

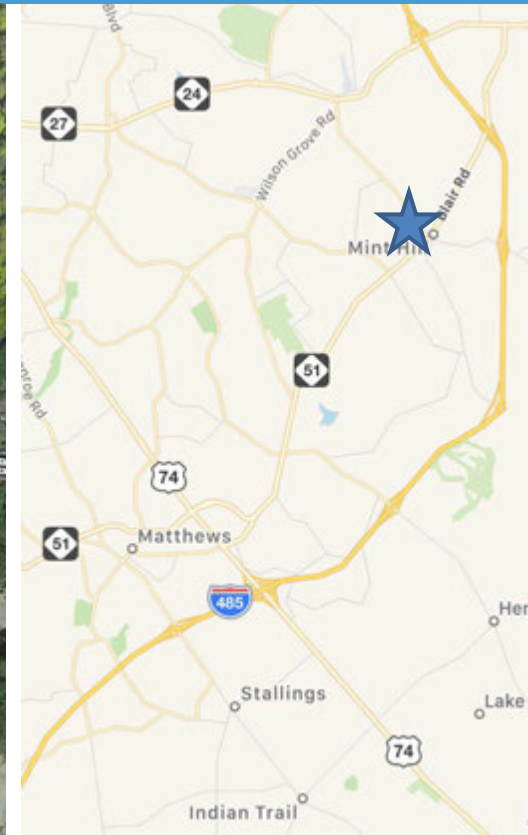
MINT HILL OUTPARCEL

BLAIR ROAD (HWY 51) AT FAIRVIEW ROAD (HWY 218) - MINT HILL, NC

FOR SALE
PRICE REDUCED

NS New South
Properties
NEWSOUTHPROP.COM

+/- .842 ACRES FOR SALE



PROPERTY INFORMATION

- **BELOW MARKET SALES PRICE!**
\$595,000
- Situated in front of Food Lion Shopping Center
- 18,000 VPD on Highway 51

