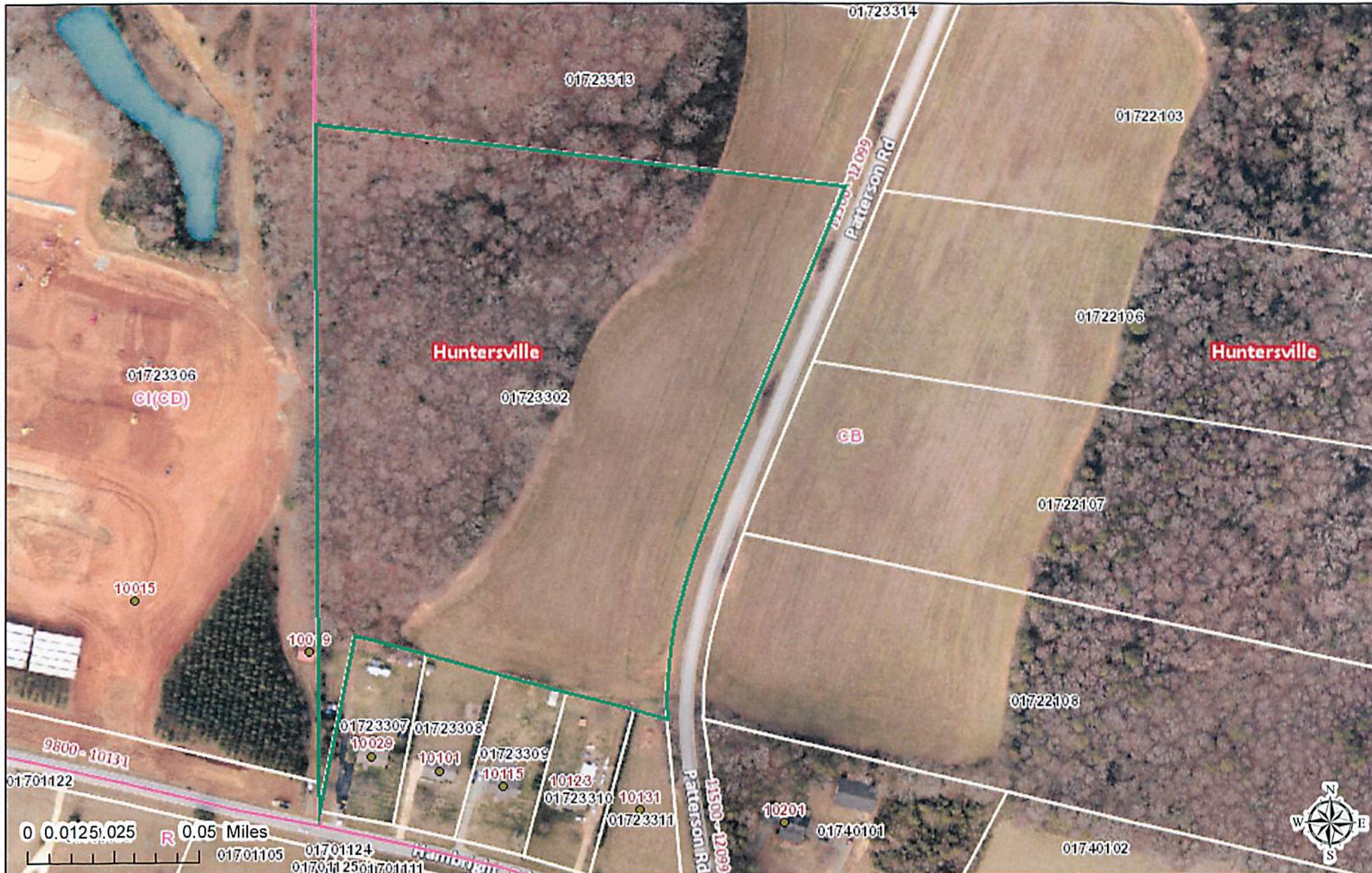
## Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2011	2011	Countywide Revaluation	2433797	2429391
Jun 1 2009	2009	Agriculture Use Value	699399	695048
Apr 27 2007	2007	Change in Zoning and/or Use	699399	695048
Jul 7 2005	2005	Agriculture Use Value	295511	291160
Jun 20 2003	2003	Countywide Revaluation	295511	291160
Mar 15 2002	2002	Agriculture Use Value	151570	147410
Aug 31 2001	2001	Agriculture Use Value	151570	147410
Jan 5 1998	1998	Countywide Revaluation	151570	147410
Jan 2 1991	1991	Countywide Revaluation	113730	109570

# Polaris 3G Map – Mecklenburg County, North Carolina

## Patterspon Rd. 12.74 acres+-

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

