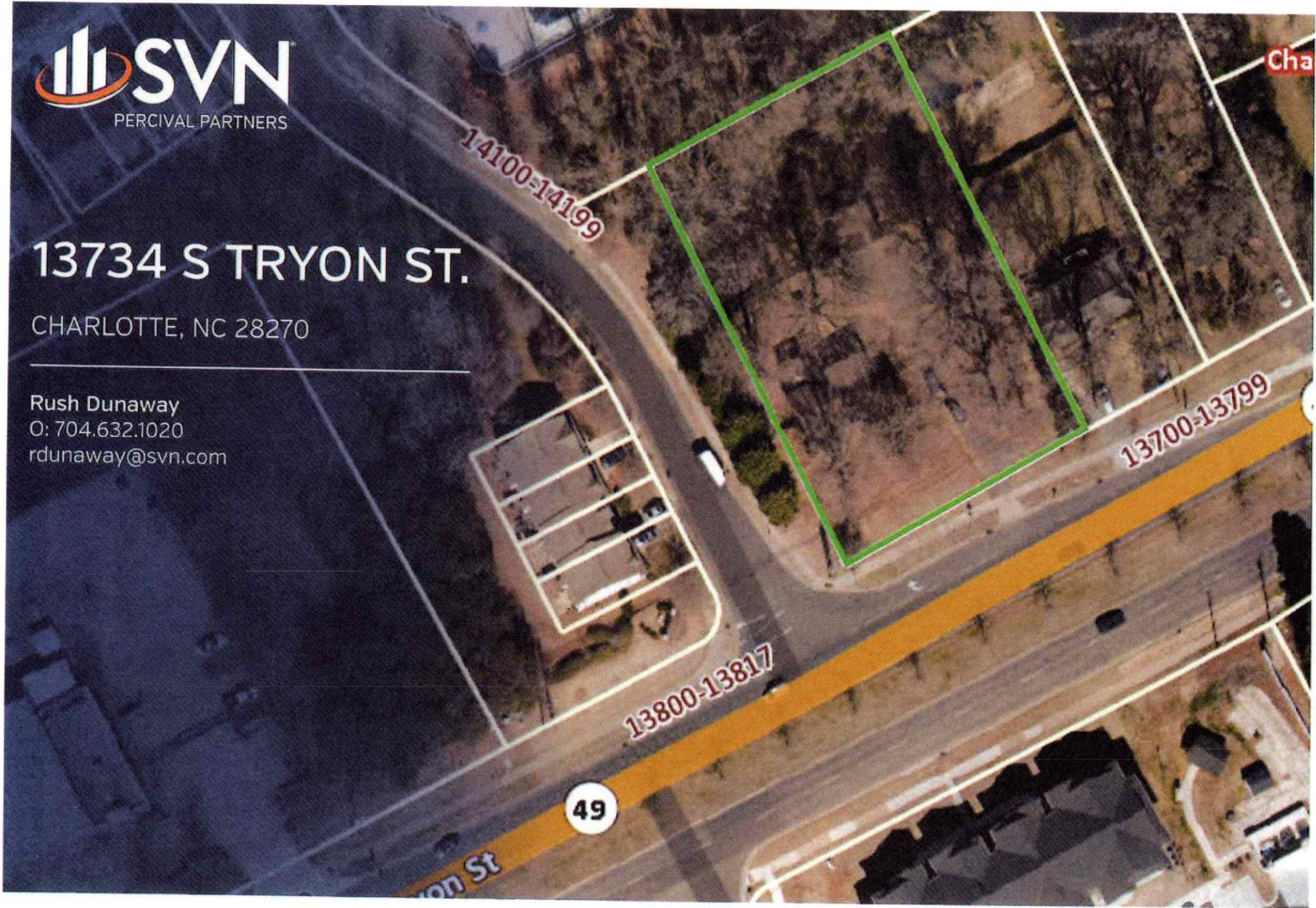




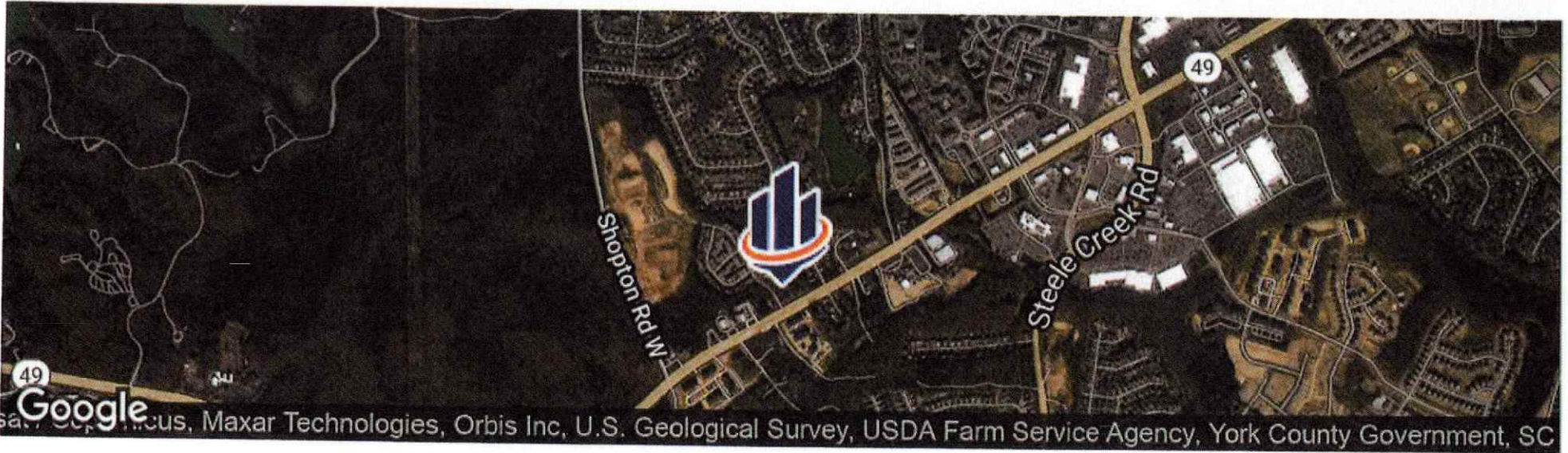
13734 S TRYON ST.

CHARLOTTE, NC 28270

Rush Dunaway
O: 704.632.1020
rdunaway@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1 Acres
Price / Acre:	\$550,000
Zoning:	R-3

PROPERTY OVERVIEW

1 Acre Lot sold for development. Sale subject to rezoning. Office, Retail, Daycare are among the possibilities.

PROPERTY HIGHLIGHTS

- Rectangular Lot on S Tryon
- Strong Traffic Counts
- Curb Cut Possible on Tamarack Drive

