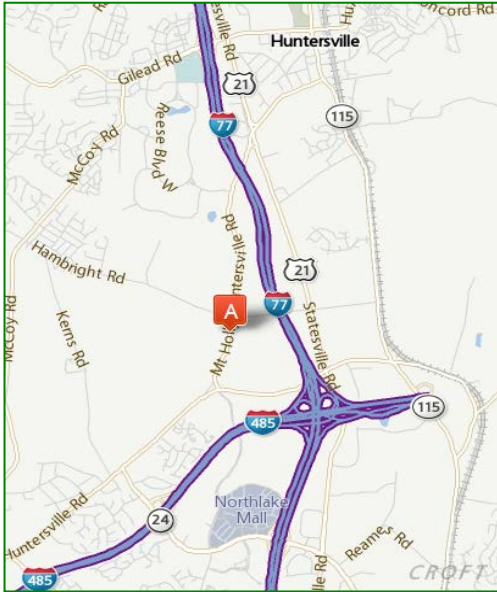


# FOR SALE

## 28.65± 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± Acres  
More assemblage possible

**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

### ARTICLE 3: Zoning Districts

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

Official website of:



### 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.

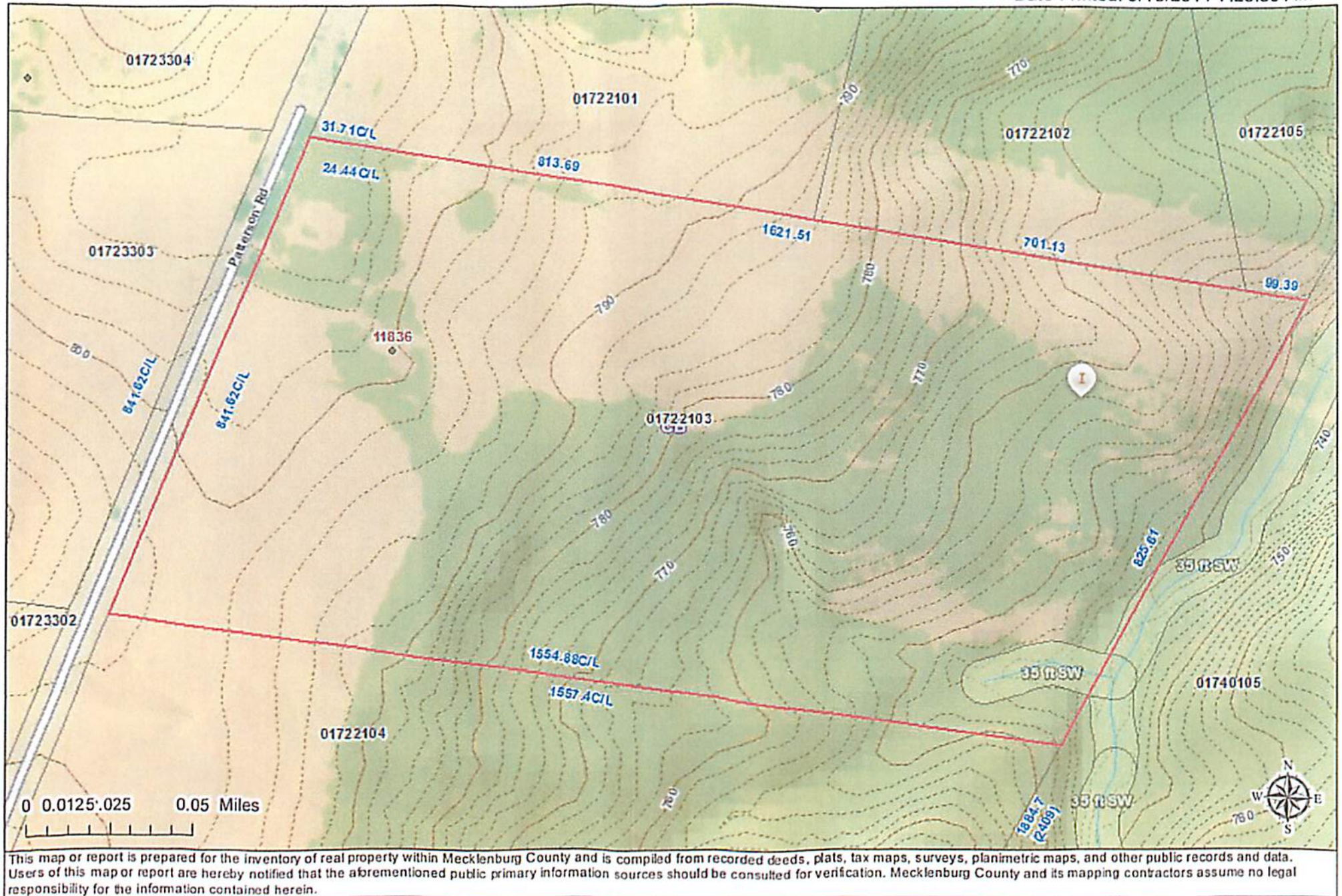




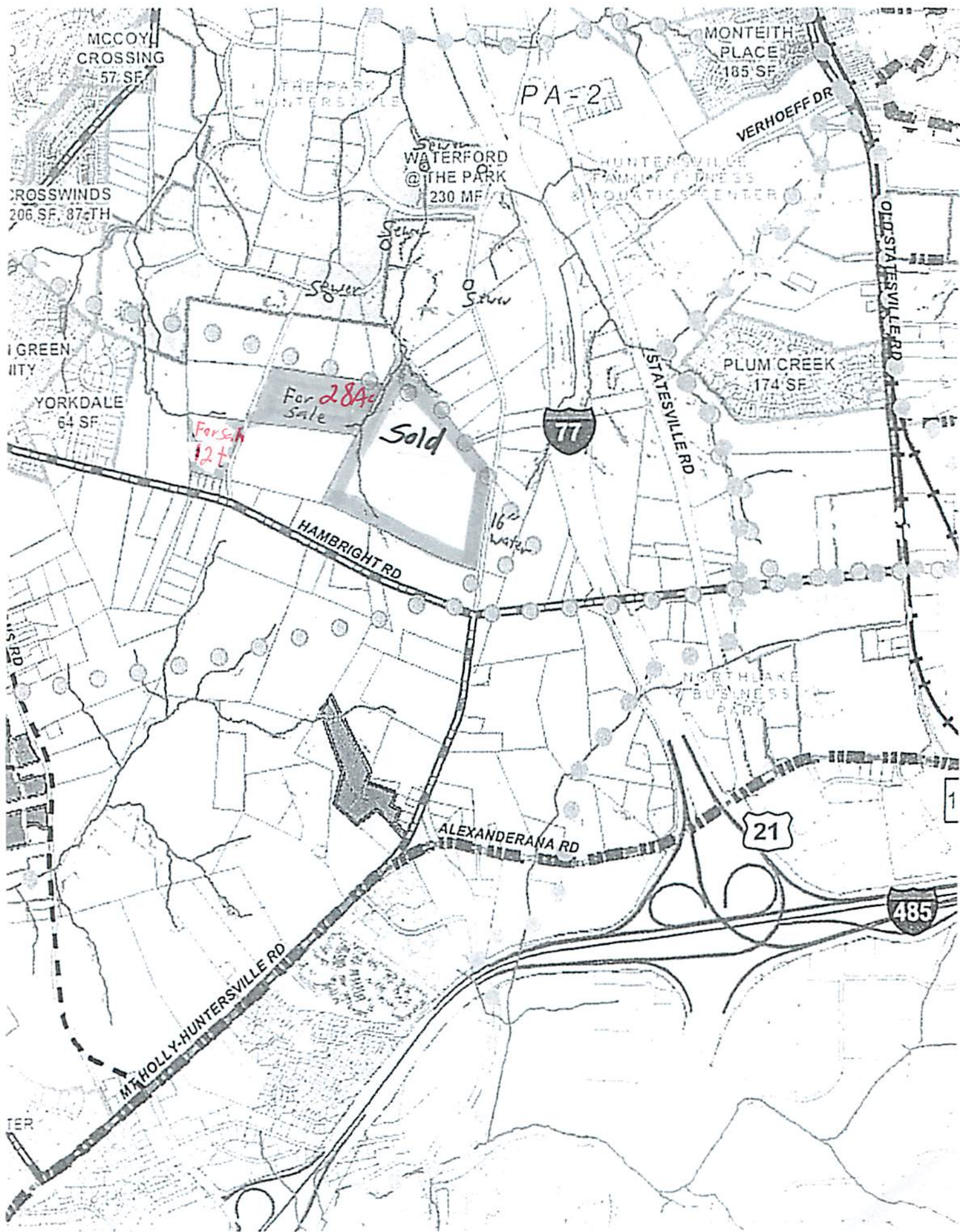
# Polaris 3G Map – Mecklenburg County, North Carolina

