



Eastchester Drive Assemblage, High Point, NC 27265

Land For Sale  
0.64 to 2.25 Acres



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# 2301, 2303 and 2305 Eastchester Drive High Point, NC 27409

## Property Features

- **Acreage:** 0.64 to 2.25 acres
- **Road Frontage:** 530 feet on Eastchester Drive
- **Zoning:** Office
- Located on high-traffic Eastchester Drive
- **Directions:** I-40 to Hwy 68 South. 4 miles to property on the right

## Pricing

2301 Eastchester (0.64 acres)      \$190,400

2303/2305 Eastchester (1.61 acres)      \$478,975

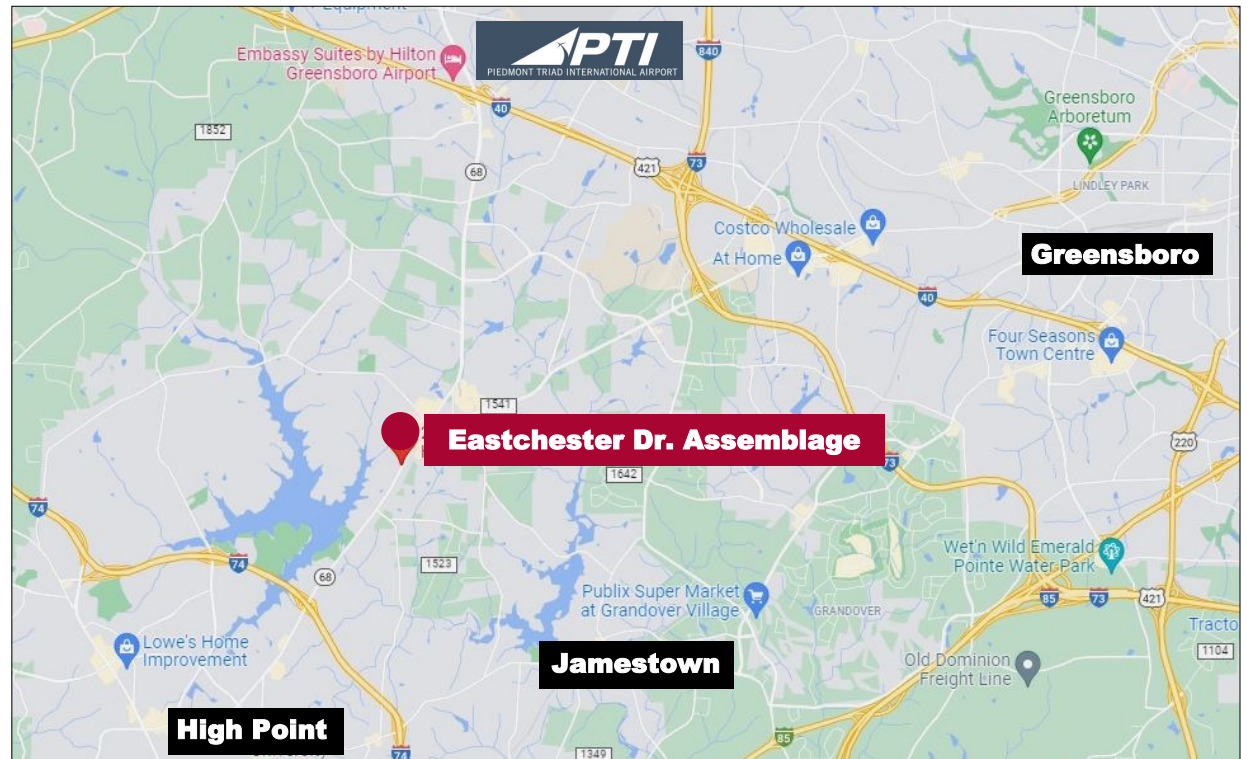
Complete Assemblage (2.25 acres)      \$669,375

## Demographics

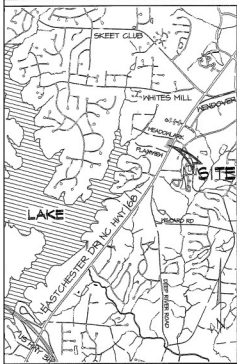
	2 Miles	5 Miles
2021 Population	19,530	123,014
Avg HH Income	\$93,305	\$75,983
Traffic Count: 38,585 VPD (2018)		



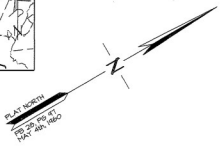
440 West Market Street, Greensboro, NC 27401  
336-379-8771      www.bipinc.com