Demographics Map & Report

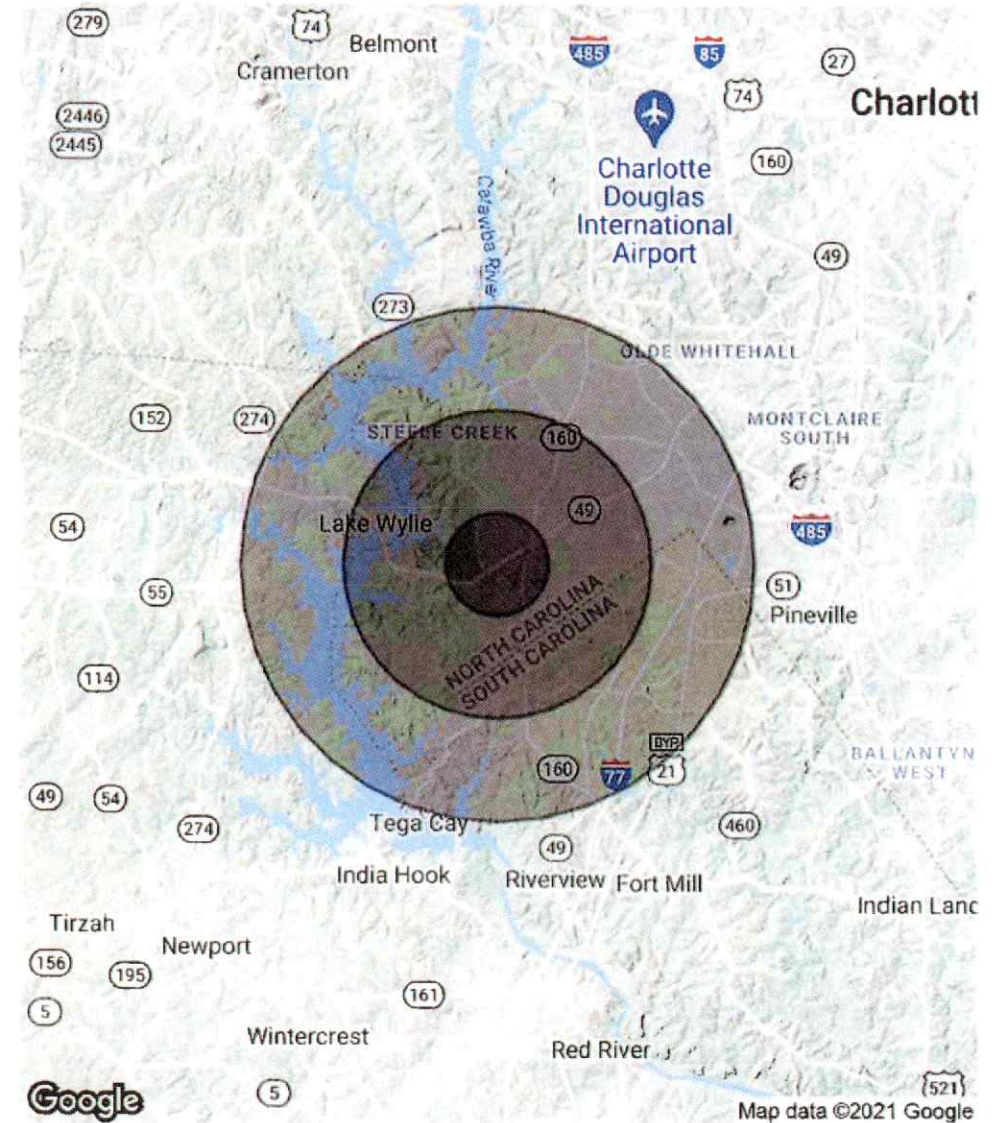
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,078	28,286	71,924
Average age	32.6	34.3	35.7
Average age (Male)	32.8	33.4	35.1
Average age (Female)	32.5	35.0	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,114	10,514	26,565
# of persons per HH	2.8	2.7	2.7
Average HH income	\$80,918	\$81,481	\$85,634
Average house value	\$379,280	\$235,887	\$274,784

