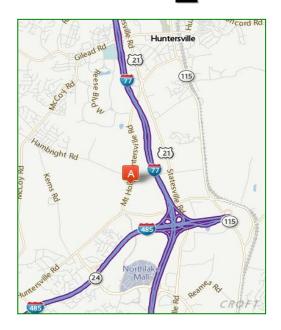
FOR SALE

12.74 + 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 + Acres (per tax records) More assemblage possible

UTILITIES:

CMUD Water coming to school site next door.

CMUD Sewer in Vanstory Drive

ZONING:

Sales Price: \$72,000.00 per acre

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

Permitted Uses - Uses permitted by right

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

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)



http://huntersville.org/Departments/Planning/OrdinancesandManuals/ZoningOrdinance/ARTICLE3ZoningDistricts.aspx#3.2









Polaris 3G Map - Mecklenburg County, North Carolina

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



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Print Close

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Polaris 3G Map – Mecklenburg County, North Carolina Patterspon Rd. 12.74 acres+-

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