



Eastchester Drive Assemblage, High Point, NC 27265

Land For Sale
1.61 Acres



Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510
C: 336-543-4850

Brian Burnham, Broker
bburnham@bipinc.com
C: 336-362-5612

2303 and 2305
Eastchester Drive
High Point, NC 27409

Property Features

- **Acreage:** 1.61 acres
- **Road Frontage:** 350 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

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

Demographics

	2 Miles	5 Miles
2021 Population	19,427	123,794
Avg HH Income	\$101,827	\$84,441
Traffic Count: 37,501 VPD (2020)		

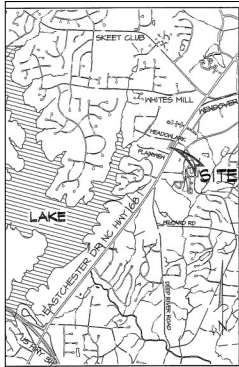


1007 Battleground Avenue, Suite 401
Greensboro, NC 27408

336-379-8771

www.bipinc.com





VICINITY MAP
Not to Scale



THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON 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 EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN AGGRAVATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

LEGEND

- EM () EXISTING CONCRETE MONUMENT
- EM () EXISTING IRON PIPE
- EM () EXISTING IRON ROD
- EM () NEW IRON PIPE
- CP () COMPUTED POINT
- PP () POWER POLE
- LP () LIGHT POLE
- LP () LAMP POST
- OE EXIST OVERHEAD ELECTRIC
- M () WATER VALVE
- M () WATER METER
- EL EXIST WATER LINE
- SG SANITARY CLEANOUT
- ES EXIST SANITARY SEWER LINE
- NG NATURAL GAS LINE
- EF EXIST FENCE
- DI DITCH
- CL CENTERLINE
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY

FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS PUBLISHED BY HUDWIND DATED MAY 05, 1980. SUBJECT TO VERIFICATION BY A DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL # 3708-0004-C.

This map is subject to any facts that may be discovered by a full & accurate title search.

No exhibited horizontal control within 2000' of this site. (Destroyed during Hwy 68 construction)

This map does not meet N.C.G.S. standards 41-50 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 on the time of my inspection.

GENERAL NOTES

- 1) ALL BEARINGS ARE PLAT BEARINGS UNLESS OTHERWISE NOTED. (P/S 20, P/S 47 DATED MAY 4th 1960)
- 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 3) CURRENT LAND USE: (VACANT) WOODS
- 4) PRECISION 1/80,000'
- 5) TOTAL NUMBER OF LOTS: 2
- 6) TOTAL AREA 2,247.5 ± ACRES (COORDINATE METHOD).
- 7) PROPOSED ZONING: GOH
- 8) PROPERTY IS LOCATED IN TIER 3 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 11,424 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 11,424 SQ FT OF ADDITIONAL BUILT-UPON AREA ON SITE.



