



# QuikTrip Surplus Land For Sale

Albemarle & Blair Road • Charlotte, NC 28277



2820 Selwyn Avenue  
Suite 325  
Charlotte, NC 28209

Dave Hendrick  
704.975.1188  
[dave@cadenceprop.com](mailto:dave@cadenceprop.com)



# Albemarle & Blair Road

## Property Information

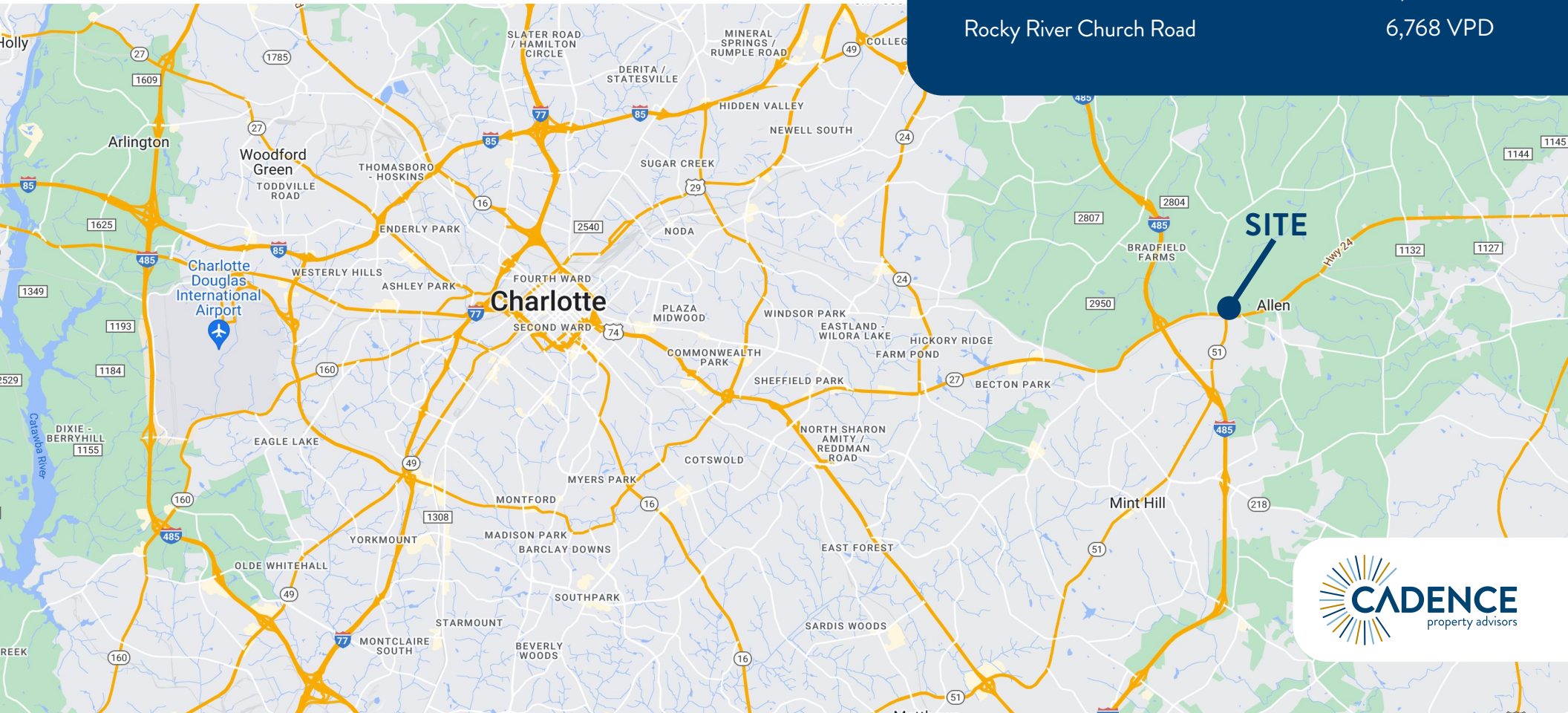
- QuikTrip surplus land for sale. Located at the intersection of Albemarle and Blair Road in Mecklenburg County, NC.
- Price: \$1,250,000
- Size: ±2.56 Acres
- Parcel ID: 11123341
- Zoning: B-1 (CD)