* Demographic data derived from 2010 US Census

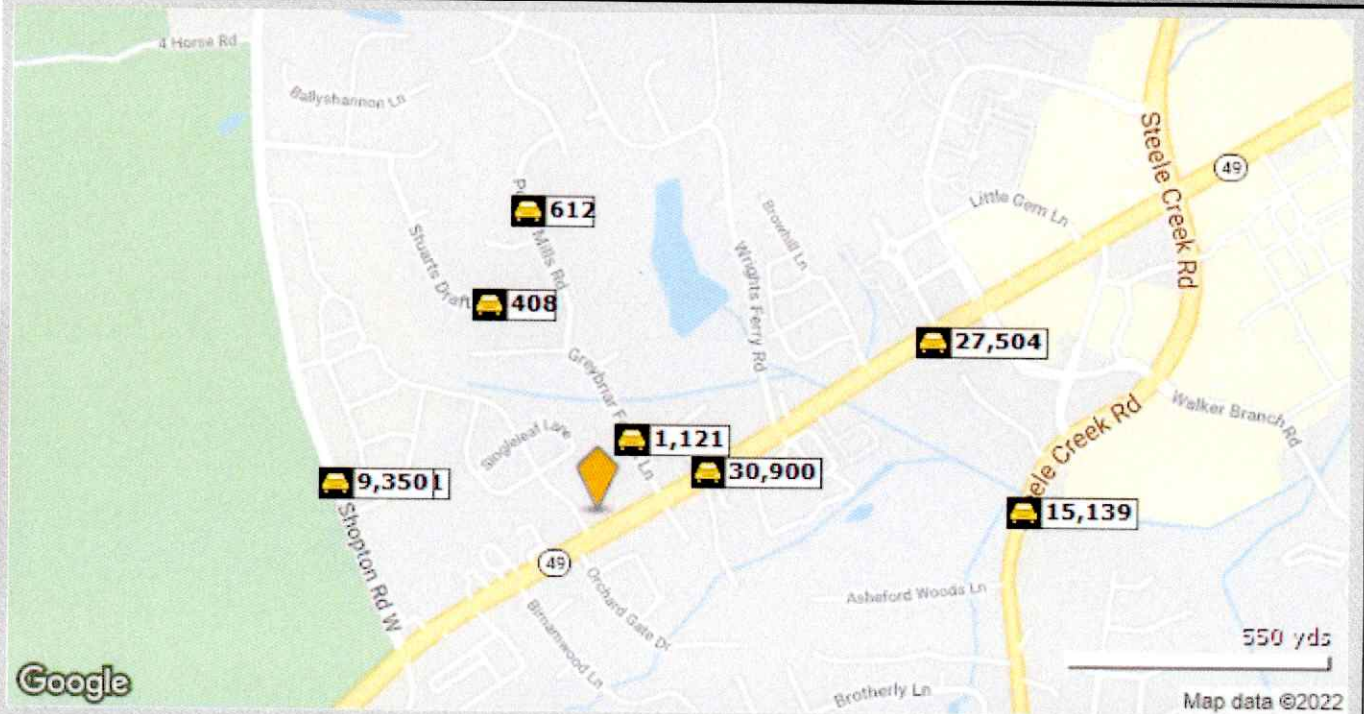


Traffic & Demographics

Traffic Count Report

13734 S Tryon St, Charlotte, NC

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Greybriar Forest Ln	York Rd	0.08 SE	2020	1,121	MPSI	.10
2 York Rd	Greybriar Forest Ln	0.06 SW	2018	28,424	MPSI	.15
3 York Rd	Greybriar Forest Ln	0.06 SW	2014	30,900	AAWDT	.15
4 Stuarts Draft Ct	Pedlar Mills Rd	0.09 E	2020	408	MPSI	.29
5 Shopton Rd W	Youngblood Rd	0.22 SE	2020	10,341	MPSI	.32
6 Shopton Rd W	York Rd	0.22 SE	2015	9,350	MPSI	.32
7 Pedlar Mills Rd	Fairplains Ct	0.04 SE	2020	612	MPSI	.38
8 S Tryon St	Grandiflora Dr	0.01 NE	2018	29,560	MPSI	.46
9 S Tryon St	Grandiflora Dr	0.01 NE	2020	27,504	MPSI	.46
10 Steele Creek Rd	Ashford Woods Ln	0.09 S	2018	15,139	MPSI	.52



Demographic Summary Report

13734 S Tryon St, Charlotte, NC

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	8,393	54,679	135,402
2021 Estimate	7,430	47,397	114,424
2010 Census	5,424	33,954	75,126
Growth 2021 - 2026	12.96%	15.36%	18.33%
Growth 2010 - 2021	36.98%	39.59%	52.31%
2021 Population by Hispanic Origin	1,694	6,662	14,476
2021 Population	7,430	47,397	114,424
White	4,073 54.82%	30,933 65.26%	80,070 69.98%
Black	2,501 33.66%	10,943 23.09%	22,012 19.24%
Am. Indian & Alaskan	72 0.97%	360 0.76%	674 0.59%
Asian	540 7.27%	3,768 7.95%	8,704 7.61%
Hawaiian & Pacific Island	7 0.09%	52 0.11%	121 0.11%
Other	237 3.19%	1,343 2.83%	2,843 2.48%
U.S. Armed Forces	0	18	108
Households			
2026 Projection	3,059	20,485	51,633
2021 Estimate	2,711	17,771	43,589
2010 Census	1,996	12,855	28,605
Growth 2021 - 2026	12.84%	15.27%	18.45%
Growth 2010 - 2021	35.82%	38.24%	52.38%
Owner Occupied	1,724 63.59%	13,825 77.80%	33,663 77.23%
Renter Occupied	987 36.41%	3,946 22.20%	9,926 22.77%
2021 Households by HH Income			
Income: <\$25,000	169 6.23%	1,106 6.22%	2,909 6.67%
Income: \$25,000 - \$50,000	540 19.92%	2,931 16.49%	7,093 16.27%
Income: \$50,000 - \$75,000	709 26.15%	3,527 19.84%	7,733 17.74%
Income: \$75,000 - \$100,000	431 15.90%	2,724 15.33%	6,639 15.23%
Income: \$100,000 - \$125,000	462 17.04%	2,191 12.33%	5,177 11.88%
Income: \$125,000 - \$150,000	145 5.35%	1,691 9.51%	4,016 9.21%
Income: \$150,000 - \$200,000	154 5.68%	1,761 9.91%	4,939 11.33%
Income: \$200,000+	101 3.73%	1,843 10.37%	5,083 11.66%
2021 Avg Household Income	\$87,344	\$109,621	\$113,798
2021 Med Household Income	\$72,939	\$87,142	\$90,286

