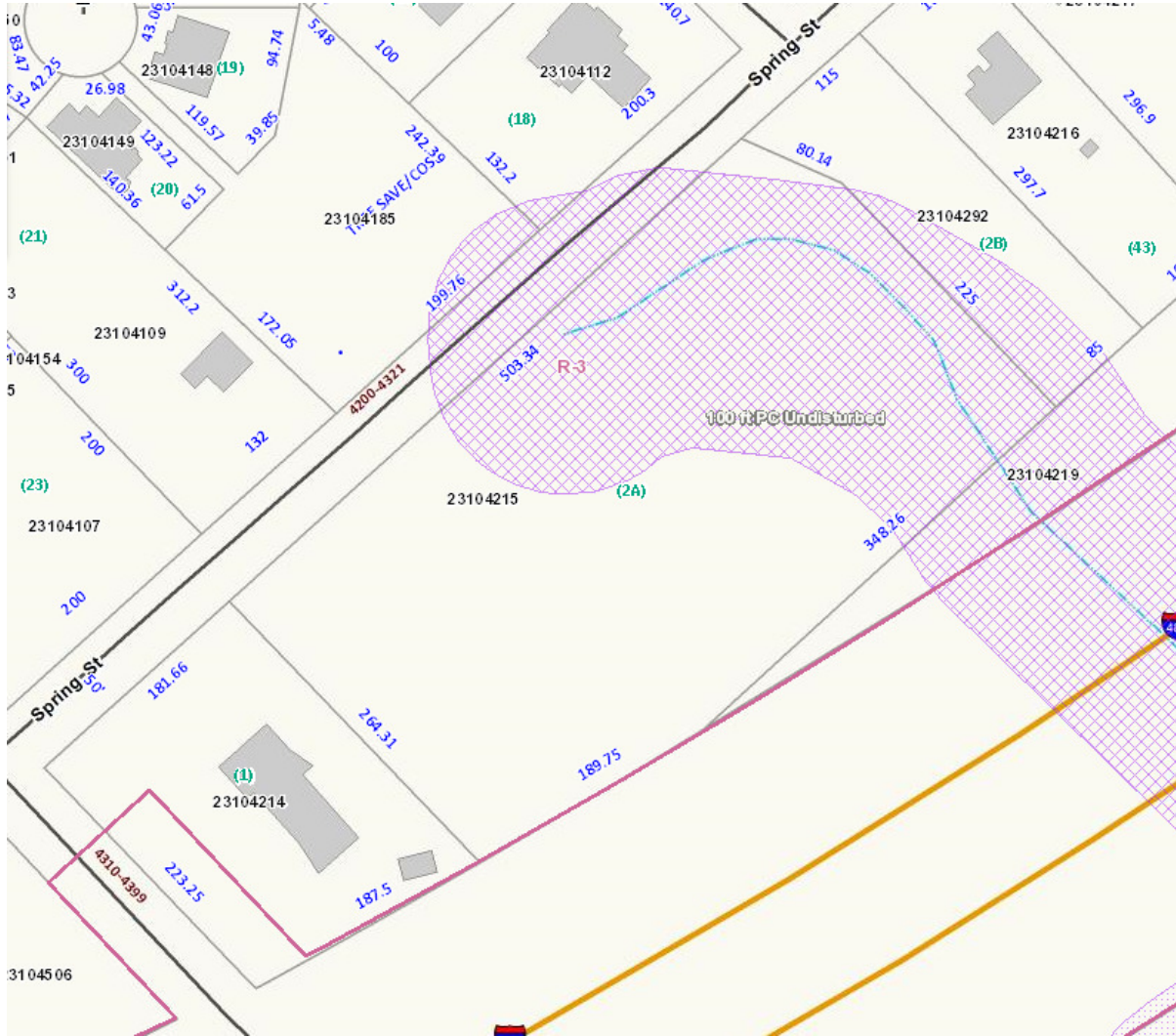


## Tilley Morris & Spring Street Property Summary

<b>PROJECT</b>	<ul style="list-style-type: none"> <li>• 15 lot subdivision under existing R-3 zoning</li> <li>• Buyer's agent available to perform entitlement prior to closing</li> <li>• Located in Charlotte, NC 28105 (Mecklenburg County)</li> </ul>
<b>LOCATION</b>	Providence Road South from Uptown to Left on McKee just before the I-485 / Providence Road interchange. Right on Tilley Morris at fire station. Spring Street will be on the left immediately before I-485 underpass.
<b>Parcel IDs</b>	23104215 & 23104292. (Additional nearby parcels available. See listing agent.)
<b>EXISTING &amp; PROPOSED ZONING USES</b>	Existing zoning is R-3. Proposed land plan uses an R-4 cluster plan achieved by common open space set aside and does not require re-zoning. Proposed building pads are a minimum of 40' wide by 50' deep.
<b>INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• Charlotte Mecklenburg Utilities - (Water &amp; Sewer)</li> <li>• Piedmont Natural Gas - (Natural Gas)</li> <li>• Duke Energy - (Electric)</li> <li>• Windstream (formerly Alltel) - (Telephone)</li> <li>• Time Warner - (Cable TV, Internet, Telephone)</li> </ul>
<b>RESTRICTIVE COVENANTS</b>	Old Bell Meade subdivision restrictions are believed to be expired and unenforceable. (Providence Reserve was developed recently.) See listing agent for further information.
<b>PRICING:</b>	<ul style="list-style-type: none"> <li>• \$55,000 per lot X 15 lots = \$835,000</li> <li>• Expected entitlement of ~\$3,250 per lot</li> <li>• Expected infrastructure of ~\$17,000 per lot</li> <li>• Expected finished lots @ ~\$75,250 each</li> <li>• See listing agent for budget</li> </ul>
