

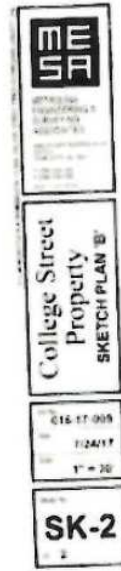
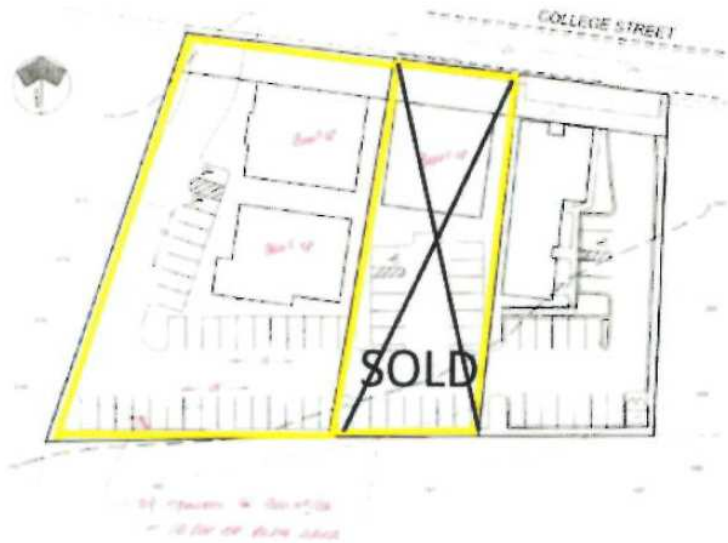


OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Pineville, NC .572 Acre Land for Sale



(Legal Description/Description)_ tax parcel number 20501415

201 College Street, Pineville, NC

- Located just parallel to Downtown Main Street, Pineville, NC.
- Zoned D-C which allows a wide variety of uses including specified retail and office uses within certain conditions. (A copy of the Pineville Zoning table of uses is available upon request).
- Land size: .572 acre.
- Phase I environmental study available.
- \$495,000 purchase price Note: Easements are required to connect parcels with the office building at 115 College Street.
- See preliminary survey next page.

