

# HENRY CHAPEL ROAD

EXCLUSIVE LISTING | BELMONT, NORTH CAROLINA



**Forde Britt** | [fbritt@landadvisors.com](mailto:fbritt@landadvisors.com)

1000 West Morehead Street, Charlotte, NC 28208, ph.704.594.7310 | [landadvisors.com](http://landadvisors.com)

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10 10 2020





## OFFERING SUMMARY

Sale Price:	Submit all Offers
Size:	±270.0 Acres
Parcels:	207383, 217839, 217840
Zoning:	Residential
Market:	Charlotte
Submarket:	Gaston

## PROPERTY OVERVIEW

Land Advisors Organization is pleased to present to the market one of the best remaining residential development tracts in the Charlotte MSA.

This offering of Henry Chapel Road features 270 acres allowing for as many as ±625 single family lots. The lots have been conceptually organized into three groupings separated by lot sizes allowing for multiple price points and robust absorptions. The site is perfectly positioned to add to the already vibrant Town of Belmont thereby providing its future residents the outstanding quality of life sought by all.

Charlotte is one of the country's fastest growing cities attracting new residents to its dynamic economy, pleasant climate, and desirable amenities. Henry Chapel Road takes advantage of this momentum being located just a short drive from Uptown Charlotte, the Daniel Stowe Botanical Gardens, Lake Wylie, and the Charlotte Douglas International Airport. The easy proximity to so many cultural amenities makes this an opportunity that cannot be replicated in the Charlotte market.

## LOCATION

Located a short drive from Uptown Charlotte

# HENRY CHAPEL ROAD | HISTORIC DOWNTOWN BELMONT



# HENRY CHAPEL ROAD | THE TOWN OF BELMONT

## BELMONT

Belmont is an historic textile town in Gaston County with a population of 10,412. Located approximately 20 minutes west of Charlotte, Belmont offers convenient access to Uptown Charlotte, Ballantyne, and Charlotte Douglas International Airport. In recent years Belmont has experienced a renaissance, particularly in their downtown district, attracting various restaurants, shops, and other community amenities. All of the activity has led to the City receiving numerous awards including the 2015 “Great Main Street” award from the North Carolina chapter of the American Planning Association’s ‘Great Places Initiative’ as well as a planning award or their ‘Build a Better Boulevard’ campaign which envisions the future of Wilkinson Blvd -- a main corridor linking Belmont with the greater Charlotte MSA.