<b>SCHOOLS</b>	<ul style="list-style-type: none"> <li>• McKee Road Elementary (Blue Ribbon School of Excellence)</li> <li>• Jay M. Robinson Middle School (4 year old new campus)</li> <li>• Providence High School (Blue Ribbon School of Excellence)</li> </ul>
<b>COMPS</b>	Providence Reserve, immediately on the other side of Spring Street, was built out by MI-Homes and is re-selling in the high \$300K range.
<b>ATTRACTIONS</b>	<ul style="list-style-type: none"> <li>• Easy access to the Providence Road/I-485 interchange</li> <li>• Near the Promenade &amp; Arboretum Shopping Centers</li> </ul>
<b>TAXES</b>	<ul style="list-style-type: none"> <li>• City of Charlotte - .46./ \$100 per evaluation</li> <li>• Mecklenburg County - .82 ./ \$100 per evaluation</li> </ul>
<b>CONTACT</b>	Robert Bugg at Wildlands Realty, LLC (704) 719-2100 or rbugg@wildlandsrealty.com

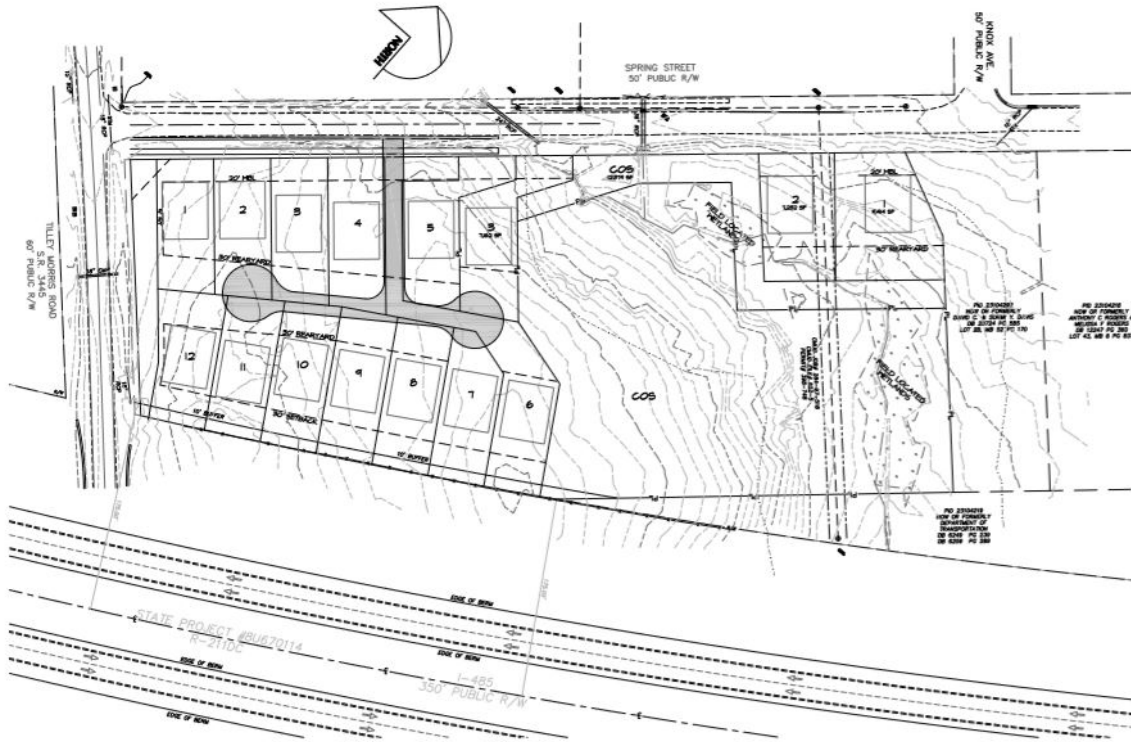
Mecklenburg County POLARIS Maps:



**View from Spring Street:**



**Initial Subdivision Schematic:**



**Notes:**

- A simple 15 lot subdivision utilizing a few technical “tricks” of the subdivision ordinance has been previewed and informally approved by Charlotte-Mecklenburg Planning Commission, Engineering, and Charlotte DOT. See listing agent for further details.
- Plan utilizes existing R-3 zoning as an R-4 cluster with a private road off of Spring Street.
- Post construction buffer ordinance avoided by moving the existing property line around lots 1-3 which will be “not subject to” the ordinance.
- Street frontage from Spring Street and I-485
- Utilities to be provided by Charlotte Mecklenburg Utility Department via standard tap and capacity fees.
- Improvements include only: sidewalk, curb, gutter, private drive, street trees, and permanent detention.



**Area Map:**



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Contact Robert W. Bugg at Wildlands Realty to discuss your land needs. (704) 719-2100 or [rbugg@wildlandsrealty.com](mailto:rbugg@wildlandsrealty.com)