

# FOR SALE

1835 EASTCHESTER DRIVE, HIGH POINT, NC



**7,628 +/- Total SF on 1.45 +/- Acres**

**Highly Visible Location**

**41,500 AAPD (2019)**

**Completely remodeled in 2018  
including windows and doors**

**Additional Improvements in 2021 & 2022**

**Fully Conditioned**

**Reception, executive office, showroom/gallery,  
and/or workspace and warehouse on first floor**

**Private Offices, secondary showroom, break area  
on second floor**

**1 dock high door**

**Ample parking**

**Potentially expandable**

**Zoned CU-GO-M (Moderate Office)**

**Call For Pricing**

**F. Cooper Brantley, Jr.**

Ph. 336.383.5911 | Fax 336.373.1453

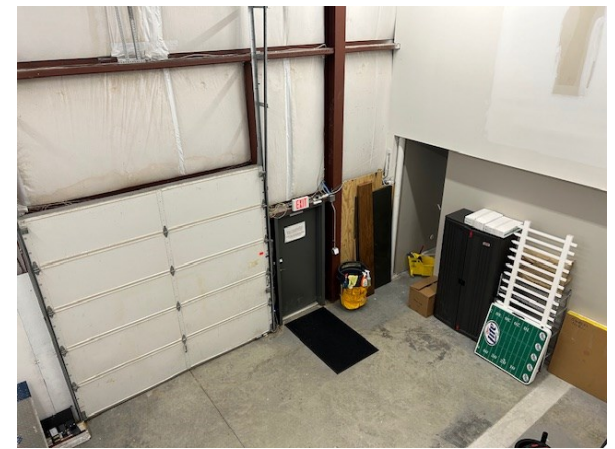
cbrantley@brantleycommercial.com | www.brantleycommercial.com

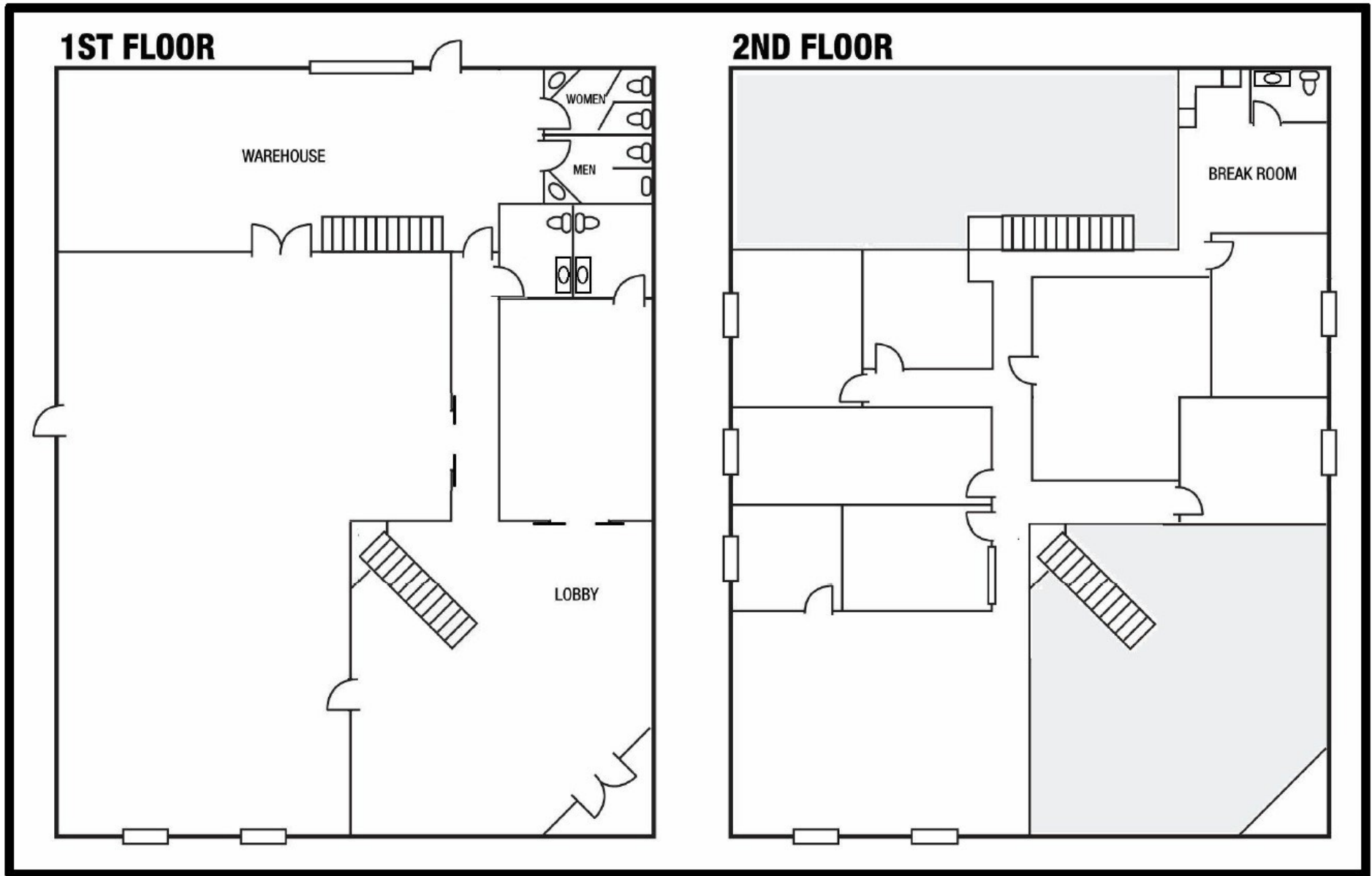
1400 West Northwood Street  
Greensboro, North Carolina 27408

