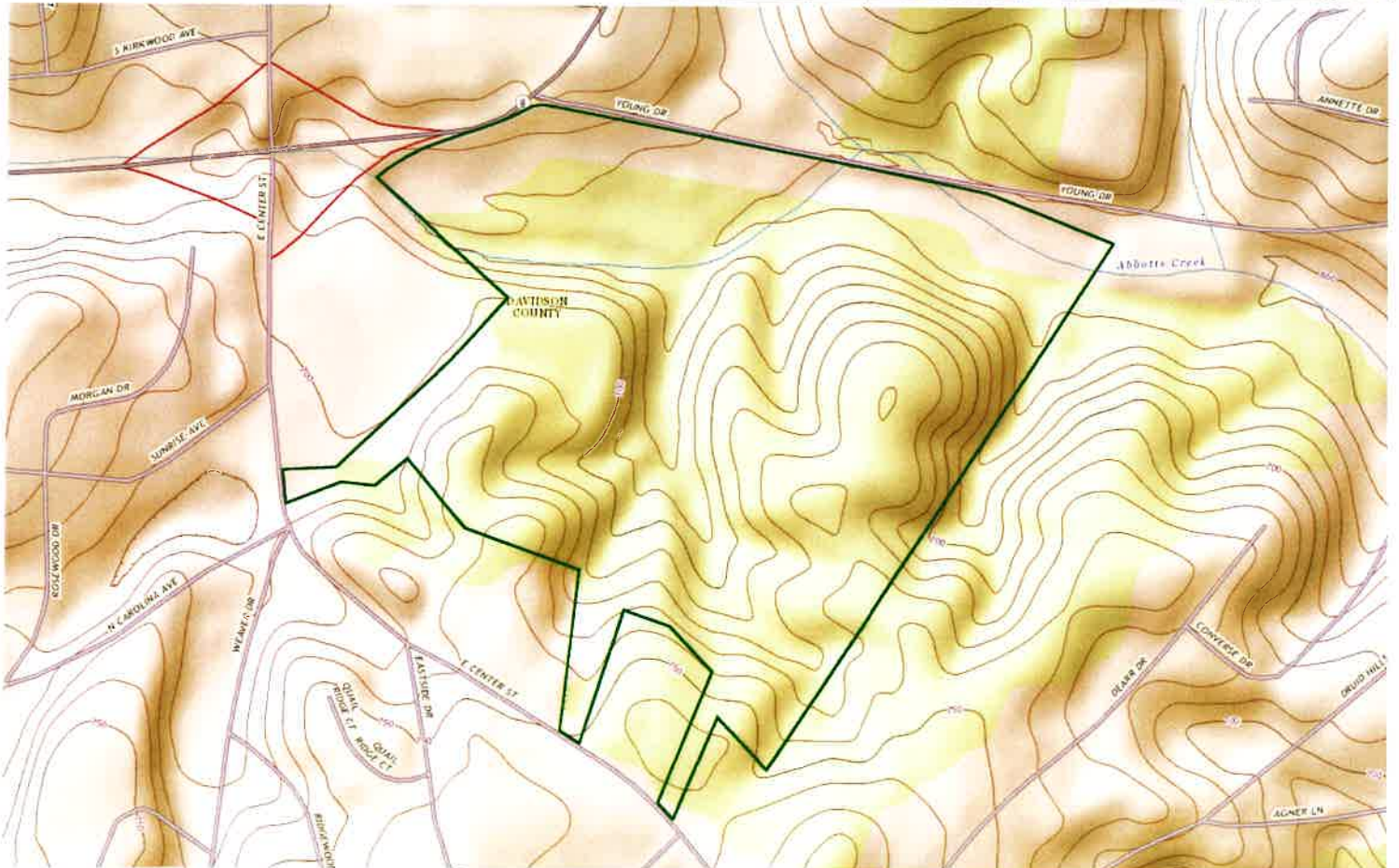
