

**MECKLENBURG COUNTY, North Carolina
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY**

Date Printed: 04/01/2026

Identity

Parcel ID	GIS ID
17114131	17114131

Postal Address on property (Only 1 shown)

1416 BEACON RIDGE RD CHARLOTTE NC 28210

Property Characteristics

Legal Desc	NA
Land Area	14.179 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Non-nc Corp
Municipality	Charlotte
Land Use	Multi Family

Land Analysis - Jurisdiction

Charlotte	13.849 GIS AC (100.00%)
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Land Analysis - Zoning

TOD-CC	0.000 GIS AC (0.00%)
TOD-TR	13.848 GIS AC (100.00%)
N1-B	0.000 GIS AC (0.00%)

Land Analysis - Other

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	13.849 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	13.849 GIS AC (100.00%)
FEMA Floodplain	0.000 GIS AC (0.00%)	13.849 GIS AC (100.00%)
Post Const Buffers	0.211 GIS AC (1.52%)	13.638 GIS AC (98.48%)
SWIM Buffers	0.227 GIS AC (1.64%)	13.622 GIS AC (98.36%)

Site Location

ETJ Area	Charlotte
Historic District	No
Census Tract #	31.02
Inside BIP Opportunity Area	Yes

Ownership

Owner Name	Mailing Address
BEACON HILL OWNER LP	127 PUBLIC SQ STE 2400 ATTN SUSAN O`BRIEN CLEVELAND OH 44114

Deed Reference(s) and Sale Price (Last 3 shown)

Deed	Sale Date	Sale Price
39482-239	04/01/2025	\$43,038,000.00
33475-246	05/01/2019	\$41,000,000.00
31939-958	07/05/2017	\$29,600,000.00

Situs Addresses tied to Parcel (Only 1 shown)

1322 BEACON RIDGE RD CHARLOTTE NC

Environmental Information (View map to verify)

FEMA Panel	3710453100J (03/03/2009)
FEMA Flood Zone	OUT
Comm Flood Zone	OUT
Water Quality Buffer	IN
Post Construction District	Central Catawba
Stream Watershed District	LOWER LITTLE SUGAR

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.