Exhibit A

MECKLENBURG COUNTY, North Carolina POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY

Date Printed: 07/13/2021

Identity	
Parcel ID	GIS ID
19901107	19901107

Property Characteristics	
Legal desc	NA
Land Area	1 AC
Fire District	CITY OF CHARLOTTE
Special District	
Account Type	INDIVIDUAL
Municipality	CHARLOTTE
Property Use	RURAL HOMESITE

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710440900J
FEMA Panel Date	03/02/2009
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
13734 S TRYON ST CHARLOTTE

Ownership	
Owner Name	Mailing Address
CHRISTOPHER D GALLOWAY & WVS	10101 HATFIELD RD CHARLOTTE NC 28278
RODGER D GALLOWAY	10101 HATFIELD RD CHARLOTTE NC 28278

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
09577-957	03/26/1998	\$110,000.00

Site Location	
ETJ Area	Charlotte
Charlotte Historic District	No
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	59.10

Post Construction District	
Jurisdiction	Charlotte
District	Central Catawba

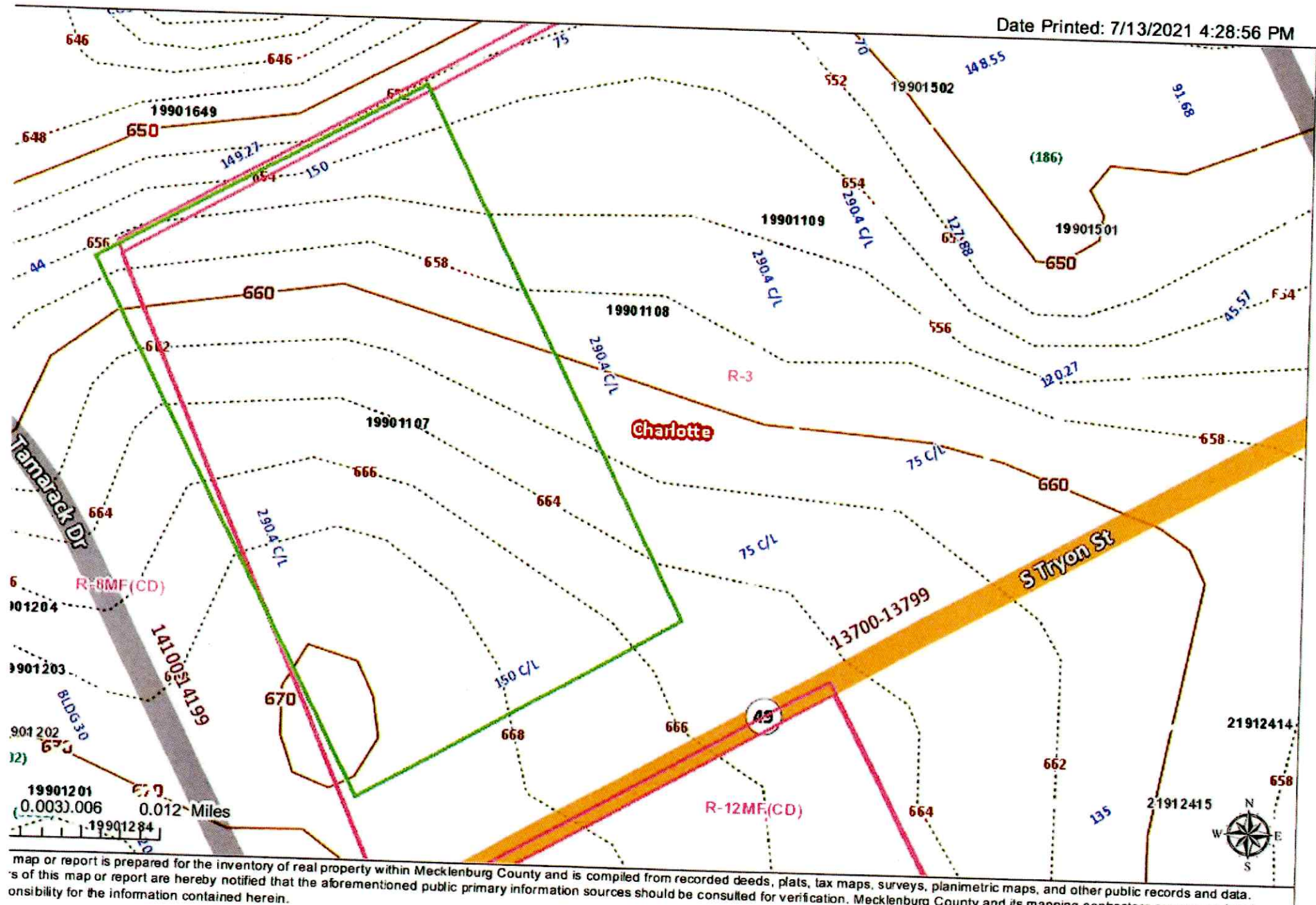
Stream Watershed Districts	
Stream Watershed Name	STEELE



