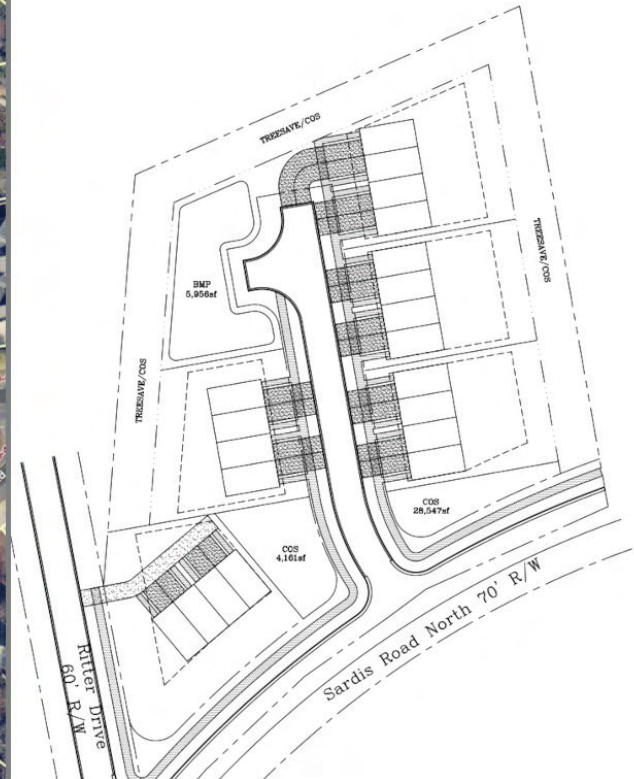


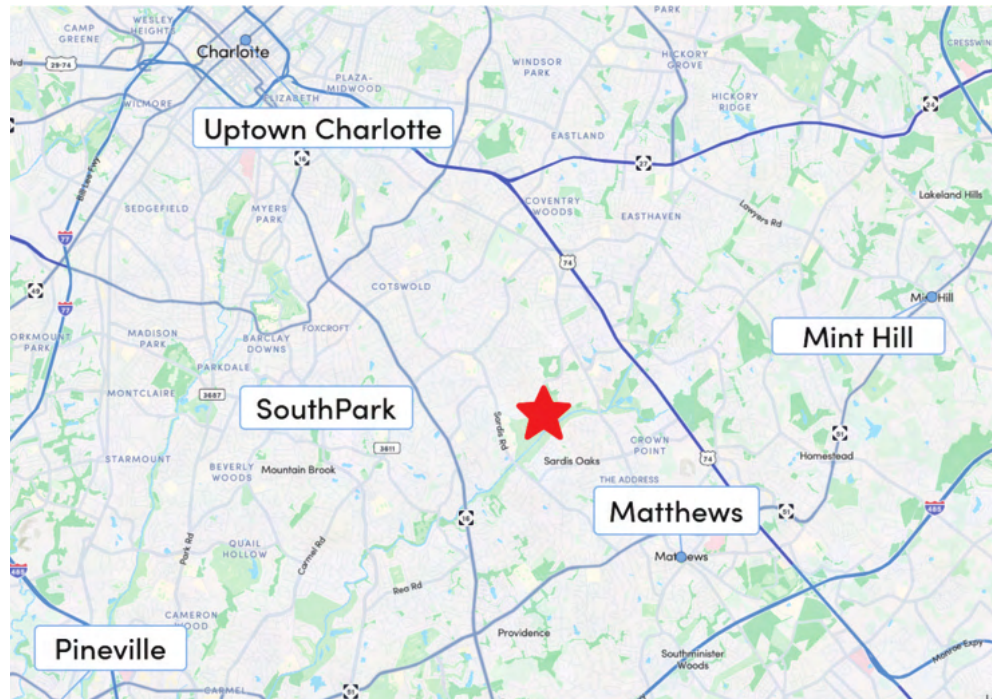
SOUTH CHARLOTTE REDEVELOPMENT OPPORTUNITY

±2.42 Acre | 301-357 Sardis Rd N, Charlotte, NC



Property Information

- Address: 301-357 Sardis Rd N
Charlotte, NC 28270
- Price: Call for Guidance
- Size: ± 2.87 Acres
- PID: 21341101 and 21341102
- Zoning: Neighborhood District (N1-A)
Prime Candidate for Increased Density
- Pedestrian Friendly Street Beautification Approved
- Cooperative Owner through Planning/Zoning
- Two gorgeous existing homes are great buy-and-hold investments on their own
- Collect Rent Today, Redevelop Later!
- Price Flexible and Time Flexible - make the offer that works for you



