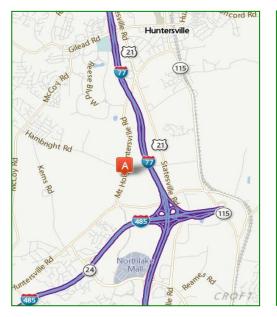
# **FOR SALE** 28.65<u>+</u> ACRE HUNTERSVILLE LAND TRACT



#### LOCATION:

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

#### TAX PARCEL:

017-221-03 – 28.65<u>+</u> Acres More assemblage possible

# NORTHLAKE MALL THE PARK

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

#### ZONING:

CB Corporate Business District Huntersville PA2 Protected Area Two Watershed District 70% impervious with BMP. (See below and attached pages for details)

#### 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

#### **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@gsrc.net Check the Web: 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.

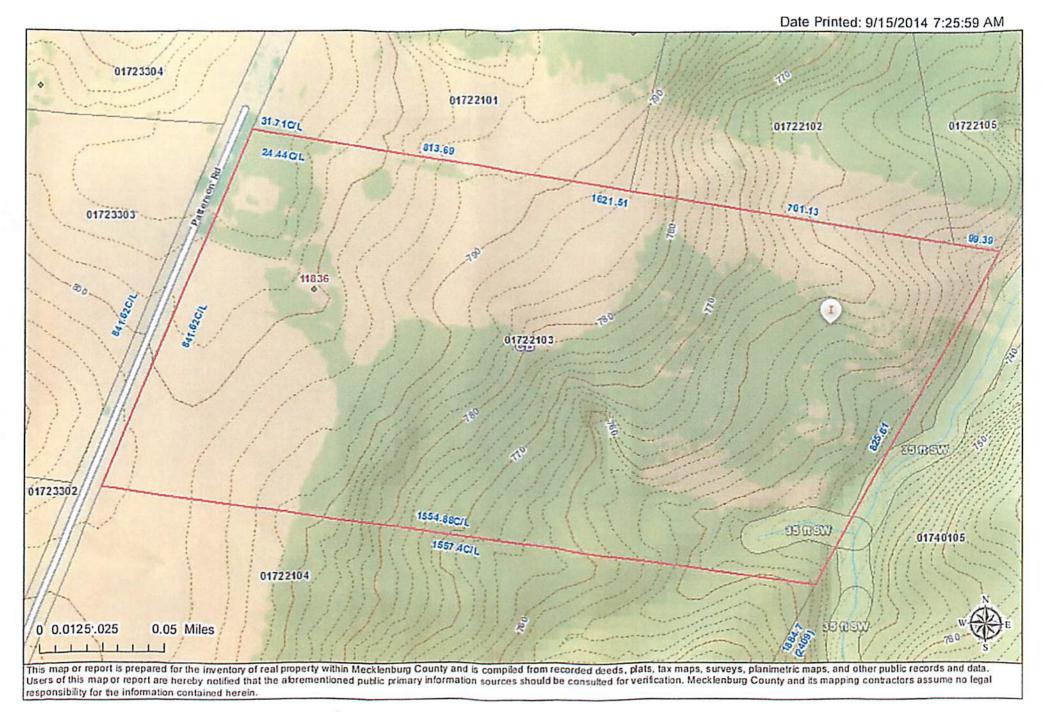
## ARTICLE 3: Zoning Districts

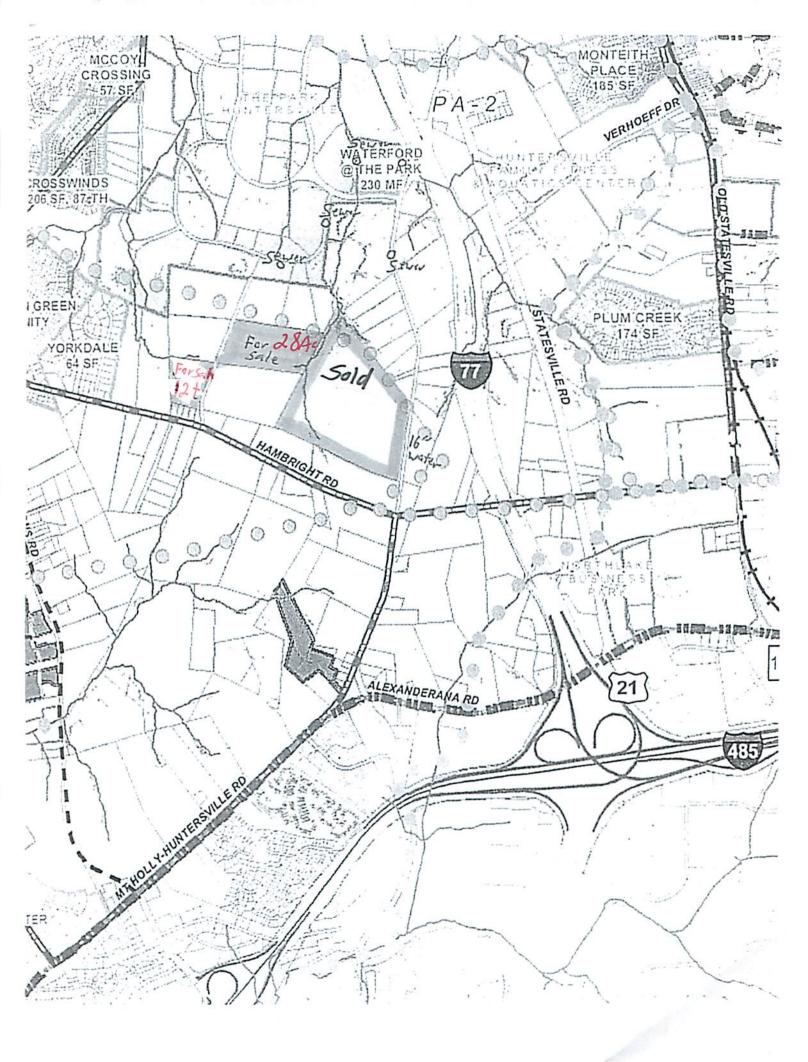
http://huntersville.org/Departments/Planning/OrdinancesandManuals/ZoningOrdinance/ARTICLE3ZoningDistricts.aspx#3.2





# Polaris 3G Map – Mecklenburg County, North Carolina 017-231-03 Patterson Road





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