11/29/2014 from Mecklenburg County

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 7/13/2021 4:28:56 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. The accuracy of this map or report is hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no liability for the information contained herein.

FOR SALE - \$550,000

Land – Subject to Rezoning

13734 S Tryon Street | Charlotte, NC 28270



PROPERTY HIGHLIGHTS

The property consists of approximately 1 acre of land for redevelopment that will be sold subject to rezoning. The parcel is rectangular in shape with frontage on South Tryon Street. Potential access onto Tamarack Drive through municipalities property. Daycare, Office or Retail are among the possibilities.

Existing home is currently rented but not considered part of the value and is included as-is where is. Do not disturb tenants and site visits must be coordinated with Listing Agent.

PROPERTY DETAILS

County:	Mecklenburg
Parcel ID:	19901107
Building Size:	Rented - Sold – As-Is
Acres:	1.00
Zoning:	R3
Water:	Onsite
Sewer:	Onsite

DEMOGRAPHICS

Radius	1 MI	3 MI	5MI
Population	3,078	28,286	71,924
# of Households	1,114	10,514	26,565
AVG HH Income	\$80,918	\$81,481	\$85,634

J. Rush Dunaway | Senior Advisor

704-458-5935 | rdunaway@percivalpartners.com

4600 Park Road, Suite 370

Charlotte, NC 28209





Rush Dunaway <rdunaway@svn.com>

Residential Driveway - 13734 S. Tryon Street - off Tamarack Drive

1 message

Losh, Kayla <Kayla.Losh@charlottenc.gov>

Wed, Sep 8, 2021 at 10:38 AM

To: "rdunaway@svn.com" <rdunaway@svn.com>

Cc: "LaMarre, John" <John.LaMarre@charlottenc.gov>, "Canter, Steve"

<Steve.Canter@charlottenc.gov>, "Reid, Laurie" <Laurie.ReidDukes@charlottenc.gov>, "Weidemann, Eric" <Eric.Weidemann@charlottenc.gov>

Good morning,

Attached you will find a letter regarding your inquiry about residential driveway requirements. You will find the contact information for your area's Land Development Site Inspector highlighted in the first paragraph of the letter.

Please let me know if I can assist you further.

Kayla Losh

Customer Relations Liaison

Charlotte Department of Transportation

600 East 4th Street | 6th Floor | Charlotte, NC 28202

(704) 336-8325 | Kayla.losh@charlottenc.gov | charlottenc.gov

Facebook: @CLTtransportation | Twitter: @CharlotteDOT



 Residential driveway_13734STryonStreet.pdf
119K



September 8, 2021

Rush Dunaway
13734 S. Tryon Street
Charlotte, NC 28278
Phone: 704-458-5935
Email: rdunaway@svn.com

Property Address: 13734 S. Tryon Street
Tax Parcel ID: 19901107

Subject: Type I Residential Driveways

To Whom It May Concern,

This letter is to confirm our telephone conversation regarding City of Charlotte requirements and recommendations for the installation of a Type I residential driveway for an existing home. The Land Development Site Inspector assigned to your location is John LaMarre, who can be reached at (704) 517-5601. A request for site inspection must be placed 48 hours prior to beginning construction activities.