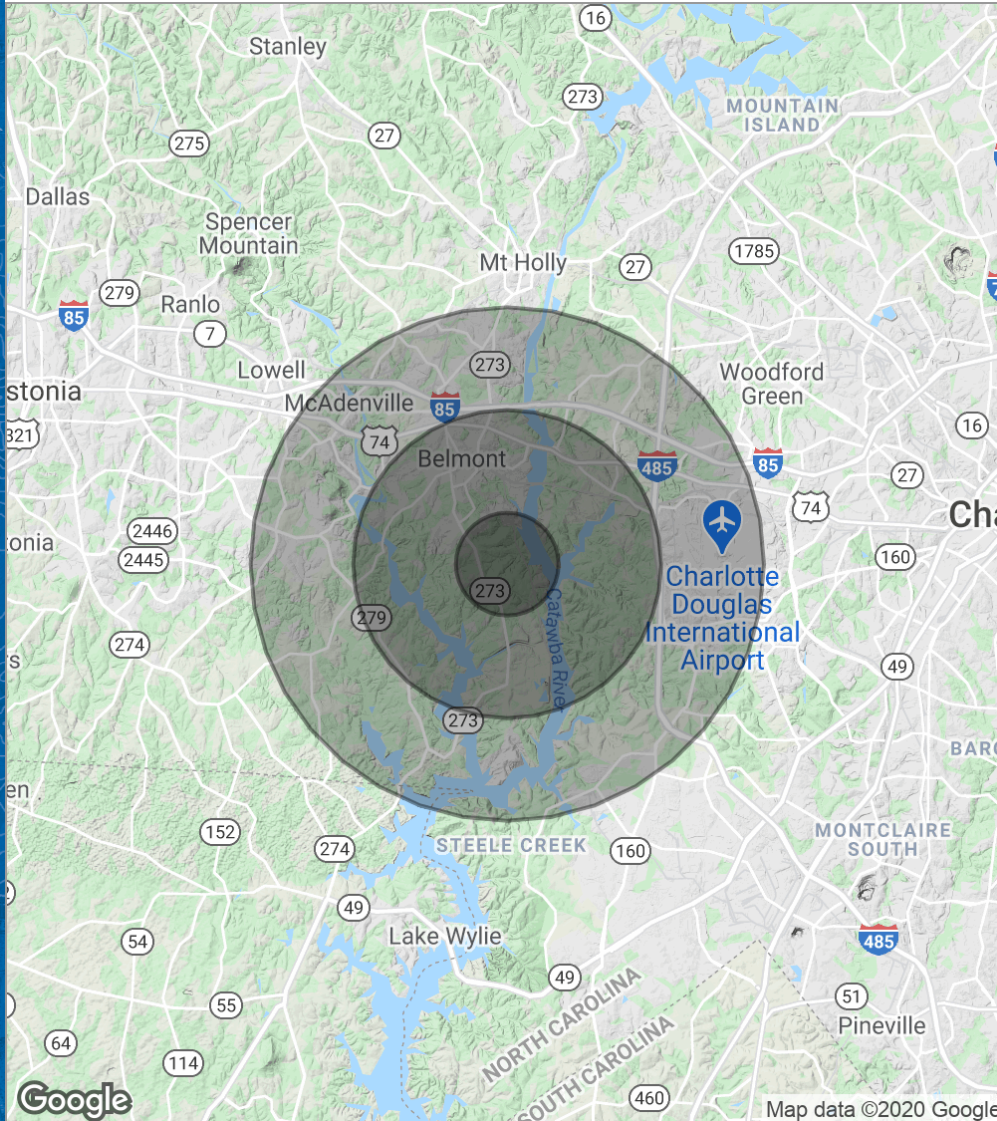


## BELMONT BY THE NUMBERS

Total Population - Belmont.....	10,412
Population in Families.....	78.4%
Homeownership Rate.....	72.1%
Average Age.....	36.6
Average Household Income.....	\$75,287
Average Home Value.....	\$228,950



# HENRY CHAPEL ROAD | DEMOGRAPHICS MAP



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,279	18,860	54,565
Median age	44.0	41.5	38.7
Median age (male)	43.6	40.2	37.8
Median age (Female)	44.2	42.8	39.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	845	7,420	20,767
# of persons per HH	2.7	2.53	2.59
Average HH income	\$125,779	\$81,220	\$78,187
Average house value	\$375,362	\$281,674	\$245,425

\* Source: ESRI, 2017

# HENRY CHAPEL ROAD | HISTORIC DOWNTOWN BELMONT



# HENRY CHAPEL ROAD | AREA ATTRACTIONS

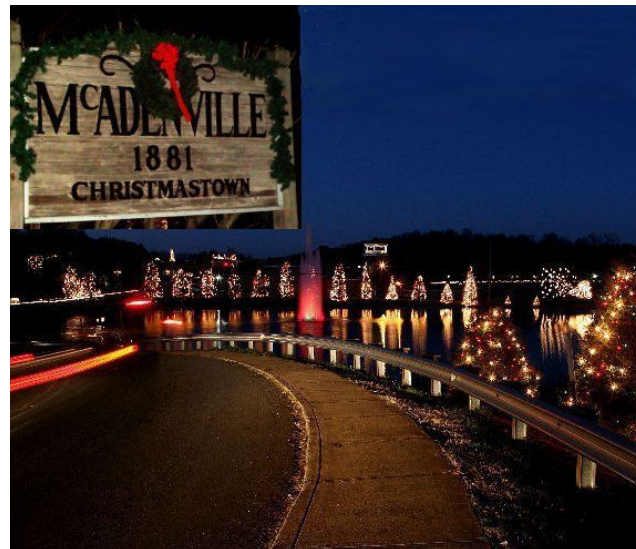


## AREA ATTRACTIONS

- Daniel Stowe Botanical Gardens
- Belmont Abbey College
- Lake Wylie/Catawba River
- Historic Downtown Main Street
- Belmont Historical Society
- The Chronicle Mill - Refurbished Historic Stowe Mill
- Seven Oaks Nature Preserve - Carolina Thread Trail
- Crowders Mountain State Park
- Christmastown, USA - adjacent to Belmont
- US National Whitewater Center
- Jonas Brothers Owned Nellie's Southern Kitchen



