

MULTI FAMILY DEVELOPMENT OPPORTUNITY

PINEVILLE/CHARLOTTE, NC

**CALL FOR OFFERS BY
DECEMBER 1, 2023
237 APPROVED UNITS**



DEVELOPMENT OPPORTUNITY

- ❖ +/- 6.5 Acres -205-01-311, 205-01-202, 203, 204, 205, 206, 207, 215
- ❖ Zoned Multi-Family/Commercial
- ❖ 237 Approved Units
- ❖ Site Plan Approved
- ❖ Architectural Approved

LOCATION HIGHLIGHTS

- ❖ 5 Minutes from LRT Station
- ❖ 3 Minutes from 5th largest Hospital in North and South Carolina
- ❖ Minutes from multiple Interstates
- ❖ LRT Station planned for Pineville
- ❖ Centrally located to Uptown Charlotte, Charlotte Douglas International Airport, and Ballantyne



McADAMS

The John R. McAdams Company, Inc.
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CLIENT

Mike Sherard
US Developments
5925 Carnegie Blvd
Charlotte, NC 28209

MAIN & COLLEGE STREET
CONSTRUCTION DRAWINGS
PINEVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

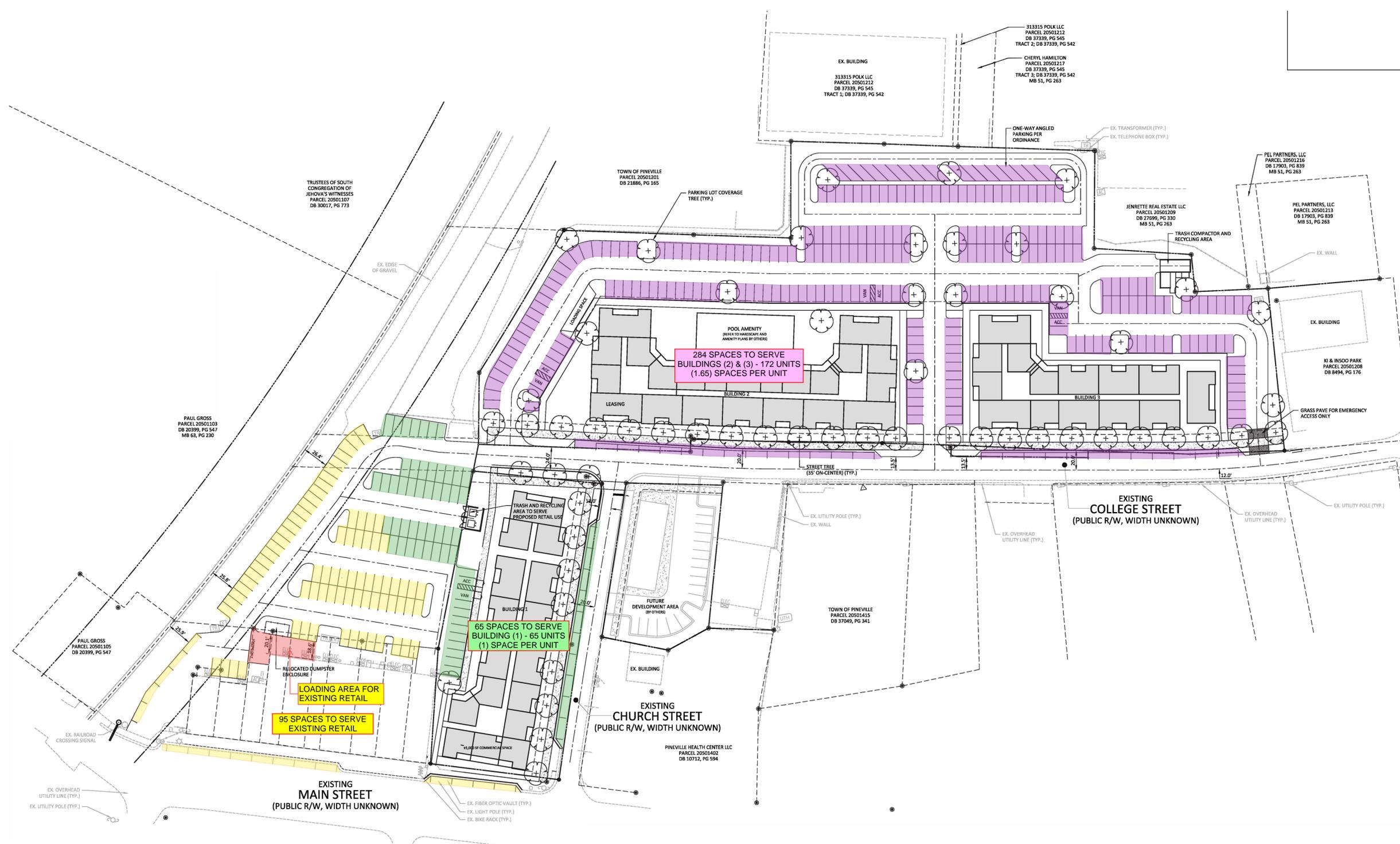
PROJECT NO. SPEC22587
FILENAME SPEC22587-OAS1
CHECKED BY JBW
DRAWN BY SRM
SCALE 1"=50'
DATE 08.04.2022

SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



284 SPACES TO SERVE
BUILDINGS (2) & (3) - 172 UNITS
(1.65 SPACES PER UNIT)

65 SPACES TO SERVE
BUILDING (1) - 65 UNITS
(1) SPACE PER UNIT

95 SPACES TO SERVE
EXISTING RETAIL

EXISTING LEGEND

- EXISTING IRON PIPE/REBAR
IRON PIPE SET
EXISTING CONCRETE MONUMENT
CONCRETE MONUMENT SET
CALCULATED POINT
CALCULATED POINT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER VALVE
WATER METER
WATER VAULT
BACKFLOW PREVENTER
FIRE HYDRANT
TELEPHONE BOX
TELEPHONE MANHOLE
GAS METER
GAS VALVE
ELECTRIC METER
ELECTRIC BOX
AIR CONDITIONING UNIT
TRANSFORMER
LIGHT POLE
POWER POLE WITH GUY ANCHOR
CATCH BASIN
STORM DRAINAGE MANHOLE
DROP INLET
FLARED END SECTION
BOLLARD
SIGN
MAILBOX

SITE LEGEND

- SIGNAGE
ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
STANDARD CURB AND GUTTER (SEE PLAN FOR SIZE)
SPILL CURB AND GUTTER (SEE PLAN FOR SIZE)
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CENTERLINE
TREE PROTECTION
RAILROAD TRACKS
GUARD RAIL
STORM DRAIN
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS LINE
WATER LINE
SANITARY SEWER LINE
GAS LINE
FENCE LINE
SURVEYED PROPERTY LINE
PROPERTY LINE NOT SURVEYED
CONCRETE SIDEWALK OR HEAVY DUTY CONCRETE (WHERE SPECIFIED)
NEW FULL DEPTH PAVEMENT WITHIN BUILDING SETBACK WHERE SPECIFIED FOR UTILITY INSTALLATION
EX. PAVEMENT TO BE MILLED AND OVERLAYED (1.5' & GRADE ADJUSTED W/ WEDGING (WHERE SPECIFIED) (SEE CROSS-SECTIONS IN C7.00 SHEET SERIES FOR AREAS OF WEDGING)

SITE DATA

Table with site data including developer, prepared by, tax ID numbers, acreage, zoning, and unit counts.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, DEMOLITION, GRADING, STORM DRAINAGE, UTILITY, AND EROSION CONTROL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL



GRAPHIC SCALE
1 inch = 50 ft.



Know what's below. Call before you dig.

Vertical text on the left edge of the drawing.

SUMMARY: It's rare to find an approved urban site, ready for immediate development such as this. For the first time in 25 years Pineville, a submarket of Charlotte, NC, has approved the development of apartments. US Developments purchased this prime 6.5 acre development site that they are now making available to multi-family developers. This Main St apartment development has an approved site plan and architectural elevations. The final step will be submittal of construction drawings, estimated to be within five (5) months of contract date. This development will create a vibrant, urban development in one of the fastest growing markets in the Charlotte region.



02 BLDG 3 COLLEGE STREET



01 BLDG 2 COLLEGE STREET



US DEVELOPMENTS
BROKERAGE, DEVELOPMENT, MANAGEMENT.

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