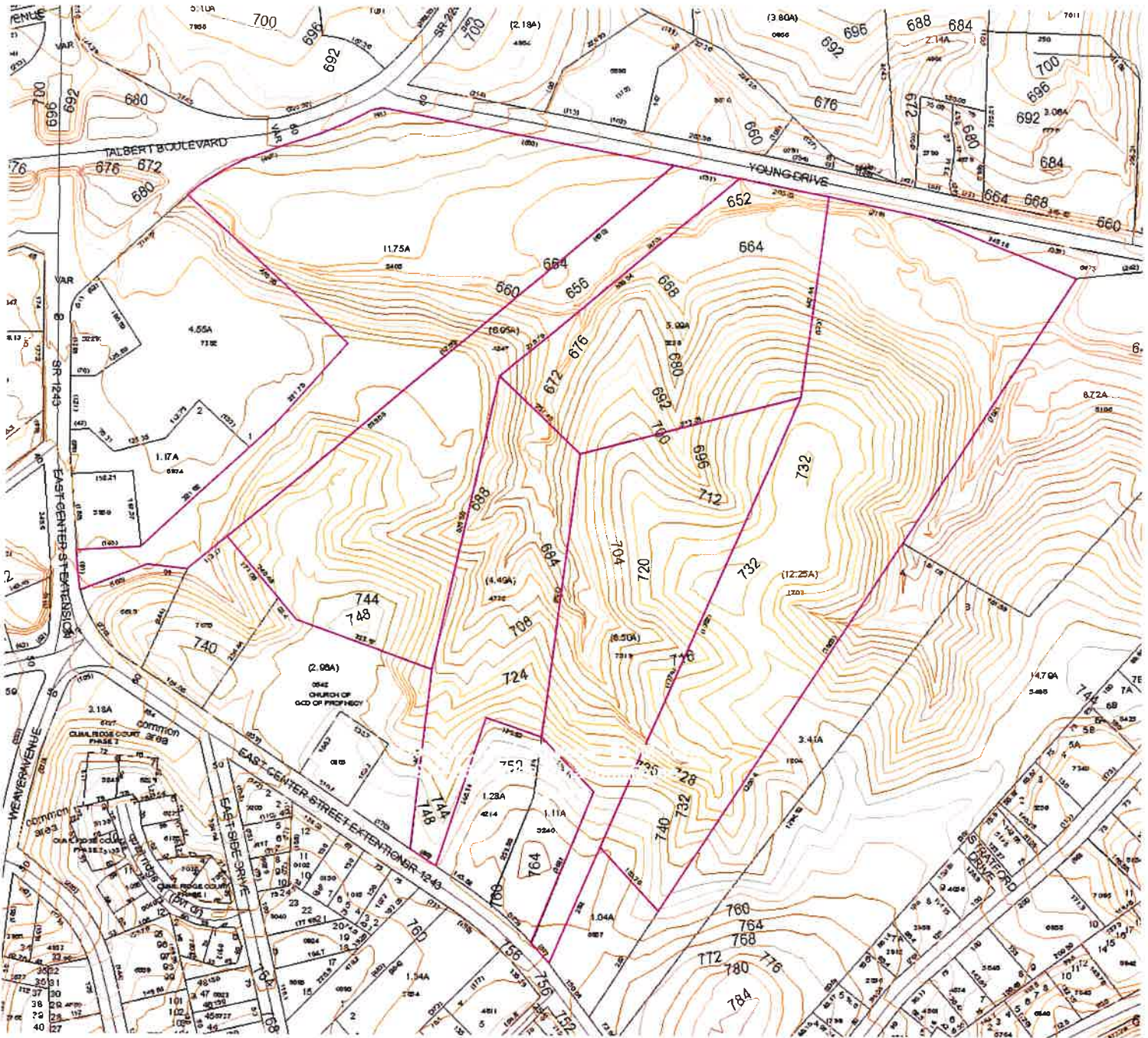