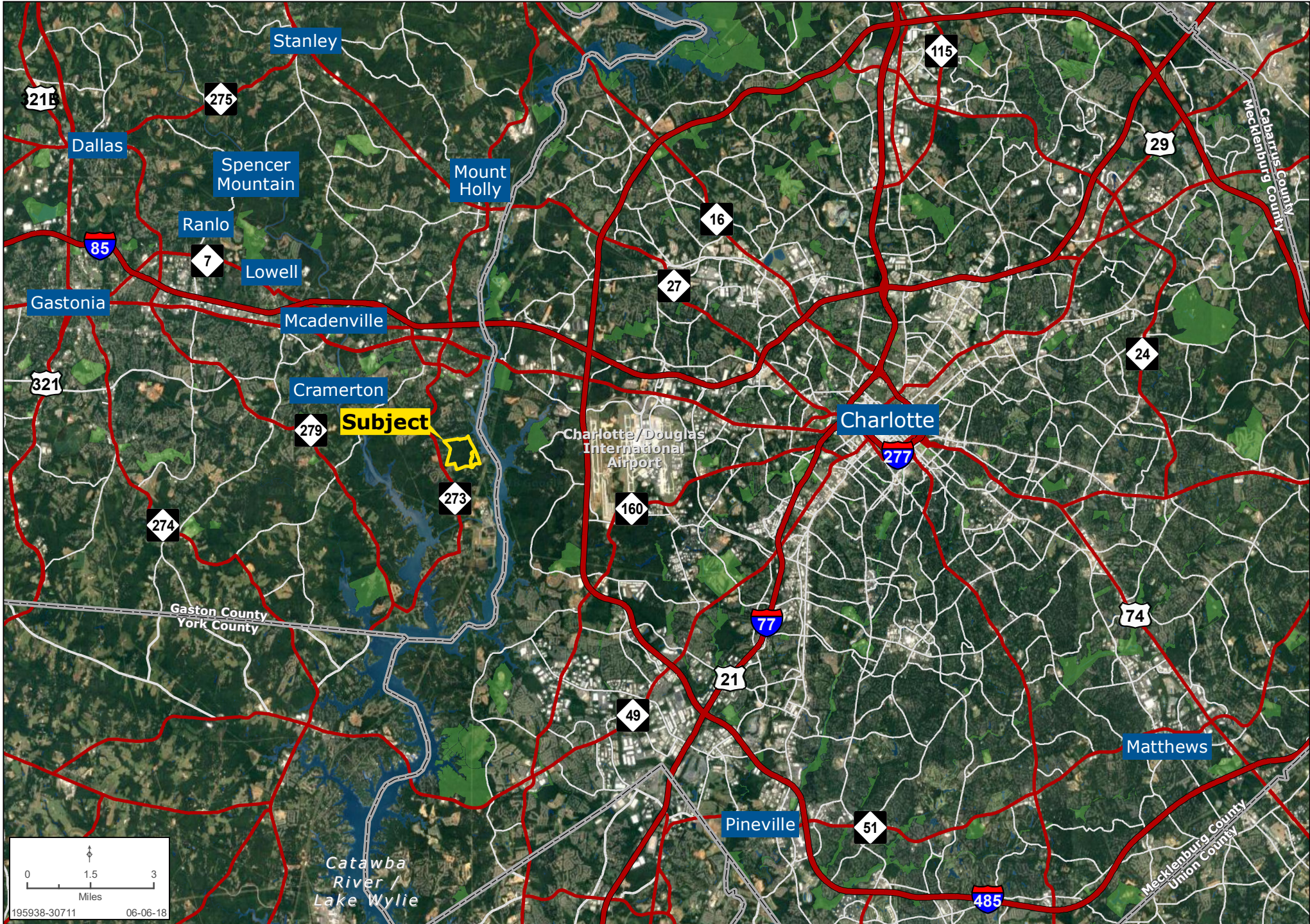
# HENRY CHAPEL ROAD | AREA ATTRACTIONS