## 017-231-03 Patterson Road

Date Printed: 9/15/2014 7:25:59 AM











# Real Estate Lookup

Print

Close

**Parcel Information**

<b>Parcel ID</b>	<b>Account</b>	<b>Parent</b>	<b>Previous</b>
01722103	INDIVIDUAL		01722103

**Owner(s)**

<b>Owner Name</b>	<b>Mailing Address</b>	<b>City/State</b>
MOSS HAZELINE CONN	105 WOODVALE ST	CHERRY NC 28021
HORTON MARGARET CONN	105 WOODVALE ST	CHERRY NC 28021
CONN THEODORE VAN	105 WOODVALE ST	CHERRY NC 28021

**Legal Information**

<b>Legal</b>	<b>Municipality</b>	<b>Date Annexed</b>	<b>Special District</b>	<b>Fire District</b>	<b>Acreage</b>
L1 M37-319	HUNTERSVILLE	08/31/1995	FIRE SERVICE D	HUNTERSVILLE	28.65

**Total Parcel Assessment**

<b>Building</b>	<b>Land</b>	<b>Features</b>	<b>Total</b>	<b>Exemptions</b>	<b>Year Approved</b>	<b>Review Date</b>	<b>Amount</b>
89700	559500	13300	662500				

**Sales Information**

<b>Sale</b>	<b>Price</b>	<b>Stamps</b>	<b>Qualify</b>	<b>VI</b>	<b>Type</b>	<b>Legal Ref.</b>	<b>Grantor</b>
May 10 2002			UNDER REVIEW	IMP	SPEC WARRNTY	13578-555	PARKS, MARGARET P
Feb 27 1989	0			IMP	WARRANTY D	05975-645	

**Land Use**

<b>Use</b>	<b>Units</b>	<b>Type</b>	<b>Neighborhood</b>	<b>Assessment</b>
R120	28.65	AC	B701	559500

**Building Information**

<b>Bldg</b>	<b>Description</b>	<b>Type</b>	<b>Year</b>	<b>Property Location</b>
1	Single-Fam	RES	1923	11836 PATTERSON RD HUNTERSVILLE

<b>Bldg</b>	<b>Story</b>	<b>Units</b>	<b>Total SqFt</b>	<b>Heated SqFt</b>	<b>Foundation</b>	<b>Ext. Wall</b>	<b>Grade</b>	<b>Value</b>
1	2.0 STORY	1	2530	2079	CRAWL SPACE	ALUM,VINYL -	AVERAGE 01	89700

<b>Bldg</b>	<b>Heat</b>	<b>Fuel</b>	<b>Fire Place</b>	<b>AC</b>	<b>Fixtures</b>	<b>Bedrooms</b>	<b>Full Baths</b>	<b>3/4 Baths</b>	<b>1/2 Baths</b>
1	HEAT - NONE	NONE	1 - FP3	AC-NONE		4	1		0

**Sub Area**

<b>Bldg</b>	<b>Description</b>	<b>Size</b>
1	BASE (FIRST FLOOR)	1119
1	PORCH - ENCLOSED - UNFINISHED (NO HEAT)	171
1	PORCH - ENCLOSED - UNFINISHED (NO HEAT)	280
1	UPPER STORY - FINISHED	960

**Depreciation**

<b>Bldg</b>	<b>Physical</b>	<b>Functional</b>	<b>Economic</b>	<b>Special</b>	<b>Override</b>
1	AV - 21.00%		ECON - 10.00%		

**Special Features & Yard Items**

<b>Bldg</b>	<b>Built</b>	<b>Type</b>	<b>Quantity</b>	<b>Units</b>	<b>Value</b>
1	1901	STORAGE	1	30X37	4700
1	1901	SHED	1	22X40	2500
1	1901	STORAGE	1	8X18	600
1	1901	POULTRY HOUS	1	6X12	200
1	1901	GARAGE	1	20X30	5300

**Notes**

<b>Tax Year</b>	<b>Notes</b>	<b>Note Date</b>
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**Value Changes**

<b>Notice Date</b>	<b>Tax Year</b>	<b>Reason</b>	<b>Changed To</b>	<b>Deferred</b>
Feb 8 2011	2011	Countywide Revaluation	662500	0
Nov 19 2003	2003	Correction of Land Area	494000	0
Nov 19 2003	2003	Correction of Land Area: Acreage/Sw ftg/	494000	0
Jan 5 1998	1998	Countywide Revaluation	295960	
Sep 16 1991	1991	Equalization of Value	215160	
Jan 2 1991	1991	Countywide Revaluation	245820	