Young Drive, Center Street & Talbert Blvd. • Lexington • North Carolina



Davidson County



Sales Price: \$950,000.00
Acreage: 49.31± Acres (6 Parcels) Vacant
Zoning: Community Commercial (CC) 11.75± Acres
 Suburban Neighborhood (SN) 37.56± Acres
Road Frontage: Talbert Boulevard, East Center Street and
 Young Drive

Contact: Dick Havens, CCIM, GRI
919-932-3080 • dick@ncestates.com



SUDDARTH THOMAS H JR
Owner
N TALBERT
Address
6735-03-13-2405
Parcel ID

UPDATED 2023 02

LOCATION

Lexington
Davidson, NC
Lexington city
Lexington City Schools

VASIC

LAND

\$282,000
Market Value

\$0
Transferred 2011-04-07
\$0
Building

\$282,000
Land

LAND

10.06
Calculated Acres

Residential

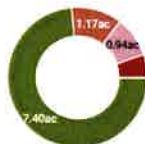
Land Use Class

Land Use Code

681 ft
Elevation

COVERAGE

Land Cover



- Deciduous Forest
- Developed Low Intensity
- Developed Open Space
- Developed Medium Intensity
- Mixed Forest

- 7.40ac
- 1.17ac
- 0.94ac
- 0.52ac
- 0.02ac

Crop Cover



- 6.66ac
- 1.28ac
- 1.22ac
- 0.29ac
- 0.27ac
- 0.19ac
- 0.15ac

MAILING ADDRESS

SUDDARTH JEANNE R
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517 0000
Not owner occupied

STREET ADDRESS

P=8-46+84 BA L2A,3A&4C BK1124-1901&2014-745
Legal Description
6735-03-13-2405
Alternate ID



SUDDARTH THOMAS H JR

Owner
YOUNG
Address
6735-03-13-4247
Parcel ID

UPDATED 2023-Q2

LOCATION

Lexington
Davidson, NC
Lexington city
Lexington City Schools

VALUE

\$0
Transferred 2011-04-07
\$0
Building

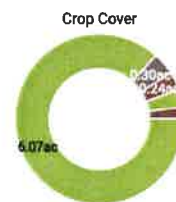
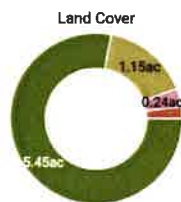
\$37,820
Market Value

\$37,820
Land

LAND

Deeded Acres 7.01 Calculated Acres Residential Land Use Class Land Use Code 702 ft Elevation

COVERAGE



Deciduous Forest
Mixed Forest
Developed Open Space
Developed Low Intensity

5.45ac
1.15ac
0.24ac
0.16ac

Deciduous Forest
Woody Wetlands
Developed/Open Space
Mixed Forest
Developed/Low Intensity

6.07ac
0.30ac
0.24ac
0.16ac

MAILING ADDRESS

SUDDARTH JEANE R
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517-0000
Not owner occupied

OTHER INFORMATION

P=3-427 BA L1C&1G BK1124-1901&2014-745
Legal Description
6735-03-13-4247
Alternate ID 1

9041827
Alternate ID 2



SUDDARTH THOMAS H JR

Owner

YOUNG

Address
5735-03-13-8228

Parcel ID

🔄 UPDATED 2023-Q2

 LOCATION

Lexington
Davidson, NC
Lexington city
Lexington City Schools

VALUE

\$0

Transferred 2011-04-07

\$56,610
Market Value

\$0
Building

\$56,610
Land

 LAMP

5.92

Deeded Acres

3.92
Calculated Acres

Residential

Land Use Class

Land Use Code

676 ft
Elevation

△ COVERAGE

Land Cover



Deciduous Forest
Developed Open Space

5.72ac Deciduous Forest
0.20ac Developed/Open Space
Mixed Forest

Crop Cover



5,60ac
0,20ac
0,12ac

✉ MAILING ADDRESS

SUDDARTH JEANE R
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517-0000

 Not owner occupied

14. OVERINFORMATION

P=3-427 BA L2B BK1124-1901&2014-745

Legal Description

6735-03-13-8228

Alternate D :

9041827

9041827
Admin's ID 2



SUDDARTH THOMAS H JR

Owner

E CENTER

Address

6735-03-12-4732

Parcel ID

UPDATED 2023 Q2

LOCATION

Lexington
Davidson, NC
Lexington city
Lexington City Schools

VALUE

\$0

Transferred 2011-04-07

\$45,460

Market Value

\$0

Building

\$45,460

Land

LAND

Deeded Acres

4.44

Calculated Acres

Residential

Land Use Class

Land Use Code

704 ft

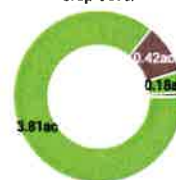
Elevation

COVERAGE

Land Cover



Crop Cover



- Deciduous Forest
- Developed Open Space
- Developed Low Intensity

- 3.99ac Deciduous Forest
- 0.42ac Developed/Open Space
- 0.03ac Mixed Forest
- Developed/Low Intensity

- 3.81ac Deciduous Forest
- 0.42ac Developed/Open Space
- 0.18ac Mixed Forest
- 0.03ac Developed/Low Intensity