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

PATRICK REGISTER
Broker
Licensed NC/SC/VA
patrick@eastcre.com
704-621-0190

MATTHEW HAGLER
Broker
Licensed NC/SC
mhagler@kwcommercial.com
704-408-8867

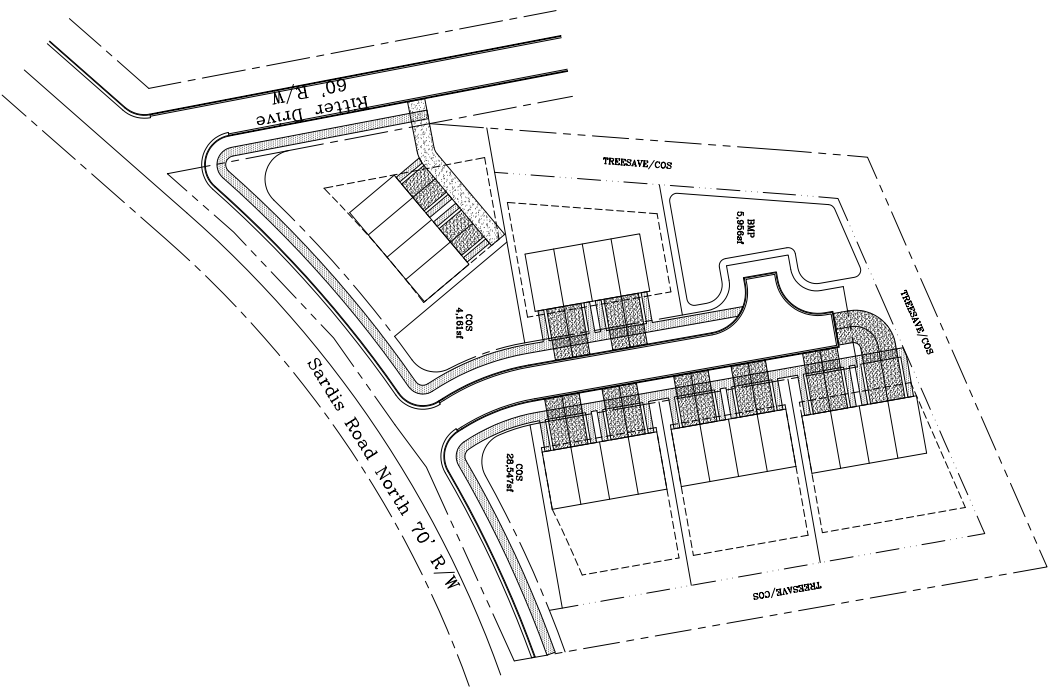
SCOTT STEVENS
Broker
Licensed NC/SC
scottstevens@kw.com
704-400-5040

Disclosure: Information sourced from potentially reliable but unverified sources. No guarantees or warranties are provided. Errors and changes are possible. Projections and renderings are for reference only. Personal investigation with professional advice is advised.

Each Office Independently Owned and Operated kwcommercial.com

SITE DATA SUMMARY

PAR:	2334101, 2334102
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3 (CD)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL QUADRAPLEXES
TOTAL SITE AREA:	315 (±) SQ. FT. OF ROW ACRES
PROPOSED DENSITY:	6.35 UNITS/ACR
PROPOSED # OF UNITS:	20 UNITS (X 2075)
SETBACKS AND YARDS:	FRONT: 17' SIDE: 10' REAR: 20'
MINIMUM LOT WIDTH:	40'
MINIMUM LOT SIZE:	11,000 SF
MINIMUM SETBACK OF BUILDING:	1.5' (UNT)
REQUIRED PARKING:	104 (0.291 AC)
TRESPACE REQUIRED:	124 (X 10)
TRESPACE PROVIDED:	204 (X 10)
OPEN SPACE PROVIDED:	28,724 (0.75 AC)
COS PROVIDED:	28,724 (0.75 AC)
DENSITY/PRODUCTION DISTRICT:	HIGH DENSITY/
WATER SERVICE:	WATER
SEWER SERVICE:	SEWER
FLOOD DATA:	NO FLOOD
GARBAGE COLLECTION:	NO
BMP LOCATIONS ARE APPROXIMATE	



SHEET NO.
RZ-1

REZONING PLAN		NO.	DATE	BY	DESCRIPTION
DRAWN BY	1"=40' SCALE				
DATE	PROJECT#				

PRELIMINARY
Not For Construction

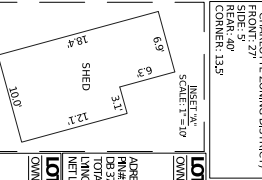
301 SARDIS ROAD NORTH
Charlotte, NC 28270



VICINITY MAP
NOT TO SCALE



BUILDING SETBACKS
FRONT: 27'
SIDE: 10'
REAR: 40'
CORNER: 13.5'



LOT INFORMATION:
OWNER: WALTERS, SCOTLIZ BETH A
SCHULZ AND WALTER
SCHULZ AND WALTER
ADDRESS: 301 SARDIS RD, N
PIN: 2134103
DB: 38977 PG 301
MB: 15 PG 531

LOT INFORMATION:
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SCHULZ AND WALTER
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ADDRESS: 301 SARDIS RD, N
PIN: 2134103
DB: 38977 PG 301
MB: 15 PG 531

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CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.007"
TYPE OF GNS FIELD PROCEEDING: NC REAL-TIME
DATE OF SURVEY: AUGUST 2023
DATUM/EPOCH: NAD83/GRS50/1984
COMBINED GRID FACTOR(S): 1.01163969811
UNITS: US SURVEY FEET