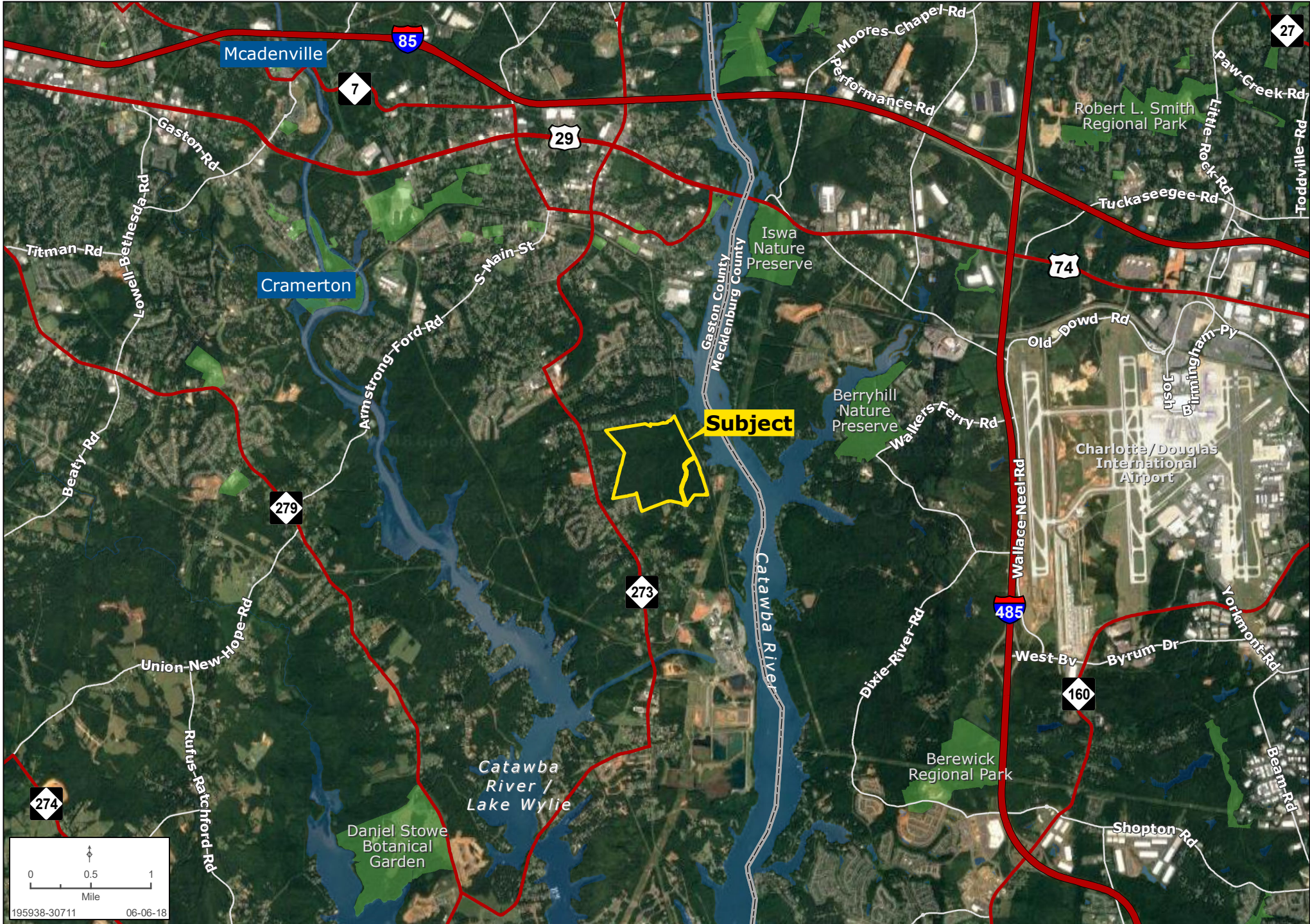
# REGIONAL MAP

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