

GREAT INTERSTATE CORNER

I-77 & 125 W. Woodlawn Road, Charlotte, NC



FEATURES

Location: I-77 and 125 W. Woodlawn
Road frontage
Exit 6 easy right in access
Quick access to Airport, Uptown
and Large employers

Zoning: I-2 Heavy Industrial

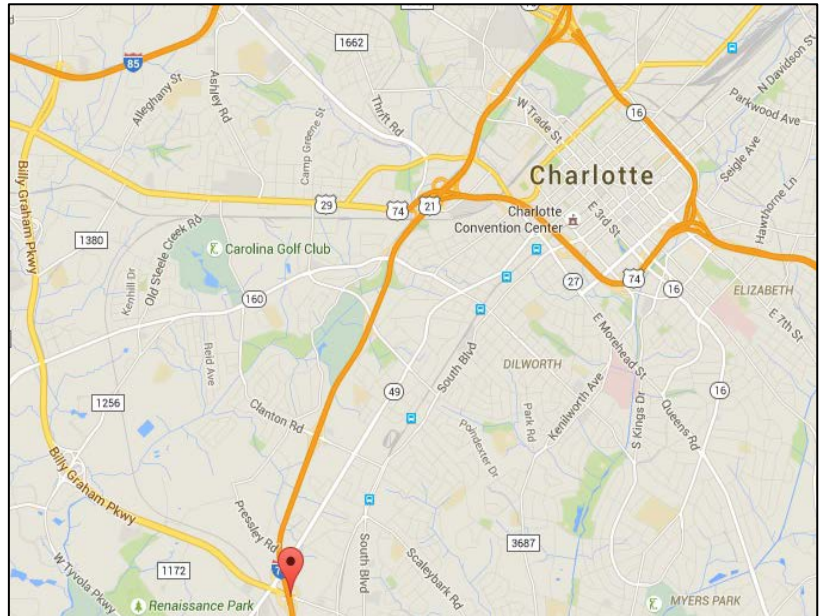
Tax Parcels: 169-032-02 and 06

Topography: Excellent

Acres: 1.08

SALE PRICE: \$1,150,000

Land Lease: \$72,000 per year



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-333-8721 | Email: jjones@gsrnc.net