VICINITY MAP  
Not to Scale



THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD ENGINEERING, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

**LEGEND**

- ECM ( ) ..... EXISTING CONCRETE MONUMENT
- EP ( ) ..... EXISTING IRON PIPE
- ER ( ) ..... EXISTING IRON PIPE
- WR ( ) ..... NEW IRON PIPE
- CP ( ) ..... CORRUGATED POINT
- PP ( ) ..... POWER POLE
- LP ( ) ..... LIGHT POLE
- L ( ) ..... LAMP POST
- OE ( ) ..... EXIST OVERHEAD ELECTRIC
- MV ( ) ..... WATER VALVE
- HM ( ) ..... WATER METER
- HW ( ) ..... EXIST WATER LINE
- CS ( ) ..... SANITARY CLEANOUT
- SS ( ) ..... EXIST SANITARY SEWER LINE
- NG ( ) ..... NATURAL GAS LINE
- PF ( ) ..... EXIST FENCE
- DT ( ) ..... DITCH
- CL ( ) ..... CENTERLINE
- PL ( ) ..... PROPERTY LINE
- RO ( ) ..... RIGHT-OF-WAY

FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY HUDFIRM DATED MAY 16, 1980. SUBJECT TO VERIFICATION BY A DETAILED FLOOD HAZ STUDY. SEE COMMUNITY PANEL # 97028 0004 C.

This map is subject to any local flood hazard control within 2000' of this site. (Destroyed during May 68 construction)

This map does not meet N.C.G.S. standards 47-50 and is not for recording.

This survey is of an existing parcel or parcels of land.

This map is subject to any Easements, Agreements, or Rights-of-way of record prior to date of this map, which may not be visible at the time of its inspection.

**GENERAL NOTES**

- 1) ALL BEARINGS ARE PLAT BEARINGS UNLESS OTHERWISE NOTED. (PB 289, PG 47 DATED MAY 4TH 1960)
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 3) CURRENT LAND USE (VACANT) WOODED
- 4) PRECISION 1:60,000 ±
- 5) TOTAL NUMBER OF LOTS 2.
- 6) TOTAL AREA 2,247.5 ± ACRES (COORDINATE METHOD).
- 7) PROPOSED ZONING: G-0H
- 8) PROPERTY IS LOCATED IN TIER 9 OF OAK HOLLOW LAKE WATERSHED.
- 9) THIS SITE SHALL REQUIRE A BLANKET ELECTRIC UTILITY EASEMENT
- 10) SEWERAGE FOR THIS SITE MUST BE FROM EITHER MEADOWLARK RD. AND/OR PLAINVIEW DR.

**BUILT-UPON AREA NOTE:**

OWNER TO TREAT 11,242 SQ FT OF BUILT-UPON AREA RUNOFF FROM EASTCHESTER DRIVE AND MEADOWLARK DRIVE THAT DRAIN DIRECTLY TO OAK HOLLOW LAKE WITHOUT TREATMENT. THIS PROVIDES EQUAL OR BETTER PERFORMANCE TO ALLOW 11,242 SQ FT OF ADDITIONAL BUILT-UPON AREA ON SITE.

OFFSITE EXIST BUILT-UPON AREA TO BE TREATED: 11,921 SQ FT

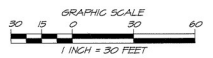
NC HWY 68 ~ EASTCHESTER DRIVE  
NCDOT STATE PROJ. NO. 16,801T86  
(SHEETS 6 & 7 OF 10)