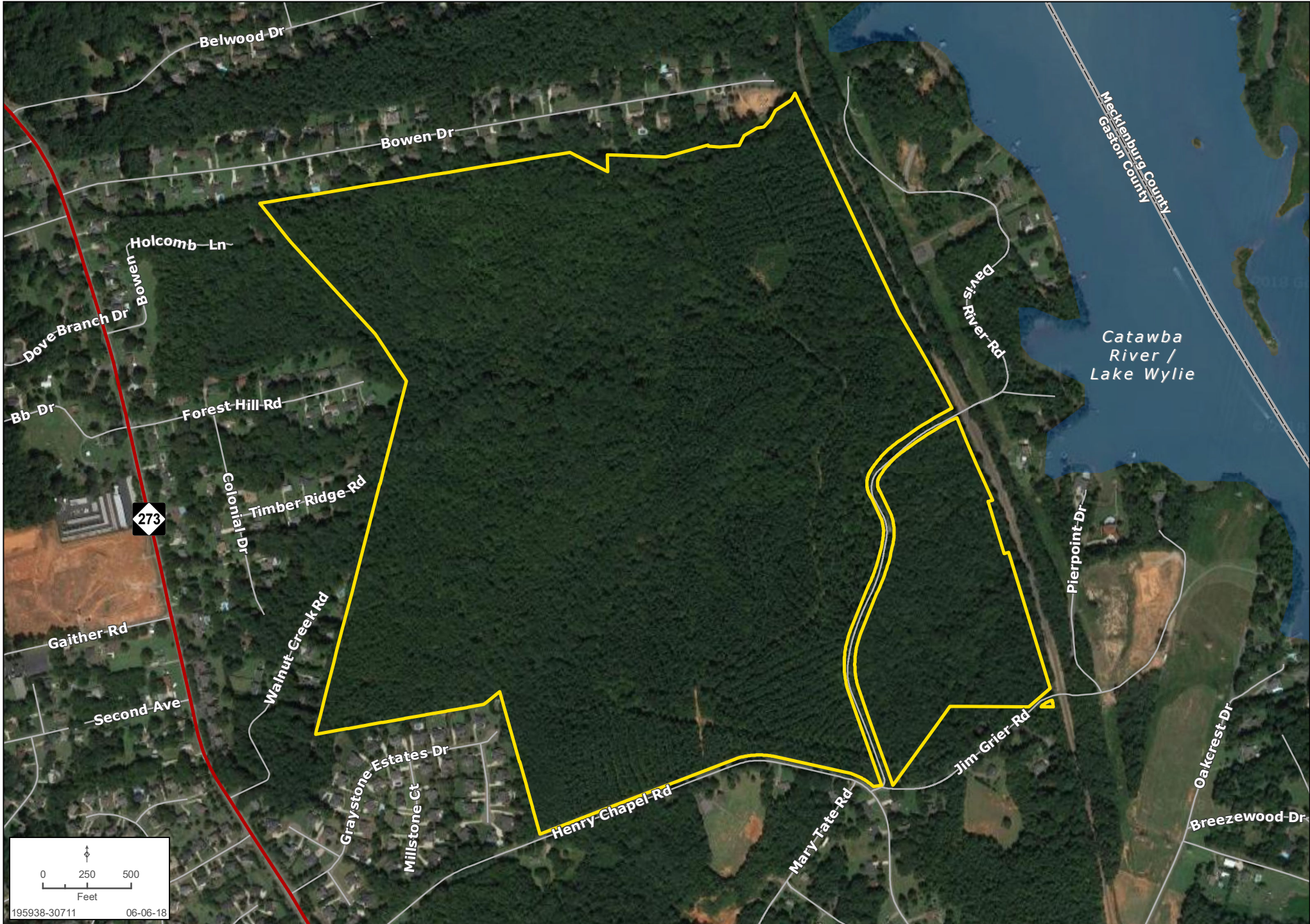
# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