**BRANTLEY**  
**COMMERCIAL PARTNERS LLC**

All information furnished regarding property for sale, rental, financing, or projections of income And expenses are from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, financing, or withdrawal without notice.









MAIL TO: DMP, 6415 OLD PLANK RD, HIGH POINT, NC 27285

PLAT BOOK PAGE

I, JOHN W. WILLIS JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7915, PAGE 2537 AND PLAT BOOK 107, PAGE 59). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON MAP; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1003). THIS 11<sup>TH</sup> DAY OF JUNE, 2021.

JOHN W. WILLIS JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER L-4522



I, JOHN W. WILLIS JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATE OF SURVEY: JUNE 10, 2021
- (5) DATA/BOOK: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOD MODEL: 180
- (8) COMBINED GRID FACTOR(S): 0.999928045
- (9) UNITS: U.S. FEET

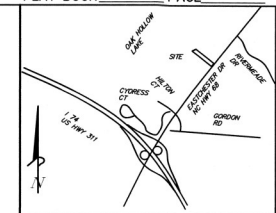
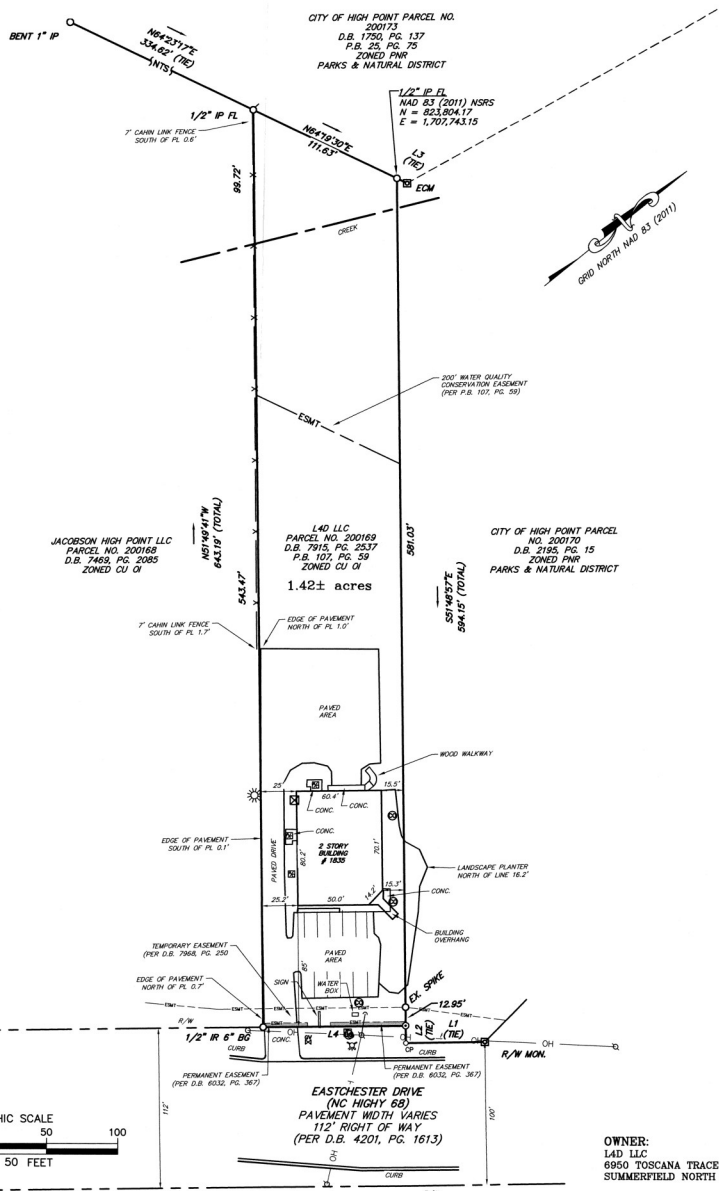
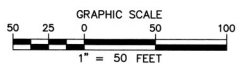
**LEGEND**