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

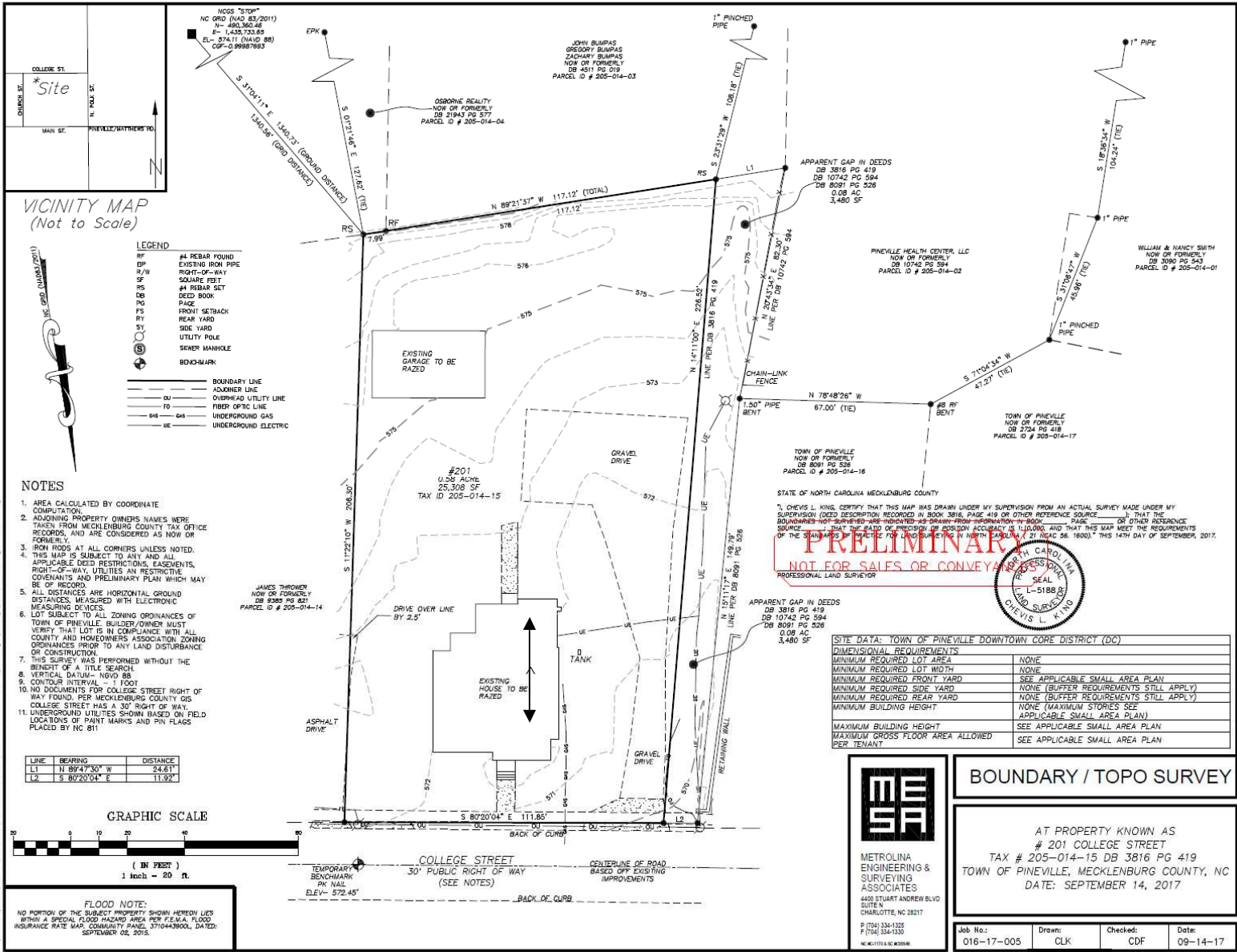
John Stipp – Office Properties

8508 Park Road #131, Charlotte, NC 28210

(704) 540-1260

john@charlotteofficespace.com

201 College Survey (preliminary only)



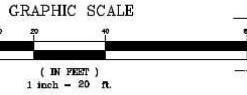
VICINITY MAP
(Not to Scale)

LEGEND

RF	#4 REBAR FOUND
EP	EXISTING IRON PIPE
RF	RIGHT-OF-WAY
SF	SQUARE FEET
RS	#4 REBAR SET
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
UP	UTILITY POLE
SM	SEWER MANHOLE
BM	BENCHMARK
---	BOUNDARY LINE
---	ADJACENT LINE
---	OVERHEAD UTILITY LINE
---	FIBER OPTIC LINE
---	UNDERGROUND GAS
---	UNDERGROUND ELECTRIC

- NOTES**
- AREA CALCULATED BY COORDINATE COMPUTATION.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 - IRON RODS AT ALL CORNERS UNLESS NOTED.
 - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 - LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF PINEVILLE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - VERTICAL DATUM - NGVD 88
 - CONTOUR INTERVAL - 1 FOOT
 - NO DOCUMENTS FOR COLLEGE STREET RIGHT OF WAY FOUND. PER MECKLENBURG COUNTY GIS COLLEGE STREET HAS A 30' RIGHT OF WAY.
 - UNDERGROUND UTILITIES SHOWN BASED ON FIELD LOCATIONS OF PAINT MARKS AND PIN FLAGS PLACED BY NC 811

LINE	BEARING	DISTANCE
L1	N 89°47'50" W	24.61'
L2	S 80°20'04" E	11.92'



FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWS HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710443900L, DATED: SEPTEMBER 02, 2015.

STATE OF NORTH CAROLINA MECKLENBURG COUNTY
I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3816, PAGE 419 OR OTHER REFERENCE SOURCE). I, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE. THAT THE PLAT OF PRECISION OR POSITION ACCURACY IS AS SHOWN AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, 21 NCAC 56.16000, THIS 14TH DAY OF SEPTEMBER, 2017.



SITE DATA: TOWN OF PINEVILLE DOWNTOWN CORE DISTRICT (DC)

DIMENSIONAL REQUIREMENTS	
MINIMUM REQUIRED LOT AREA	NONE
MINIMUM REQUIRED LOT WIDTH	NONE
MINIMUM REQUIRED FRONT YARD	SEE APPLICABLE SMALL AREA PLAN
MINIMUM REQUIRED SIDE YARD	NONE (BUFFER REQUIREMENTS STILL APPLY)
MINIMUM REQUIRED REAR YARD	NONE (BUFFER REQUIREMENTS STILL APPLY)
MINIMUM BUILDING HEIGHT	NONE (MAXIMUM STORES SEE APPLICABLE SMALL AREA PLAN)
MAXIMUM BUILDING HEIGHT	SEE APPLICABLE SMALL AREA PLAN
MAXIMUM GROSS FLOOR AREA ALLOWED PER TENANT	SEE APPLICABLE SMALL AREA PLAN



METROLINA
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SURVEYING
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SUITE 100
CHARLOTTE, NC 28217
P (704) 334-1325
F (704) 334-1330
NC-LS-0115-IC-000006

BOUNDARY / TOPO SURVEY

AT PROPERTY KNOWN AS
201 COLLEGE STREET
TAX # 205-014-15 DB 3816 PG 419
TOWN OF PINEVILLE, MECKLENBURG COUNTY, NC
DATE: SEPTEMBER 14, 2017

Job No:	Drawn:	Checked:	Date:
016-17-005	CLK	CDF	09-14-17