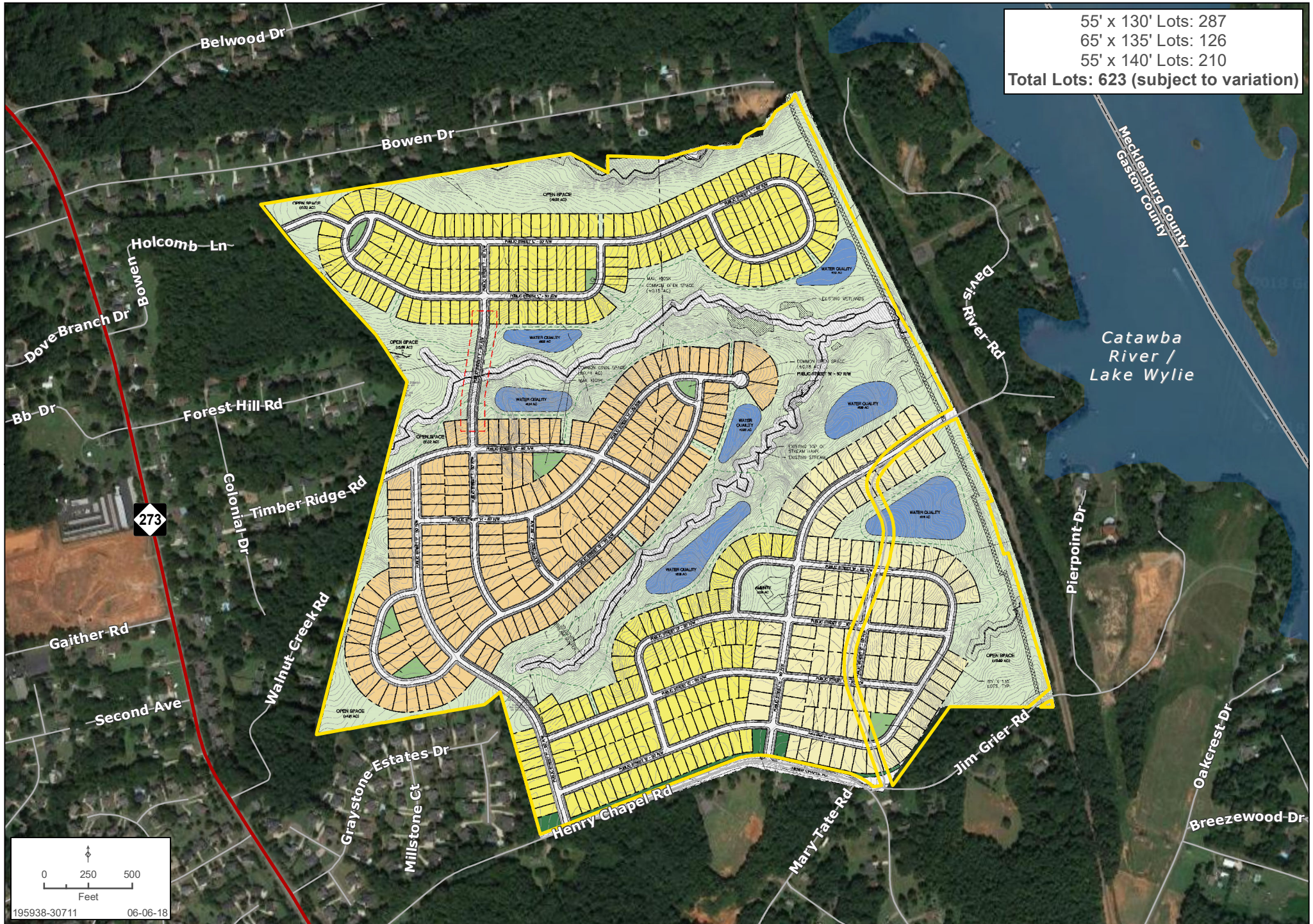
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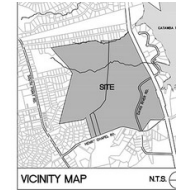
# SITEPLAN MAP

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55' x 130' Lots: 287  
65' x 135' Lots: 126  
55' x 140' Lots: 210  
**Total Lots: 623 (subject to variation)**



# HENRY CHAPEL ROAD | SITE PLAN



**SURVEY DISCLOSURE**  
CORPORATION OF "ALTA/SURVEY LAND TITLE SURVEY" SURVEY  
DATE: 04/20/2018 BY: 2018. PROVIDED BY: SUBMITTER  
JAMES MAURY & ASSOCIATES 5545 WILSON RD. SUITE  
11, BELMONT, NC 28012. 704.428.8822

**LEGEND**

- PROPOSED 55' X 130' LOTS
- PROPOSED 55' X 140' LOTS
- PROPOSED 65' X 130' LOTS
- COMMON OPEN SPACE
- WATER QUALITY
- OPEN SPACE
- GREENWAY TRAIL (EXTENT SHOWN FOR REFERENCE)

\*FINAL LOCATION, SIZE, AND CONNECTIONS TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS

**ZONING CODE SUMMARY**  
PROJECT NAME: HENRY CHAPEL RESIDENTIAL DEVELOPMENT  
OWNER/APPLICANT: TURNSTONE GROUP LLC  
JURISDICTION: BELMONT  
ZONING: GENERAL RESIDENTIAL (GR)  
RESIDENTIAL (R2)  
SOUTH HEAVY FURNACE OVERLAY (SPO-0)  
(437.88 AC)