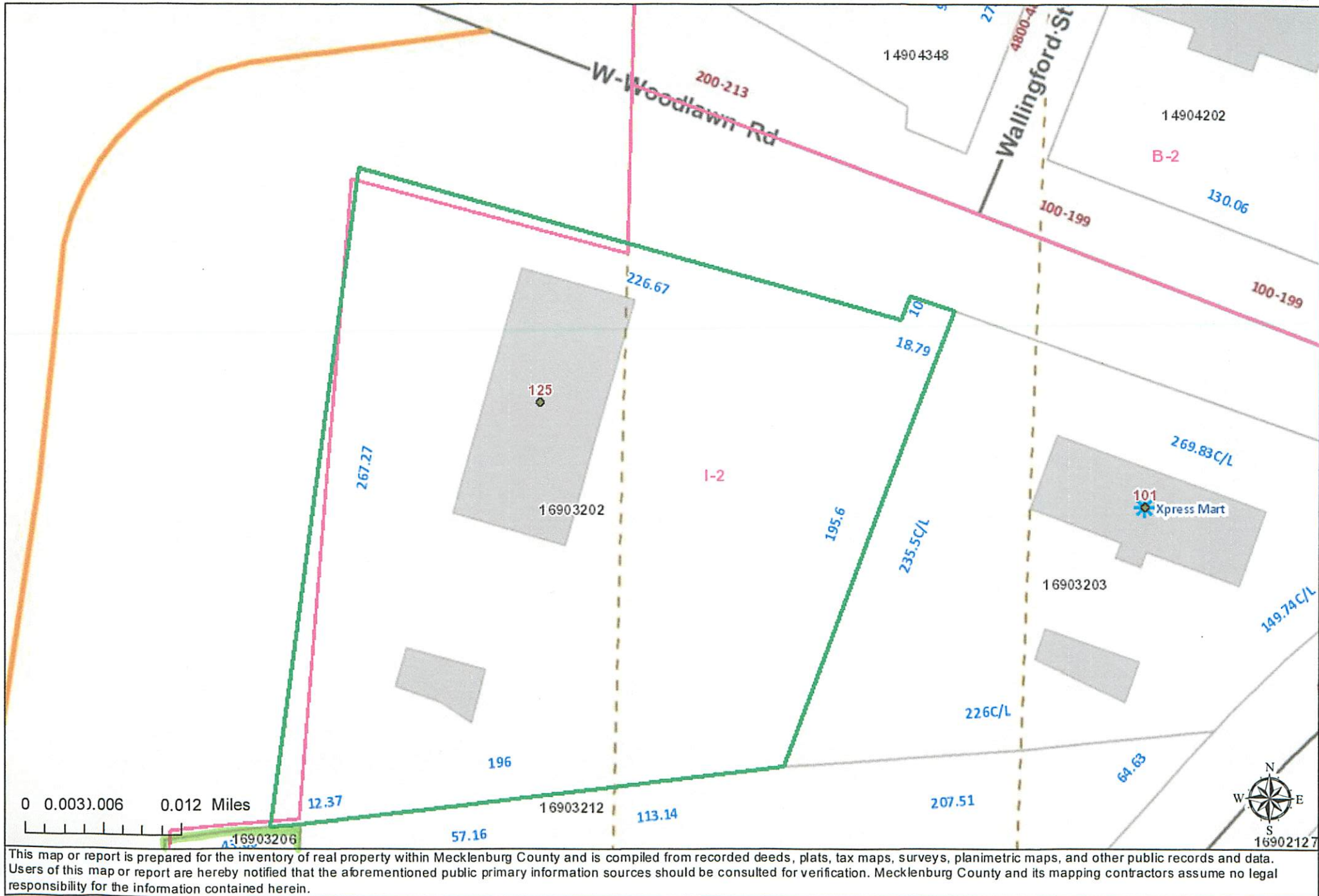
GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net



Polaris 3G Map – Mecklenburg County, North Carolina

125 West Woodlawn Road

Date Printed: 5/18/2015 12:39:19 PM



drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

II. Groundwater:

Compound	Maximum Concentration (ug/l)	T15A NCAC 2L Ground Water Standard (ug/l)	Gross Contamination Level (ug/l)
VPH: C5-C8 Aliphatics	18,900	420	No GCL
VPH: C9-C12 Aliphatics	10,400	4,200	No GCL
VPH: C9-C10 Aromatics	4,660	210	No GCL
EPH: C11-C22 Aromatics	282	210	No GCL
Benzene	2,520	1	5,000
Toluene	5,890	1,000	257,500
Ethylbenzene	1,200	29	29,000
Xylenes	5,190	530	87,500
MTBE	140	200	200,000
Isopropyl ether	750	70	70,000
Bromodichloroethane	30.9	NE	No GCL
Chloroform	1.9	0.190	No GCL
1,2-Dichloroethane	3.8	0.38	380
Ethylene dibromide	5.5	0.0004	50
1,1-Dichloroethene	6.7	7.0	7,000
Naphthalene	51.2	21	15,500
Lead	6	15	15,000

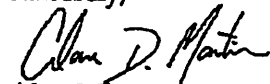
Results shown in bold exceed North Carolina ground water standards

SUMMARY AND CONCLUSIONS

The subject property was operated by ExxonMobil as a gasoline retail station from 1966 until 1998. The site has been idle since 1998. The findings of the 2001 Phase II Limited Site Assessment indicated that petroleum concentrations in soil and ground water do not appear to pose a risk of significant environmental liability and NCDENR issued a risk-based Notice of No Further Action for the site in August 2001. Based on observations made during a site visit conducted in October 2004 and information collected as part of previous site investigations, no further environmental assessment activities are recommended at this time.