## DEMOGRAPHICS (2024)

	1 mile	3 miles	5 miles
Population	1,798	26,323	73,136
Projected Pop.	1,912	28,258	79,531
Avg. HH Income	\$85,286	\$84,972	\$87,302

## TRAFFIC COUNTS

Albemarle Road	39,322 VPD
Blair Road	11,263 VPD
Rocky River Church Road	6,768 VPD





# Albemarle & Blair Road Preliminary Survey

## SURVEY LEGEND

### CONTROL

- Property Corner (Found)
- Property Corner (Set)
- ▲ Calculated Point
- ⊕ Benchmark

### EXISTING UTILITIES

- <sup>tr</sup> Overhead Traffic
- <sup>eh</sup> Overhead Electric
- <sup>uf</sup> Underground Fiber Optic Line
- <sup>gs</sup> Gas Line (Size/Type On Plans)
- <sup>st</sup> Storm Sewer Line (<12") (Size/Type)
- <sup>sw</sup> Storm Sewer Line (≥12") (Size/Type)
- <sup>uak</sup> Unknown Underground Utility Line
- <sup>wl</sup> Water Line (Size/Type On Plans)

- ⊕ Fiber Optic Vault
- ⊕ Fiber Optic Marker
- ⊕ Utility Pole (Type Of Utility)
- ⊕ Utility Pole W/Transformer
- ⊕ Utility Manhole (Type/£'s)
- ⊕ Utility Valve (Type)
- Guy Wire
- ⊕ Fire Hydrant
- ⊕ Catch Inlet
- ⊕ Area Inlet
- ⊕ Headwall (Type/Size)
- ⊕ FES (Flared End Section - Size)
- ⊕ Single Post Sign (Plus Type/Verbiage)
- ⊕ Deciduous Tree (See Tree Index)
- ⊕ Evergreen Tree (See Tree Index)
- ⊕ Traffic Arrows
- ⊕ Traffic Control Box
- ⊕ Traffic Ballard

## GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
2. ZONING: B-1(CD)
3. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA FIRM MAP NUMBER 370500040 DATED FEBRUARY 19, 2014.
4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**UTILITY CONTACTS**  
 UNION POWER COOPERATIVE  
 1525 N. ROCKY RIVER RD.  
 MONROE, NC 28110

PIEDMONT NATURAL GAS  
 4720 PIEDMONT ROW DR.  
 CHARLOTTE, NC 28210

CHARLOTTE WATER  
 5100 BROOKSHIRE BLVD.  
 CHARLOTTE, NC 28216

I, BRIAN E. HICKS, PLS., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 6-7-2018
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NC 49
- (7) GEOID MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.9998418
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

To QuikTrip Corporation and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 5, 6(c), 7(a), 7(b)(1), 8, 9, 11, 13, & 17 of Table A thereto.

The field work was completed on June 7, 2018.