MAILING ADDRESS

SUDDARTH JEANE R
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517-0000

Not owner occupied

OTHER INFORMATION

P=3-427 BA L2 BK1124-1901&2014-745

Legal Description

6735-03-12-4732

Alternate ID 1

9041827

Alternate ID 2



SUDDARTH THOMAS H JR
Owner
1016 E CENTER
Address
6735-03-12-7519
Parcel ID

UPDATED 2023-Q2

LOCATION
Lexington
Davidson, NC
Lexington city
Lexington City Schools

VALUE

\$0
Transferred 2011-04-07
\$0
Building

\$61,480
Market Value

\$61,480
Land

LAND

Deeded Acres 6.50 Calculated Acres Residential Residential Land Use Class Land Use Code 715 ft Elevation

COVERAGE

Land Cover



Crop Cover



Deciduous Forest 6.06ac
Developed Low Intensity 0.29ac
Developed Open Space 0.16ac
Deciduous Forest 6.05ac
Developed/Low Intensity 0.29ac
Mixed Forest 0.16ac

MAILING ADDRESS

SUDDARTH JEANER
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517-0000
Not owner occupied

OTHER INFORMATION

P=3-427 BA L3 BK1124-1901&2014-745
Legal Description
6735-03-12-7519
Alternate ID 1

9041827
Alternate ID 2



SUDDARTH THOMAS H JR
Owner
YOUNG
Address
6735-03-22-1703
Parcel ID

UPDATED 2023-Q2

LOCATION

Lexington
Davidson, NC
Lexington city
Lexington City Schools

VALUE

	\$0	
	Transferred 2011-04-07	
\$113,140	\$0	\$113,140
Market Value	Building	Land

LAND

Deeded Acres	12.42	Residential	Land Use Class	Land Use Code	700 ft
	Calculated Acres				Elevation

COVERAGE

Land Cover



Crop Cover



Deciduous Forest
Developed/Open Space

12.29ac
0.13ac
Deciduous Forest
Mixed Forest
Developed/Open Space

11.94ac
0.35ac
0.13ac

MAILING ADDRESS

SUDDARTH JEANE R
745 CEDAR CLUB CIRCLE
CHAPEL HILL NC 27517-0000

Not owner occupied

OTHER INFORMATION

P-3-427 BA L4 BK1154-1458&2014-745
Legal Description
6735-03-22-1703
Alternate D 1

9041827
Alternate D 2



BUSINESS & COMMUNITY DEVELOPMENT
PROGRESS FIRST

April 24, 2023


Ref: Parcel Identification Numbers 11069000A0001C and 11070000A0002A, located off of Young Drive, Lexington, NC 27292.