PUBLIC R/W WIDTH VARIES  
PAVED 69.3 ± BC-BC

**PARKING REQUIREMENTS:**  
1 SPACES/250 SQ FT  
12,600 SQ FT/250 = 50.4  
= 51 SPACES REQUIRED  
PROPOSED = 52 SPACES

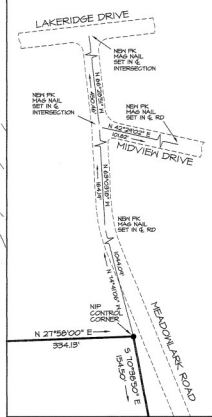
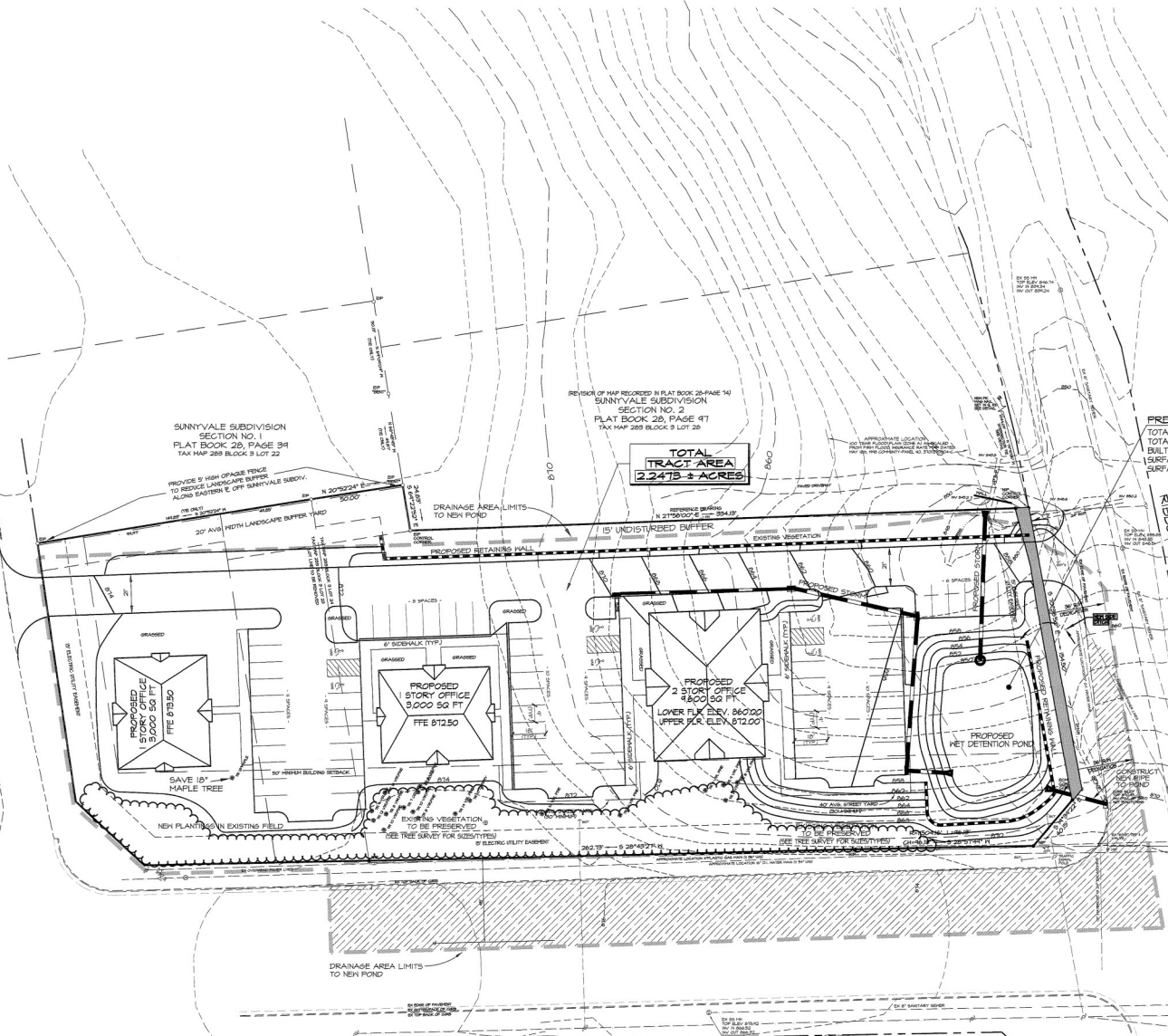
**IMPERVIOUS AREAS:**  
ALLOWED: 35% = 34,262 SQ FT (0.7866 AC.)  
PROPOSED: 46.51% = 45,911 SQ FT (1.0466 AC.)

**TURN LANE NOTE:**  
THERE SHALL BE A LEFT TURN LANE ON MEADOWLARK ROAD AT THE INTERSECTION OF NC 68 AND MEADOWLARK ROAD.



NOTE: FINAL POND CALCULATIONS TO BE SUBMITTED WHEN SITE PLAN IS REVIEWED FOR TRG APPROVAL.