Please call if you have any questions.

Sincerely,

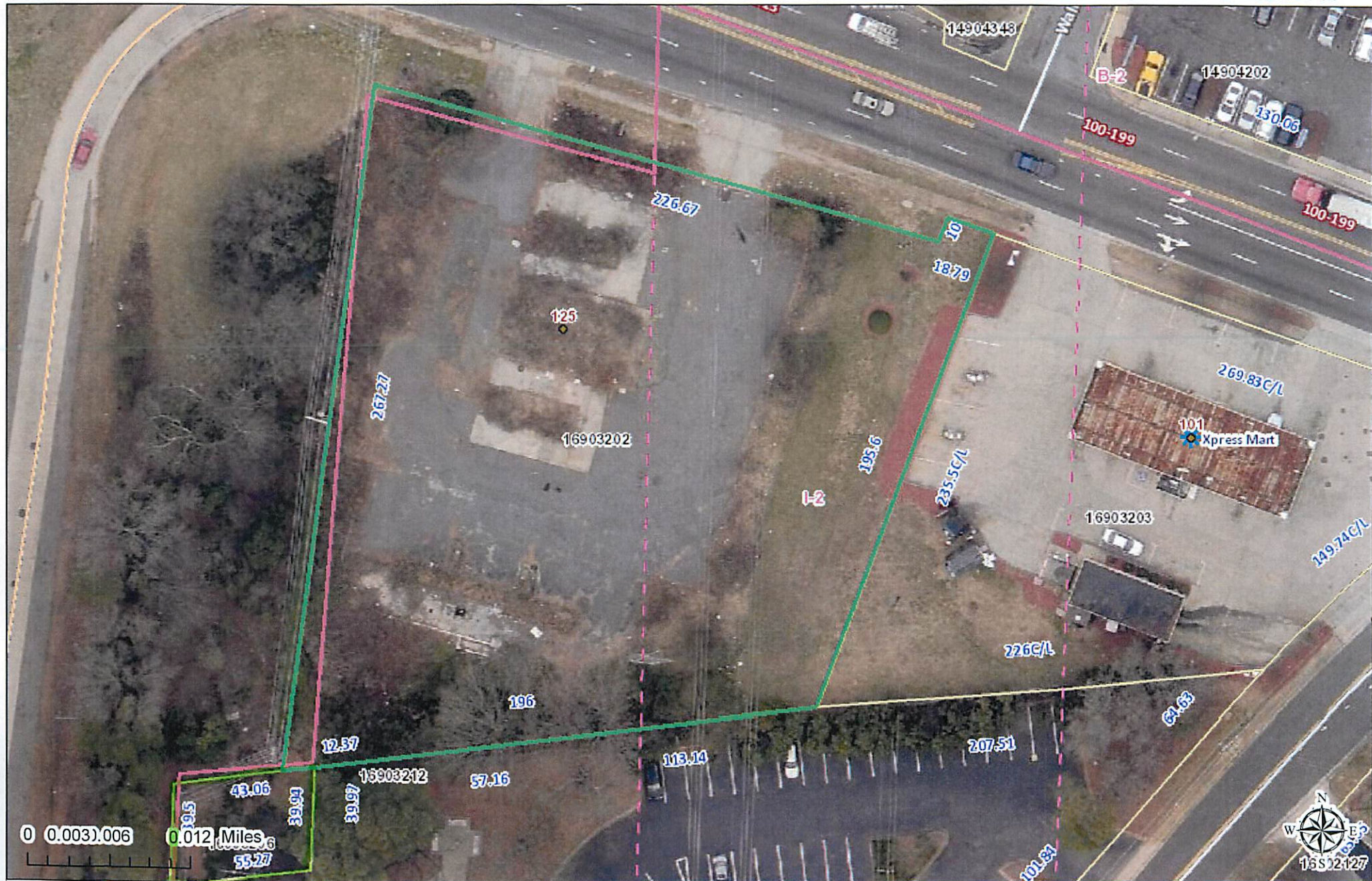


Alan Martin, P.G.
Project Manager

Enclosures: Divestment Environmental Summary
Phase II LSA Figures and Tables
Current Site Photographs