**PARCEL ID**  
20784 (SPO-0) - 403.66 AC (S)  
21824 (R2) - 14.12 AC (S)  
21825 (SPO-0) - 103.12 AC (S)  
21826 (R2) - 14.12 AC (S)  
21827 (SPO-0) - 14.12 AC (S)  
21828 (R2) - 14.12 AC (S)

**EXISTING USE:** RESIDENTIAL  
**PROPOSED USE:** RESIDENTIAL  
**SITE ADDRESS:** #247.88 AC  
**PARCEL D.U.A.:** 2.50  
(SEE BELOW FOR BREAKDOWNS)  
**WATER QUALITY:** 414.46 AC  
(CONTRIBUTES FINAL ACREAGE TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS)

**OPEN SPACE REQUIRED:** #26.03 AC  
(256 BEDROOMS X 433 SQ FT = 26.07 D.A. BEDROOMS X 433 LOTS) (D.A. DESIGNATION WITHIN)

**PROVIDED:** #48.00 AC  
**OPEN SPACE TO BE IN ACCORDANCE WITH CITY OF BELMONT LAND DEVELOPMENT CODE:**

**LOT QUANT**  
55' X 130' LOTS: 287 (445)  
65' X 130' LOTS: 128 (140)  
55' X 140' LOTS: 210 (230)

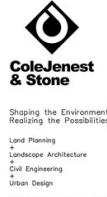
**433 TOTAL LOTS**  
(SUBJECT TO VARIATION, UNIT MIX SUBJECT TO CHANGE)

**REMARKS:**  
20' (20' MIN. PARKING PAD)  
200' (20' MIN. ROW)  
NEAR

REMARKS ARE TO MEET BELMONT LAND DEVELOPMENT CODE REQUIREMENTS (CHAPTER 8.1.1 & 8.1.3). ALL STREETS ARE REQUIRED TO EXCEED SPECULATIVE STREET REQUIREMENTS FOR FINISH TERRAIN OR FINISH CONSTRUCTION DOCUMENTS.

ESTIMATED CONSTRUCTION DATE: FALL 2017  
PLANTING AND TREE REQUIREMENTS PER ORDINANCE

**CONVERSION/MATERIAL D.U.A.**  
TOTAL DEVELOPABLE: 449.81 AC  
TOTAL LOTS: 204  
TOTAL WATER QUALITY: 414.46 AC  
(ESTIMATED HIGH-DENSITY REQUIRES 3.0 D.U.A. PLANNING DOES NOT REQUIRE D.U.A.)  
TOTAL LOTS: 210  
TOTAL WATER QUALITY: 414.46 AC  
(ESTIMATED HIGH-DENSITY REQUIRES 3.0 D.U.A. PLANNING DOES NOT REQUIRE D.U.A.)  
TOTAL LOTS: 210  
TOTAL WATER QUALITY: 414.46 AC  
(ESTIMATED HIGH-DENSITY REQUIRES 3.0 D.U.A. PLANNING DOES NOT REQUIRE D.U.A.)



200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p: 704.376.1555 f: 704.376.7851  
info: www.colejeneststone.com

**Turnstone Group LLC**

1170 PEACHTREE STREET NE  
SUITE 1150  
ATLANTA, GA 30309

## HENRY CHAPEL

208 DAVIS ROAD  
BELMONT, NC 28012

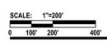
### SCHEMATIC SITE PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF MARKERS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

**Project No.**  
4286

**Issued**  
05/04/17

**Revised**  
07/14/17 - PER CITY OF BELMONT COMMENTS



# HENRY CHAPEL ROAD | UTILITY DETAILS



## UTILITIES

City of Belmont is the utility provider.

A regional pump station to be built by developer to replace Graystone pump station, as indicated on the Water/Sewer Master Plan. This will include force main extending from the pump station to the City's existing 16" force main at Amanda Lane, north of Deas Drive as shown on the master plan.

Limited reimbursements may be made to the developer, provided the regional pump station is sized for other areas outside of the site.

The Water/Sewer Master Plan calls for a 12" water line to run through the site. The required 12" water main must extend from the intersection of South Point Road/Henry Chapel Road up to the existing 12" water main on Amanda Lane at Deas Drive as shown on the master plan.

The City of Belmont will assist in obtaining any necessary easements.

The existing water plan is just north of the site, and water pressures are sufficient to the site.

The City of Belmont can handle the additional sewer capacity created with the addition of the regional pump station.

# OBLIQUE MAP

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**Subject**

*Catawba  
River /  
Lake Wylie*