HICKSNOOD



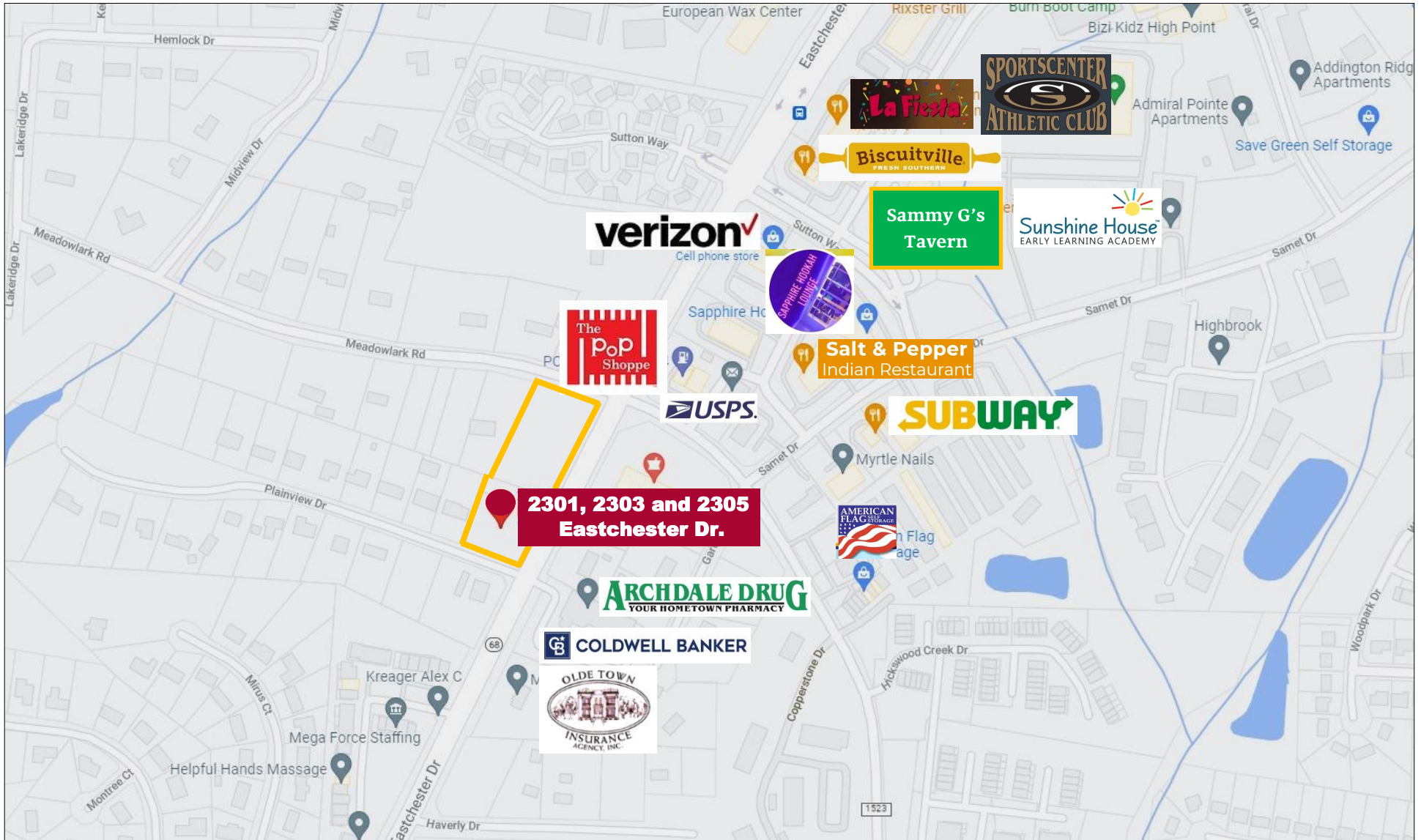
**INTERSECTION TIE DETAIL**  
**PRELIMINARY POND CALCULATIONS**  
TOTAL DRAINAGE AREA: 2.7 AC.  
TOTAL BUILT UPON AREA: 15 AC.  
BUILT UPON AREA %: 56.98 (TO POND INCLUDING OFFS)  
SURFACE AREA REG: 1.2500 (40%FTH)  
SURFACE AREA PROV: 1.9,000

NOTE: FINAL POND CALCULATIONS TO BE SUBMITTED WHEN SITE PLAN IS REVIEWED FOR TRG APPROVAL.

MEADOWLARK ROAD  
PUBLIC R/W WIDTH VARIES  
REBON PAVED WITH ASPHALT

RR SPIKE IN BASE OF LIGHT POLE STA 244HS (491.17) ELEV 872.56'

# Eastchester Drive Assemblage, High Point, NC



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Variable commission for Brokers.