OFFSITE EXIST BUILT-UPON AREA TO BE TREATED: 11,424 SQ FT

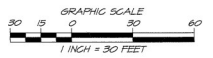
NC HWY 68 ~ EASTCHESTER DRIVE

NC DOT STATE PROJ. NO. 6-601786
(SHEETS 6 & 7 OF 10)
PUBLIC R/W WIDTH VARIES
PAVED 69.3 ± BC-BC

PARKING REQUIREMENTS
1 SPACE/250 SQ FT
12,800 SQ FT / 250 = 50.4
= 51 SPACES REQUIRED
PROPOSED = 52 SPACES

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

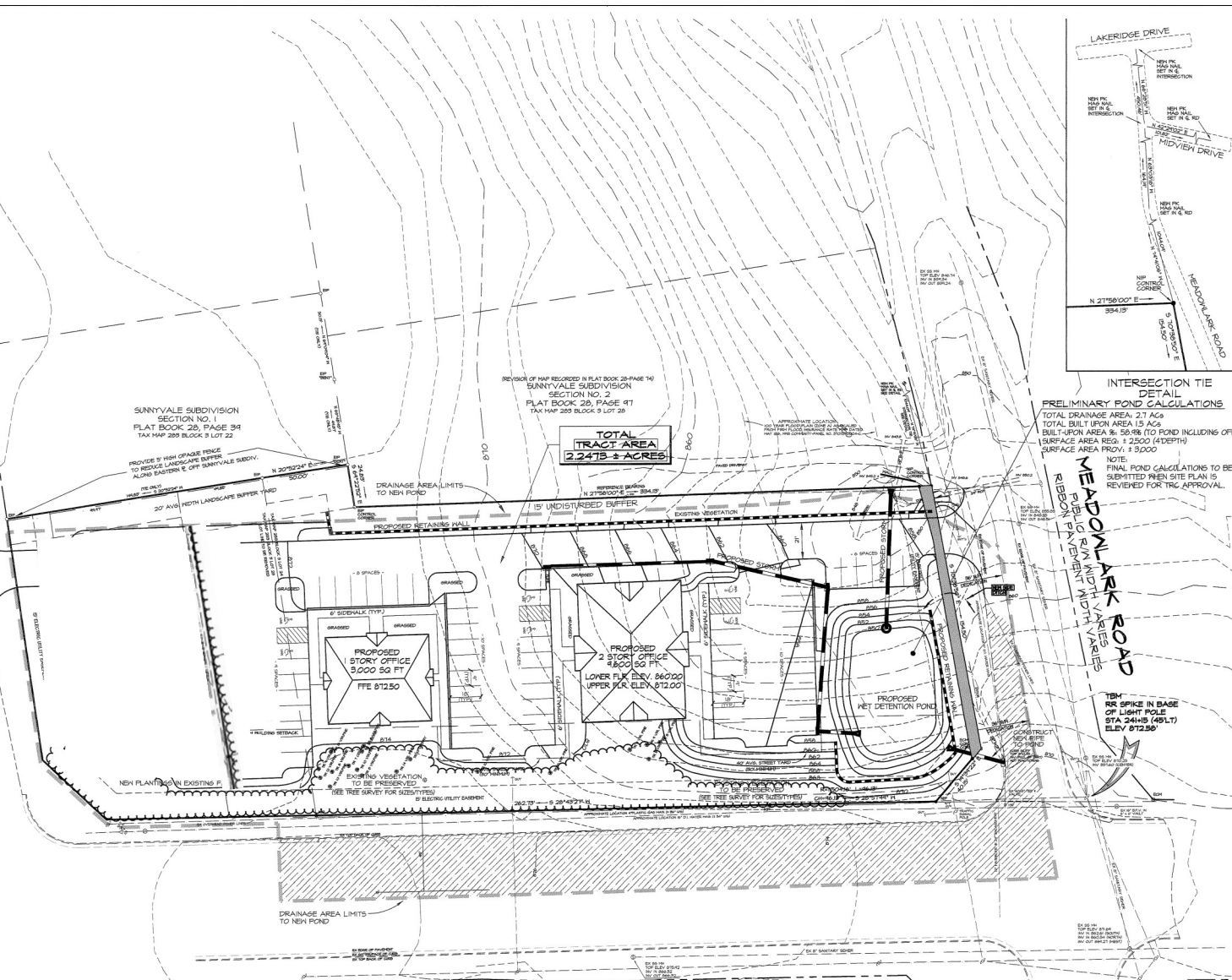
IMPERVIOUS AREAS:
ALLOWED: 35% = 34,262 SQ FT (0.7866 AC.)
PROPOSED: 46.53% = 45,911 SQ FT (1.0666 AC.)