DEMOGRAPHICS



POPULATION
3 Miles: 28,149
5 Miles: 111,993
7 Miles: 223,012



AVG. HH INCOME
3 Miles: \$90,561
5 Miles: \$81,495
7 Miles: \$74,570



DAYTIME POP
3 Miles: 6,331
5 Miles: 18,022
7 Miles: 66,083

BROKER CONTACT

WILL WHITLEY
704.927.2888
wwhitley@newsouthprop.com



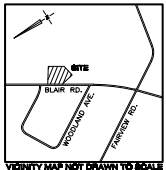
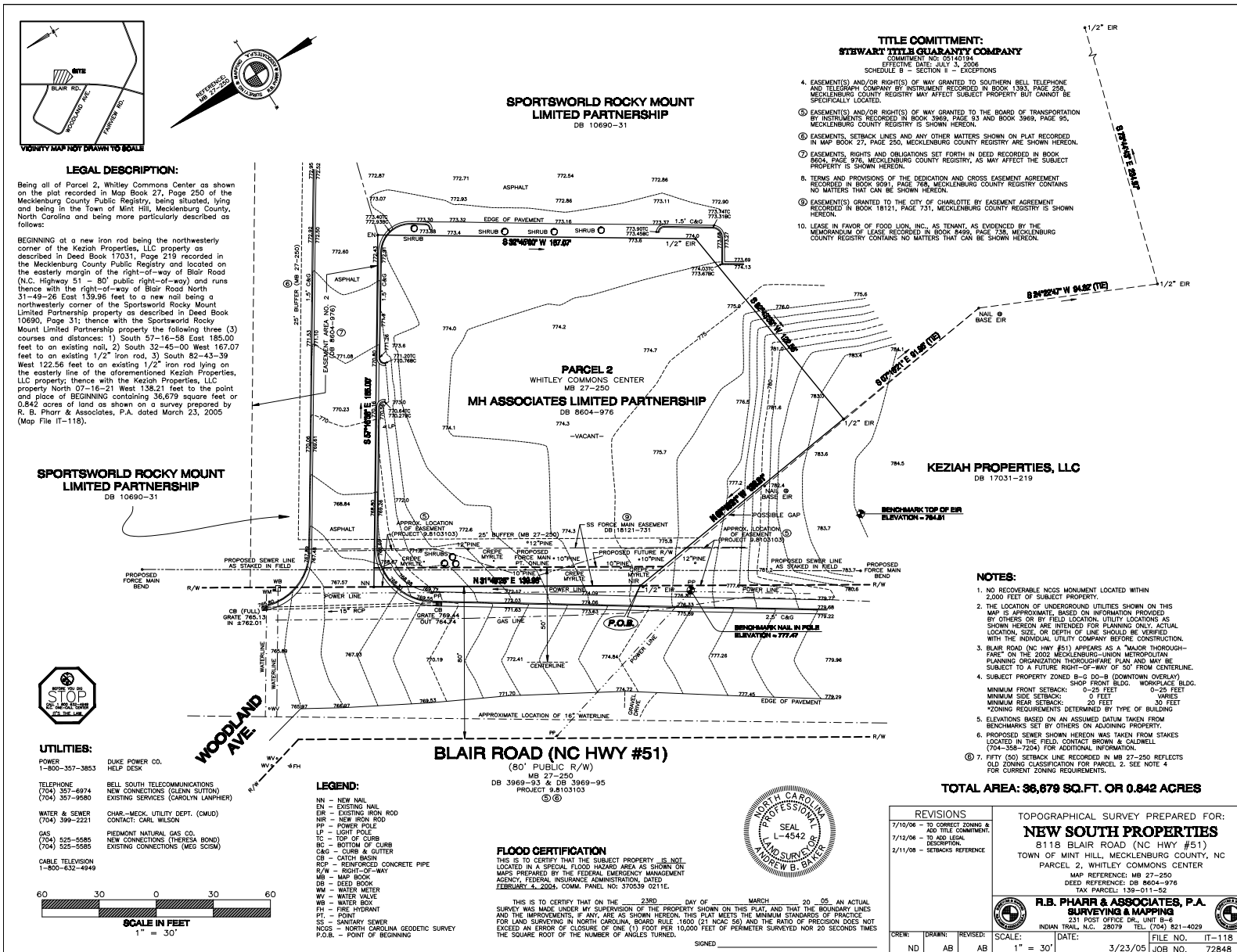
"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

MINT HILL OUTPARCEL

BLAIR ROAD (HWY 51) AT FAIRVIEW ROAD (HWY 218) - MINT HILL, NC

SURVEY

+/- .842 ACRES FOR SALE



LEGAL DESCRIPTION:
Being all of Parcel 2, Whitley Commons Center as shown on the plat recorded in Map Book 27, Page 250 of the Mecklenburg County Public Registry, being situated, lying and being in the Town of Mint Hill, Mecklenburg County, North Carolina and being more particularly described as follows:
BEGINNING at a new iron rod being the northwesterly corner of the Keziah Properties, LLC property as described in Deed Book 17031, Page 219 recorded in the Mecklenburg County Public Registry and located on the easterly margin of the right-of-way of Blair Road (N.C. Highway 51 - 80' public right-of-way) and runs thence with the right-of-way of Blair Road North 31°49'26" East 159.98 feet to a new nail being a northwesterly corner of the Sportsworld Rocky Mount Limited Partnership property as described in Deed Book 10690, Page 31; thence with the Sportsworld Rocky Mount Limited Partnership property the following three (3) courses and distances: 1) South 57°16'58" East 185.00 feet to an existing nail, 2) South 32°45'00" West 187.07 feet to an existing 1/2" iron rod, 3) South 82°43'39" West 122.56 feet to an existing 1/2" iron rod lying on the easterly line of the aforementioned Keziah Properties, LLC property; thence with the Keziah Properties, LLC property North 07°16'21" West 138.21 feet to the point and place of BEGINNING containing 36,679 square feet or 0.842 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 23, 2005 (Map File IT-118).