Date of Plat or Map: June 19, 2018

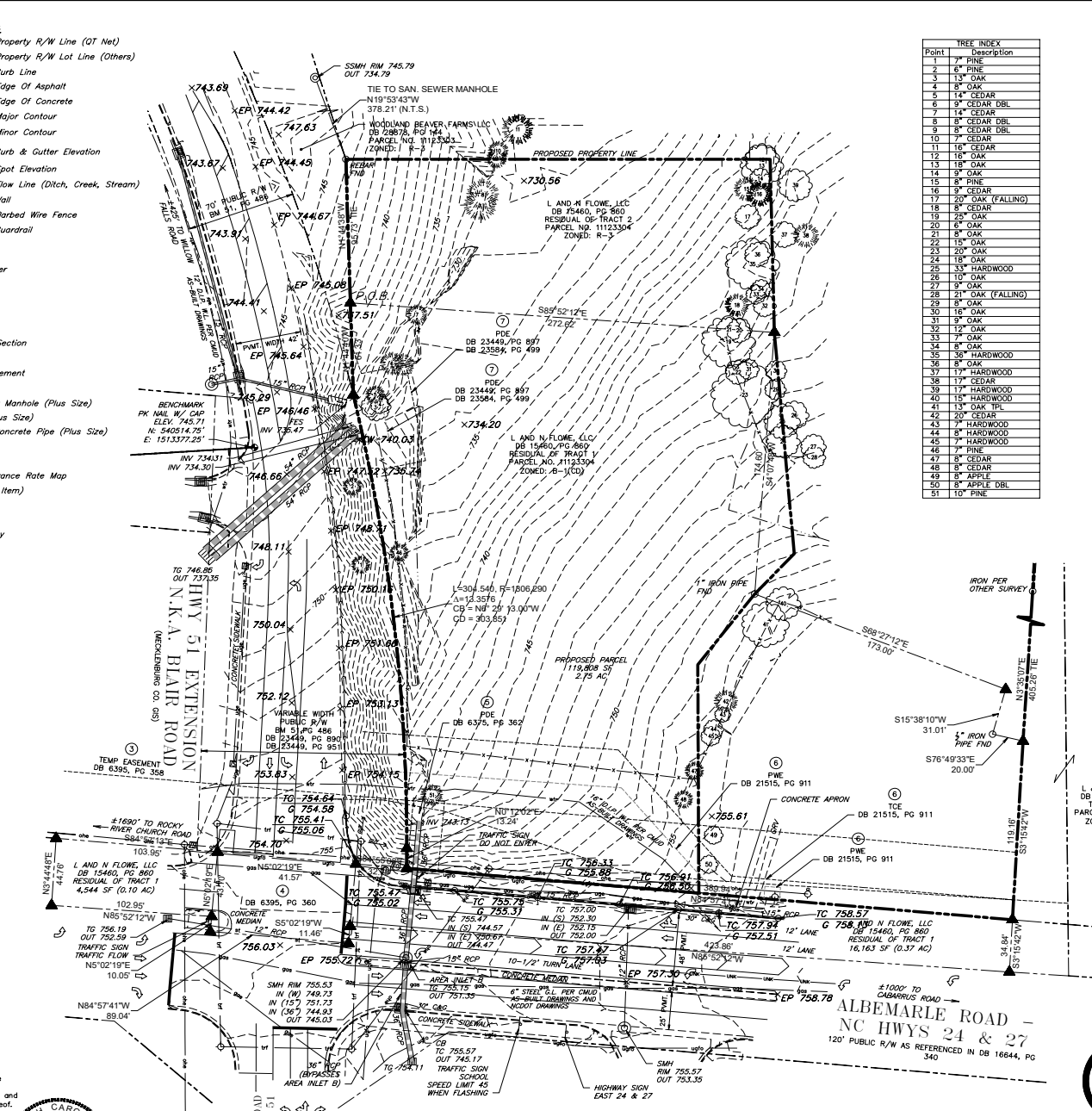
Brian E. Hicks, PLS. L-4281  
 bhicks@McAdamsCo.com

## EXISTING FEATURES

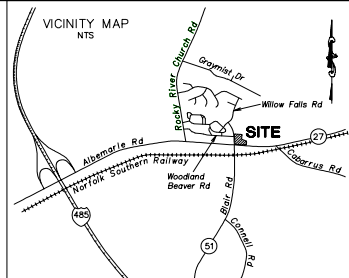
- Property R/W Line (OT Net)
- Property R/W Lot Line (Others)
- Curb Line
- Edge Of Asphalt
- Edge Of Concrete
- 700 Major Contour
- 701 Minor Contour
<sup>TC</sup> 750.50 Curb & Gutter Elevation
<sup>G</sup> 750.00 Spot Elevation
<sup>750.17 X</sup> Flow Line (Ditch, Creek, Stream)
- Wall
- Barbed Wire Fence
- Guardrail