CDOT requirements:

- 1) **Your property must be used strictly for residential purposes.** Up to three (3) residential dwelling units may be served by one (1) driveway without a permit provided all other requirements and recommendations in this letter have been addressed and satisfied. **All commercial driveways require a CDOT driveway review.**
- 2) **If your proposed driveway is on a major or minor thoroughfare,** contact CDOT Right of Way Management at (704) 432-1562. CDOT review and a right of way use permit are required prior to the beginning of construction.
- 3) **Trees planted within the right-of-way are the property of the City of Charlotte.** Contact Landscape Management at (704) 336-4262 before beginning work near right-of-way trees. If Landscape Management is not contacted prior to the construction of a residential driveway and a tree is damaged, the property owner may be held responsible with monetary penalties.
- 4) **Contact the utility company to relocate any existing utility poles.** All existing utilities that conflict with the proposed driveway must be relocated at the expense of the property owner.
- 5) **If your proposed driveway enters a floodplain,** you are required to comply with floodway regulations. Contact floodplain compliance at (704) 432-7246.
- 6) **If your proposed driveway enters a water supply watershed,** you are required to comply with water supply watershed regulations. Contact water supply watershed compliance at (704) 432-5571.
- 7) **If your proposed driveway crosses any roadside drainage ditches,** the property owner must install an adequately sized culvert.
- 8) **If your proposed driveway connects to a State maintained road,** contact NCDOT Division 10, District 2, 7605 District Drive, Charlotte, NC 28213, (980) 523-0000. A State driveway permit may be required.
- 9) **Before you dig,** contact the NC One-Call Center at 811.

It is the responsibility of the property owner to comply with all applicable requirements above. Failure to comply with these requirements could result in fines, legal action or a combination of both.

Additionally, CDOT recommends:

- 1) Complete the CDOT Residential Driveway Checklist (Attachment A) to ensure your driveway complies with the City standards.
- 2) Consult with your homeowners' association and/or your property deed regarding any access restrictions to certain streets.
- 3) Obtain a recorded plat of your property from the Mecklenburg County Register of Deeds office to check for any existing easement restrictions (e.g., utility easements).
- 4) Contact Mecklenburg County Zoning at (704) 336-2831 for potential zoning issues.
- 5) Consider recording an access agreement if two or more property owners share the proposed driveway.
- 6) Consider using a licensed and insured general contractor familiar with residential driveway design and standards.

If you have any questions, you may contact me at (704) 336-8325.

Sincerely,

Kayla Losh

Kayla Losh
CDOT Public Service

Attachment: A – CDOT Residential Driveway Checklist

Cc: Engineering & Property Management- Steve Canter
Engineering & Property Management- Tom Ferguson
CDOT Right of Way Management – Eric Weidemann
Landscape Management – Laurie Reid Dukes
Engineering & Property Management- John LaMarre

ATTACHMENT A
Charlotte Department of Transportation
Residential Driveway Checklist

If all boxes can be checked then a CDOT review is not required for your proposed driveway. A request for site inspection must be placed 48 hours prior to beginning construction activities.

- Yes, when the proposed driveway is constructed the site will have two or fewer access drives.
- Yes, the proposed driveway width will be between 10¹ and 30 feet.
- Yes, the distance from the edge of the proposed driveway to the nearest property line will be greater than 5 feet (10 feet preferred).
- Yes, the distance from the edge of the proposed driveway to the edge of the another driveway will be greater than 10 feet (20 feet preferred).
- Yes, the distance from the edge of the proposed driveway to the nearest street intersection (signalized or unsignalized) will be greater than 20 feet.
- Yes, the distance from the edge of the proposed driveway to the nearest fire hydrant, power pole, or manhole will be greater than 2 feet.
- Yes, the proposed driveway will comply with all design requirements in the Charlotte Land Development Standards Manual² (CLDSM) and detail sheets 1025A, 1025C, or 1027A.
- Yes, CDOT³ has been contacted for a right of way use permit if the proposed driveway will be on a thoroughfare.
- Yes, NCDOT⁴ has been contacted for a State driveway permit if the proposed driveway will be on a State maintained road.

If any of the above boxes are not checked then submit a dimensioned site plan to CDOT

¹ Minimum width on Class IV (minor thoroughfare) and above is 15 feet

² CLDSM can be accessed on the internet at <http://charlottenc.gov/ld/CLDSM>

³ CDOT Right of Way Management (704) 432-1562

⁴ NCDOT Division 10, District 2, 7605 District Drive, Charlotte, NC 28213, (980) 523-0000