Polaris 3G Map – Mecklenburg County, North Carolina
125 W. Woodlawn Road and I-77

Date Printed: 6/8/2015 9:52:43 AM



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.

Polaris 3G Map – Mecklenburg County, North Carolina

125 W. Woodlawn Road and I-77

Date Printed: 6/8/2015 9:54:08 AM



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.



Print

Close

Parcel Information

Parcel ID	Account	Parent	Previous
16903206	NON-NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
JUNG PROPERTIES LLC	2231 RICHARDSON DR	CHARLOTTE NC 28211

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
P11 B1 M6-365 & STR	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
0	7600	0	7600	Exemption			

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Sep 15 2005		820	MULTIPARCEL	IMP	MULT LISTING	19346-118	FIRST X REALTY LP,
Dec 17 2004		550	MULTIPARCEL	IMP	MULT LISTING	18134-200	EXXON MOBIL CORPORAT
Jun 30 1969	0			VAC	WARRANTY D	03111-090	

Land Use

Use	Units	Type	Neighborhood	Assessment
O400	2178	SF	OF03	7600

Building Information

Bldg	Description	Type	Year	Property Location
				W WOODLAWN RD CHARLOTTE

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
-------------	--------------------	-------------

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
-------------	-----------------	-------------------	-----------------	----------------	-----------------

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
-------------	--------------	-------------	-----------------	--------------	--------------

Notes

Tax Year	Notes	Note Date
-----------------	--------------	------------------

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2011	2011	Countywide Revaluation	7600	0
Apr 27 2007	2007	Correction of Land Area	7600	0
Apr 27 2007	2007	Correction of Land Area: Acreage/Sw ftg/	7600	0
Mar 21 2003	2003	Countywide Revaluation	7700	0
Oct 22 1998	1998	Reviewed - No change in value	4620	
Feb 20 1998	1998	Countywide Revaluation	4620	
Jan 2 1991	1991	Countywide Revaluation	4400	



Print

Close

Parcel Information

Parcel ID	Account	Parent	Previous
16903202	NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
JUNG PROPERTIES LLC	2231 RICHARDSON DR	CHARLOTTE NC 28211

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L93-94P1-9&98M4-589&STR	CHARLOTTE			CITY OF CHARLOTTE	

Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
0	750100	0	750100	Exemption			

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Sep 15 2005		820	MULTIPARCEL	IMP	MULT LISTING	19346-118	FIRST X REALTY LP,
Dec 17 2004	275000	550	MULTIPARCEL	IMP	SPEC WARRNTY	18134-200	EXXON MOBIL CORPORAT
Jan 1 1975	0			IMP	WARRANTY D	02724-349	

Land Use

Use	Units	Type	Neighborhood	Assessment
C700	50006	SF	RE03	750100

Building Information

Bldg	Description	Type	Year	Property Location
				125 W WOODLAWN RD CHARLOTTE

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
------	-------------	------

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
------	----------	------------	----------	---------	----------

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
------	-------	------	----------	-------	-------

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	750100	0
Apr 27 2007	2007	Correction of Land Area	750100	0
Apr 27 2007	2007	Correction of Land Area: Acreage/Sw ftg/	750100	0
Mar 21 2003	2003	Countywide Revaluation	941400	0
Oct 22 1998	1998	Equalization of Value	726200	
Feb 20 1998	1998	Countywide Revaluation	747520	
Jan 2 1991	1991	Countywide Revaluation	577080	