

4833 Hickory Grove Road, Charlotte, North Carolina 28215-5734

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List \$: **\$350,000**

MLS#: **4258477** Category: **Lots/Acres/Farms** County: **Mecklenburg**
Status: **ACT** Parcel ID: **101-041-13** Acres: **0.50**
Legal Desc: **P8 M728-33** Zoning: **N2-B**
City Tax Pd To: **Charlotte** Tax Val: **\$105,200** Deed Ref: **20421/350**
Lot Dim: **75x268x80.5x282** Elevation:
Subdivision: **Hickory Grove** OSN: **Canopy MLS**



General Information

Type: **Lot**
Can Divide?:
\$/Acres: **\$700,000.00**
Levels:

Land Information

Apprx Acres: **0.50**
Acres Cleard:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage:
Lot Desc:
Restrictions: **No Representation**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer**
Water: **City Water**
Dwellings: **No**
Beds Septic:

Additional Information

Prop Finance:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Lease Considered: **No**

Features

Fixtures Exclsn: **No**
Road Surface: **Paved**
Suitable Use: **Development, Multi-Family, Residential**

Basement Dtls:
Patio/Porch:
Fire Sprinkler:

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Public Remarks

This beautiful .5-acre lot is ideally situated in a district zoned N2-B, specifically intended for multi-family dwellings. This offers developers an exceptional opportunity to build single or multi-family units on this lot. Located in a well-established residential area that is just minutes from Uptown Charlotte, with easy access to major highways and public transit, shopping, dining, entertainment and medical facilities, minutes to UNCC. Recreation at the nearby Greenway and venues like Reedy Creek Park for walking or biking. Gentle topo offers nice build site with City water and city sewer available. No HOA.

Agent Remarks

City water and Sewer located at street Buyer would pay tap fee Property contains old, abandoned well and septic system See survey attached. Check with city for zoning details. Please call listing agent for additional information. Please make appointment with showing time before entering the lot.

Showing Instructions, Considerations, and Directions

Showing Service, Vacant

List Agent/Office Information

DOM: **1** CDOM: **1**
Mkt Dt: **05/13/2025**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Walter Sikes (94335)**
List Office: **Allen Tate SouthPark (8100)**
Seller Name: **withheld**
Web URL:

Expire Dt: **05/12/2026**
DDP-End Dt:
List Agreemnt: **Exclusive Right To Sell**
Agent Phone: **704-236-3945**
Office Phone: **704-364-6400**
Full Service: **Full Service**

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Owner Information

Owner:	Rhinehart John Wesley	Co-Owner:	Rhinehart Carolyn Hubert
Tax Billing Address:	6019 Johnnette Dr	Tax Billing City & State:	Charlotte Nc
Tax Billing Zip:	28212	Tax Billing Zip+4:	2322
Owner Occupied:	A		

Location Information

School District:	Charlotte-Mecklenburg Schools	Subdivision:	Alexander Orr Estate Lands
Township:	Charlotte	Census Tract:	001609
Carrier Route:	C064	Zoning:	N2-B
Neighborhood Code:	MF - EAST-2 SUBMARKET		

Tax Information

Parcel ID:	10104113	Lot #:	8
Tax Area:	08		
Legal Description:	P8 M728-33		


Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$105,200	\$105,200	\$54,800
Assessed Value - Land	\$105,200	\$105,200	\$54,800
YOY Assessed Change (\$)	\$	\$50,400	
YOY Assessed Change (%)	0%	92%	
Market Value - Total	\$105,200	\$105,200	\$54,800
Market Value - Land	\$105,200	\$105,200	\$54,800

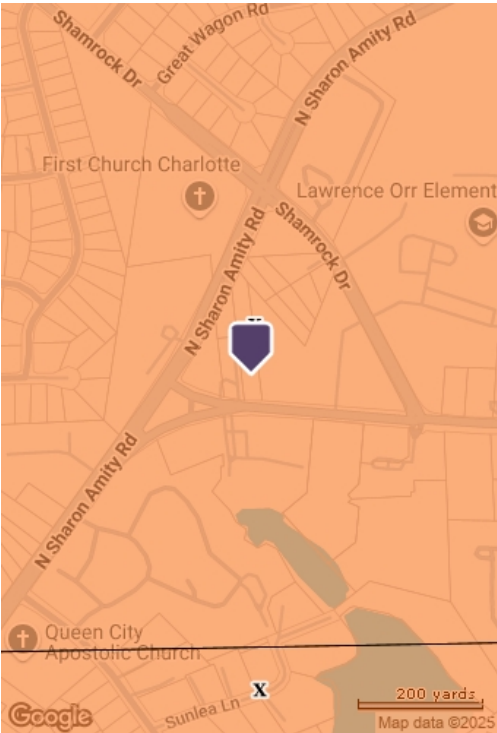
Tax Year		2023	2022
Total Tax		\$866.28	\$528.82
Change (\$)		\$337	
Change (%)	%	64%	

Characteristics

Land Use - Universal:	Sfr	Land Use - County:	Single Family Residential
Lot Acres:	0.50	Lot Sq Ft:	21,911

Listing Agent:	Listing Office:
	
Walter Sikes (94335)	Allen Tate SouthPark (8100)
User Class: Subscriber	6700 Fairview Road Ste 200
License #: NC 180069	Charlotte, North Carolina 28210
SC 26429	MP Name: Alison Smith
Direct: 704-236-3945	MP Email: alison.smith@allentate.com
Cell: 704-236-3945	Phone: 704-364-6400
Fax:	704-365-6901
Email: walt.sikes@allentate.com	Office Email: alison.smith@allentate.com
Agent Web: www.waltsikes.com	Web Site: www.allentate.com
Designations: Graduate, REALTOR Institute / GRI	Prim Assoc: Canopy Realtor Association
Prim Assoc: Canopy Realtor Association	Firm License: NC C30590

Flood Zone Code:	X	Flood Zone Panel:	3710457400K
Flood Zone Date:	02/19/2014	Special Flood Hazard Area (SFHA):	Out
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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