TITLE COMMITMENT:
STEWART TITLE GUARANTY COMPANY
COMMITMENT NO: 05140184
EFFECTIVE DATE: JULY 3, 2006
SCHEDULE B - SECTION 8 - EXCEPTIONS
4. EASEMENT(S) AND/OR RIGHT(S) OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED IN BOOK 1383, PAGE 259, MECKLENBURG COUNTY REGISTRY MAY AFFECT SUBJECT PROPERTY BUT CANNOT BE SPECIFICALLY LOCATED.
5. EASEMENT(S) AND/OR RIGHT(S) OF WAY GRANTED TO THE BOARD OF TRANSPORTATION BY INSTRUMENTS RECORDED IN BOOK 3969, PAGE 83 AND BOOK 3969, PAGE 95, MECKLENBURG COUNTY REGISTRY IS SHOWN HEREON.
6. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 27, PAGE 250, MECKLENBURG COUNTY REGISTRY ARE SHOWN HEREON.
7. EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN DEED RECORDED IN BOOK 10690, PAGE 31, MECKLENBURG COUNTY REGISTRY, AS MAY AFFECT THE SUBJECT PROPERTY IS SHOWN HEREON.
8. TERMS AND PROVISIONS OF THE DEDICATION AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 8991, PAGE 788, MECKLENBURG COUNTY REGISTRY CONTAINS NO MATTERS THAT CAN BE SHOWN HEREON.
9. EASEMENT(S) GRANTED TO THE CITY OF CHARLOTTE BY EASEMENT AGREEMENT RECORDED IN BOOK 18121, PAGE 737, MECKLENBURG COUNTY REGISTRY IS SHOWN HEREON.
10. LEASE IN FAVOR OF FOOD LION, INC., AS TENANT, AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED IN BOOK 8499, PAGE 738, MECKLENBURG COUNTY REGISTRY CONTAINS NO MATTERS THAT CAN BE SHOWN HEREON.

SPORTSWORLD ROCKY MOUNT LIMITED PARTNERSHIP
DB 10690-31

SPORTSWORLD ROCKY MOUNT LIMITED PARTNERSHIP
DB 10690-31

PARCEL 2 WHITLEY COMMONS CENTER MB 27-250 MH ASSOCIATES LIMITED PARTNERSHIP
DB 8604-976

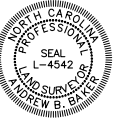
KEZIAH PROPERTIES, LLC
DB 17031-219

UTILITIES:
POWER - DUKE POWER CO. 1-800-357-3853
TELEPHONE - BELL SOUTH TELECOMMUNICATIONS (704) 357-6974 NEW CONNECTIONS (GLENN SUTTON) (704) 357-9580
WATER & SEWER - CHAS-MECK, UTILITY DEPT. (CMUD) CONTACT: CARL WILSON (704) 525-5585 NEW CONNECTIONS (THERESA BOND) (704) 525-5585
GAS - RICHMOND NATURAL GAS CO. NEW CONNECTIONS (704) 525-5585
CABLE TELEVISION - 1-800-632-4949

LEGEND:
NN - NEW NAIL
DN - EXISTING NAIL
ER - EXISTING IRON ROD
NR - NEW IRON ROD
PP - POWER POLE
LP - LIGHT POLE
TC - TOP OF CURB
BC - BOTTOM OF CURB
C&G - CURB & GUTTER
CB - CATCH BASIN
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY
MB - MAP BOOK
DB - DEED BOOK
WM - WATER METER
WV - WATER VALVE
WB - WATER BOX
FH - FIRE HYDRANT
PT - POINT
SS - SANITARY SEWER
NCS - NORTH CAROLINA GEODETIC SURVEY
P.O.B. - POINT OF BEGINNING

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 3, 2004, COMM. PANEL NO. 370539 0221E.

THIS IS TO CERTIFY THAT ON THE 23RD DAY OF MARCH 20 05, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 N.C.A.C. 50) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



REVISIONS

DATE	DESCRIPTION
7/10/06	TO CORRECT ZONING & ADD TITLE COMMITMENT
7/12/06	TO ADD LEGAL DESCRIPTION
2/11/08	SETBACKS REFERENCE

TOPOGRAPHICAL SURVEY PREPARED FOR:
NEW SOUTH PROPERTIES
8118 BLAIR ROAD (NC HWY #51)
TOWN OF MINT HILL, MECKLENBURG COUNTY, NC
PARCEL 2, WHITLEY COMMONS CENTER
MAP REFERENCE: MB 27-250
DEED REFERENCE: DB 8604-976
TAX PARCEL: 139-011-52
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
231 POST OFFICE DR., UNIT B-4
INDIAN TRAIL, N.C. 28079 TEL: (704) 821-4029

CREW: ND	DRAWN: AB	REVISED: AB	SCALE: 1" = 30'	DATE: 3/23/05	FILE NO. IT-118	JOB NO. 72848
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WILL WHITLEY | 704.927.2888 | ww@newsouthprop.com