## ABBREVIATIONS

- C&G Curb & Gutter
- GRV Gravel
- TC Top Curb
- TW Top Of Wall
- CB Catch Basin
- FES Flared End Section
- TC Top Grate
- EP Edge of Pavement
- GUY Guy Wire
- SMH Storm Saver Manhole (Plus Size)
- HDWL Headwall (Plus Size)
- RCP Reinforced Concrete Pipe (Plus Size)
- DB Deed Book
- PB Plat Book
- F.I.R.M. Federal Insurance Rate Map
- FIND Found (Plus Item)
- AC Acres
- SF Square Feet
- R/W Right-Of-Way



Point	Tree Index	Description
1	2'	PINE
2	6'	OAK
3	13'	OAK
4	8'	OAK
5	14'	CEDAR
6	9'	CEDAR DBL
7	14'	CEDAR
8	8'	CEDAR DBL
9	8'	CEDAR DBL
10	7'	CEDAR
11	18'	OAK
12	12'	OAK
13	18'	OAK
14	9'	OAK
15	9'	PINE
16	9'	CEDAR
17	20'	OAK (FALLING)
18	8'	CEDAR
19	25'	OAK
20	8'	OAK
21	8'	OAK
22	15'	OAK
23	20'	OAK
24	18'	OAK
25	33'	HARDWOOD
26	10'	OAK
27	9'	OAK
28	21'	OAK (FALLING)
29	10'	OAK
30	16'	OAK
31	17'	OAK
32	12'	OAK
33	8'	OAK
34	8'	OAK
35	36'	HARDWOOD
36	28'	OAK
37	17'	HARDWOOD
38	17'	CEDAR
39	17'	HARDWOOD
40	15'	HARDWOOD
41	13'	OAK TPL
42	20'	OAK
43	7'	HARDWOOD
44	8'	HARDWOOD
45	7'	HARDWOOD
46	7'	PINE
47	8'	CEDAR
48	8'	CEDAR
49	8'	APPLE
50	10'	APPLE DBL
51	10'	PINE



- ### NOTES PERTAINING TO FIRST AMERICAN TITLE INSURANCE COMPANY
- FILE NO. 18-1517  
 COMMENT DATE: MAY 14, 2018 AT 8:00 AM  
 SCHEDULE B - SECTION II (EXCEPTIONS)
2. Deed of Easement in favor of the Department of Transportation recorded in Book 4026, Page(s) 123, Mecklenburg County Registry.
    - Injunctio to obtain copy from NC DOT.
  3. Deed of Easement in favor of the Department of Transportation recorded in Book 6395, Page(s) 358, Mecklenburg County Registry.
    - Affects subject property as shown hereon
  4. Right of way contained in Deed to the Department of Transportation recorded in Book 6395, Page(s) 360, Mecklenburg County Registry.
    - Affects subject property as shown hereon
  5. Drainage Easement Agreement in favor of the Department of Transportation recorded in Book 6395, Page(s) 360, Mecklenburg County Registry.
    - Affects subject property as shown hereon
  6. Easement Agreement in favor of the City of Charlotte recorded in Book 21515, Page(s) 911, Mecklenburg County Registry.
    - Affects subject property as shown hereon
  7. Storm Drainage Easement and Right to Dedicate made by and between L and N Flowe, LLC and WP Park, LLC recorded in Book 23449, Page(s) 897 and re-recorded in Book 23564, Page 499, Mecklenburg County Registry.
    - Affects subject property as shown hereon



**PRELIMINARY**  
 NOT FOR RECORDATION, CONVEYANCES OR SALES

**STOP!**  
 BEFORE YOU DIG CALL  
 THE NC ONE CALL CENTER  
 1-800-632-4949  
 IT'S THE LAW!