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

HICKSNOOD



TOTAL TRACT AREA
2,247.5 ± ACRES

INTERSECTION TIE DETAIL

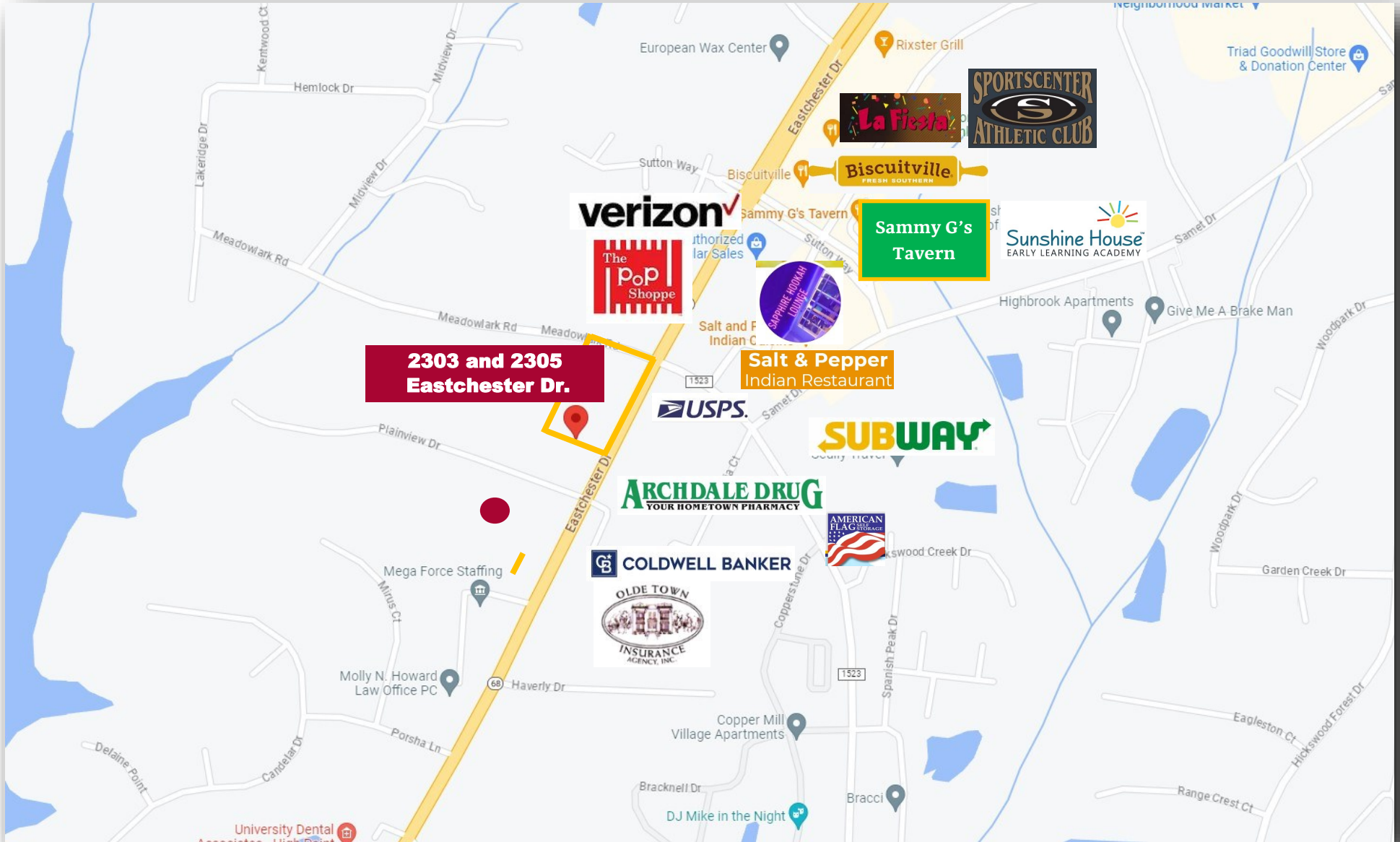
PRELIMINARY POND CALCULATIONS
TOTAL DRAINAGE AREA: 2.3 ACs
TOTAL BUILT UPON AREA: 1.5 ACs
BUILT UPON AREA %: 50.9% (TO POND INCLUDING OFFS)
SURFACE AREA REQ: 1.3500 (4' DEPTH)
SURFACE AREA PROV: 1.9300

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

MEADOWLARK ROAD
PUBLIC R/W WIDTH VARIES
RECON PAVED R/W WIDTH VARIES

TBM RR SPIKE IN BASE OF LIGHT POLE STA 24+HS (491.7) ELEV 872.58'

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.