- CP<sub>0</sub> COMPUTED POINT
- NEW 1/2" IRON PIPE (SET)/ MAG NAIL (SET)
- POWER PEDESTAL
- ⊖ CLEAN OUT
- ⊕ POWER POLE
- ⊗ GAS METER
- ⊘ HYDRANT
- EXISTING IRON PIPE
- WATER METER
- ⊗ MONUMENT
- {N}T{S} NOT TO SCALE
- ⊕ SIGN
- ☒ TELEPHONE BOX
- ☒ AIR/HEAT UNIT
- ⊗ GAS VALVE
- ☀ LAMP

**ABBREVIATIONS**

- IP = EXISTING IRON PIPE/PIN
- IR = EXISTING IRON ROD
- NIP = NEW 1/2" IRON PIPE (SET)
- ECM = EXISTING CONCRETE MONUMENT
- EPK = EXISTING P-K NAIL
- MAG = MAGNETE
- NPK = NEW P-K NAIL (SET)
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- CONC. = CONCRETE
- P/L = PROPERTY LINE
- H/C = HANDICAP
- POB = POINT OF BEGINNING
- MBL = MINIMUM BUILDING LINE
- GM = GAS METER
- AG = ABOVE GROUND
- BC = BELOW GROUND
- FL = FLUSH WITH GROUND
- COF = COMBINED GRID FACTOR
- C/L = CENTER LINE

- ADJOMER LINE
- FENCE LINE
- SURVEYED
- OVERHEAD POWER
- CURB & GUTTER
- RIGHT OF WAY
- DITCH LINE
- EDGE OF PAVEMENT
- EASEMENT LINE
- BUILDING LINE
- PARKING SPACE
- PERMANENT EASEMENT



Line #	Direction	Length
L1	S37°58'50"W	55.47
L2	N51°48'57"W	12.00
L3	N64°32'23"E	7.99
L4	S38°16'06"W	100.08

**GENERAL NOTES**

1. IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
3. THE RATIO OF PRECISION IS 1:10,000+.
4. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
5. FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JUNE 18, 2022. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL No. J21028200AL.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
7. THIS SURVEY SHOWS EXISTING SITE CONDITIONS AS PER JUNE 10, 2021.
8. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC12000, NAD 83 (2011)) AND WERE OBTAINED USING THE NCVRS SYSTEM.
9. SUBJECT PROPERTY ZONED: CU O, CONDITIONAL USE OFFICE INDUSTRIAL.
10. SETBACKS: OUTSIDE CORE CITY AREA STREET 20', SIDE 'S', REAR '15'.
11. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF THE FIELDWORK.

BOUNDARY SURVEY FOR  
**JOE AND WILL BROOKS**  
PROPERTY OF  
**LAD LLC**  
PARCEL NO. 200169  
DEED BOOK 7915, PAGE 2537  
PLAT BOOK 107, PAGE 59

1835 EASTCHESTER DRIVE HIGH POINT,  
NORTH CAROLINA  
HIGH POINT TOWNSHIP, GUILFORD COUNTY

PREPARED BY  
**DAVIS • MARTIN • POWELL**  
**ENGINEERS & SURVEYORS**  
6415 OLD PLANK RD, HIGH POINT, NC 27285  
(336) 888-4221 | WWW.DMP-NC.COM | LICENSE: F-0245  
DATE: 6-10-21 SCALE: 1"=50' PROJECT: 210098  
SURVEYED BY: RD DRAWN BY: ARG CHECKED BY: JWW

OWNER:  
LAD LLC  
6950 TOSCANA TRACE  
SUMMERFIELD NORTH CAROLINA 27358