LEGEND
● 6 REBAR SET (UNLESS NOTED OTHERWISE)
○ COMBINED POINT
= UTILITY POLE
○ GUY WIRE
○ BANQUET
▲ FIRE HYDRANT
■ WATER VALVE (OR OTHERWISE LABELED)
□ LIGHT POLE
○ CLEANOUT
□ AIR CONDITIONING UNIT
□ MAIL BOX

ADJOINING PROPERTY
OWNER: WALTERS, SCOTLIZ BETH A
SCHULZ AND WALTER
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NOTES
1. THE PROPERTY LIES IN ZONE R-7. A FLOOD INSURANCE PROGRAM FLOOD ZONE MAP FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONING DISTRICT ZONE MAP (AS SHOWN ON THE FOUNDATION SURVEY) INDICATED THE PROPERTY IS LOCATED WITHIN A FLOOD ZONE. THE PLANS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CITY OF CHARLOTTE'S FLOOD ZONING DISTRICT ZONE MAP.

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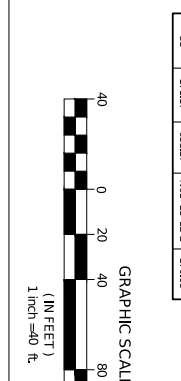
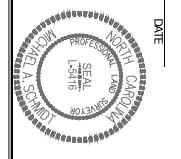
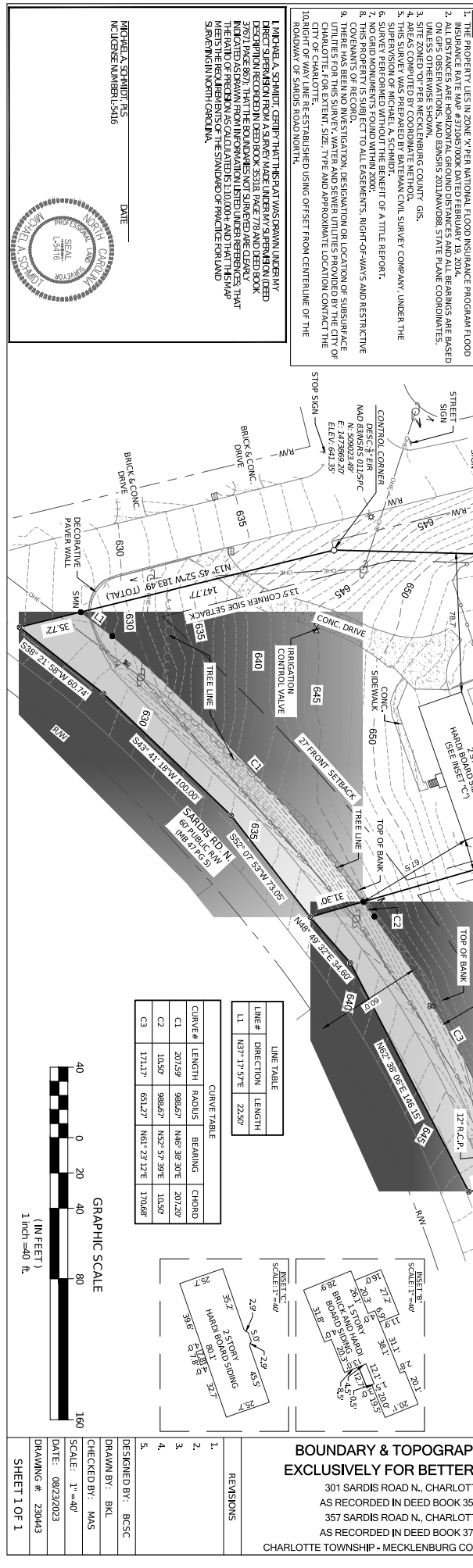
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MICHAEL A. SCHMIDT, PLS
N.C. LICENSE NUMBER 15416
DATE
DRAWN BY: BKL
CHECKED BY: MMS
DESIGNED BY: BCSC
DATE: 08/23/2023
DRAWING #: 230443
SHEET 1 OF 1

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBLES FIRM#C-2378

BOUNDARY & TOPOGRAPHIC SURVEY
EXCLUSIVELY FOR BETTER PATH HOMES
301 SARDIS ROAD N., CHARLOTTE, NC 28270
AS RECORDED IN DEED BOOK 35318 PAGE 778
357 SARDIS ROAD N., CHARLOTTE, NC 28270
AS RECORDED IN DEED BOOK 37671 PAGE 867
CHARLOTTE TOWNSHIP - MECKLENBURG COUNTY - NORTH CAROLINA

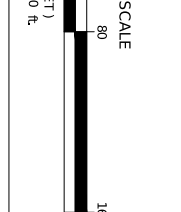


LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N37°17'57"	22.50'

CURVE TABLE

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	207.29'	9885.67'	N48°38'30"E	207.20'
C2	10.50'	9885.67'	N57°57'39"E	10.50'
C3	1713.17'	651.27'	N63°23'12"E	170.68'



REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		