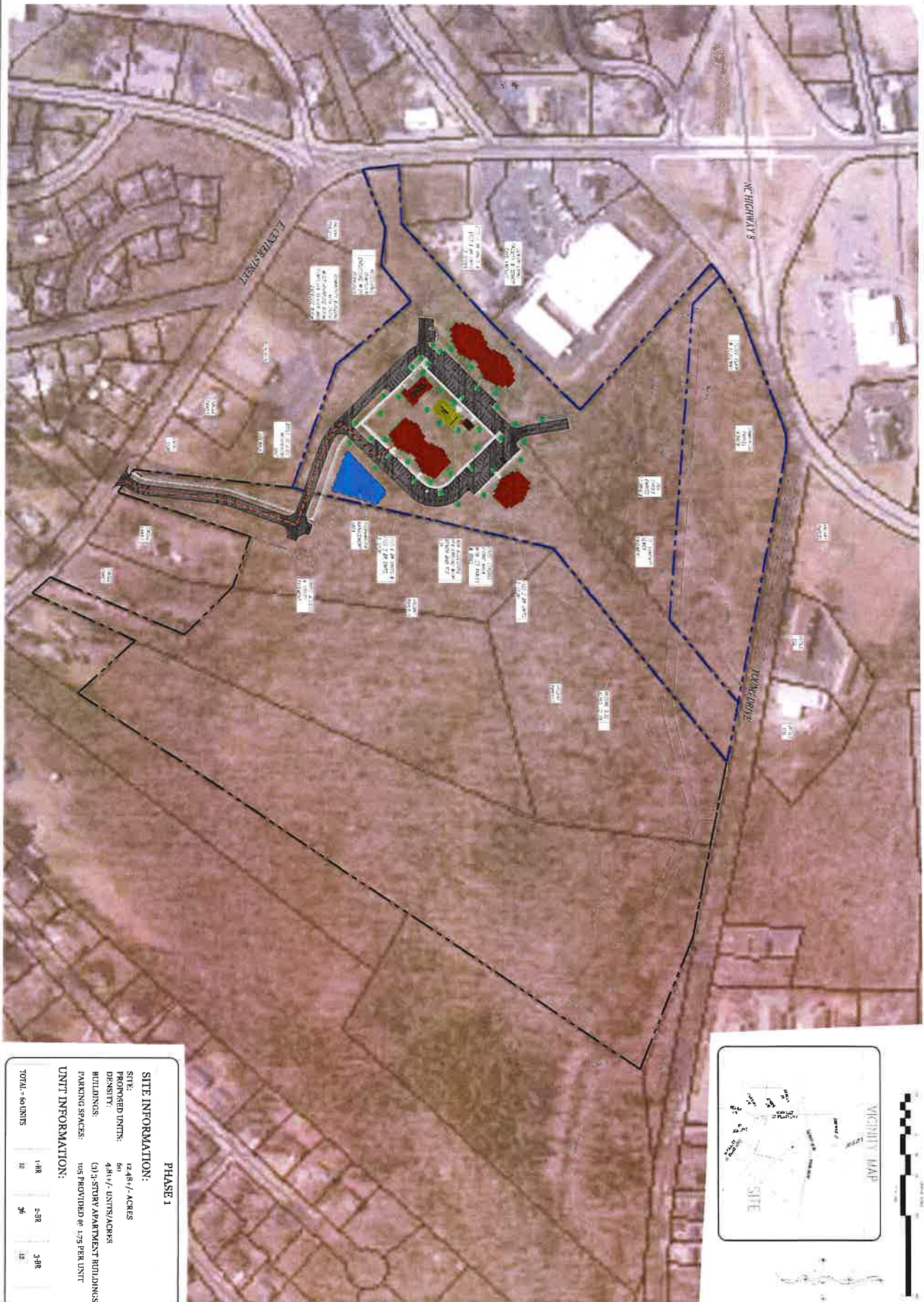
As the City Planner for the City of Lexington, I am responsible for enforcement of the City of Lexington Unified Development (zoning) Ordinance. I am familiar with the properties described above. In response to your questions concerning the use of this property and based upon my review of the Zoning Ordinance, all other available resolutions, variances, conditions, and records applicable to the property, I hereby certify the following:

The subject property 11069000A0001C is located within the City's Traditional Neighborhood Zoning District, which accommodates medium to high-density residential neighborhoods, and provides opportunities for new single and multi-family residential. The subject property 11070000A0002A is located within the City's Business Zoning District, which accommodates a wide range of retail, multi-family, service, governmental, and office uses. The subject properties, as zoned, allow for the construction of multifamily apartments. In addition, the Lexington City Council approved the development of an 84 unit apartment complex for the subject properties on May 10, 2021. Any development of multifamily apartments on this site that contains 84 units or less is allowed by right. Any development of more than 84 units will require conditional zoning. Any additional development or site improvements would need to comply with the development standards of the ordinance.

I am not personally aware of any zoning violations or non-compliance issues with respect to the property, or any action or proceeding pending before any court or administrative agency with respect to the zoning of the property or any improvements located thereon. This confirmation is made as of the date of this letter and does not constitute any representation or assurance that the property will remain in the zoning district for any specified period of time, or that the permitted uses of the zoning district will remain in effect for any specific period of time.

If you have any questions concerning this matter, please do not hesitate to contact me at 336.248.3900 or email JTMonk@LexingtonNC.gov.

Sincerely,

Joshua Monk
City Planner – City of Lexington



PHASE 1			
SITE INFORMATION:			
SITE:	12.48 +/- ACRES		
PROPOSED UNITS:	60		
DENSITY:	4.86 +/- UNITS/ACRES		
BUILDINGS:	(3) 3-STORY APARTMENT BUILDINGS		
PARKING SPACES:	106 PROVIDED @ 1.75 PER UNIT		
UNIT INFORMATION:			
TOTAL - 60 UNITS	1-BR	2-BR	3-BR
	12	36	12

C1.0

SITE PLAN
PINEBROOK PLACE APARTMENTS
 LEXINGTON, NORTH CAROLINA
 DAVIDSON COUNTY

Bowman North Carolina Ltd.
 4008 DARRRETT DR
 SUITE 104
 RALEIGH, NC 27629
 Phone: (919) 553-6370
 bowman.com
 A-1485

Bowman



Bowman