

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

Date Printed: 04/05/2026

Identity

Parcel ID	GIS ID
07711829	07711829

Postal Address on property (Only 1 shown)

3428 VANE CT A CHARLOTTE NC 28206

Property Characteristics

Legal Desc	L3 M42-879
Land Area	3.116 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Nc Corp
Municipality	Charlotte
Land Use	Industrial

Land Analysis - Jurisdiction

Charlotte	3.099 GIS AC (100.00%)
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Land Analysis - Zoning

ML-2	3.099 GIS AC (100.00%)
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Land Analysis - Other

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	3.099 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	3.099 GIS AC (100.00%)
FEMA Floodplain	0.000 GIS AC (0.00%)	3.099 GIS AC (100.00%)
Post Const Buffers	0.000 GIS AC (0.00%)	3.099 GIS AC (100.00%)
SWIM Buffers	0.000 GIS AC (0.00%)	3.099 GIS AC (100.00%)

Site Location

ETJ Area	Charlotte
Historic District	No
Census Tract #	51
Inside BIP Opportunity Area	Yes

Ownership

Owner Name	Mailing Address
BEACON ATANDO LLC	3600 SOUTH BLVD STE 250 CHARLOTTE NC 28209
C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250 CHARLOTTE NC 28209

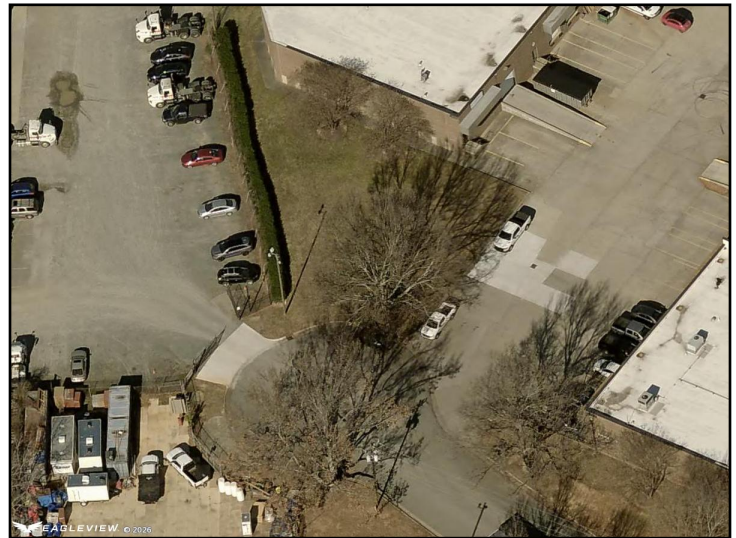
Situs Addresses tied to Parcel (Only 1 shown)

3418 VANE CT CHARLOTTE NC

Environmental Information (View map to verify)

FEMA Panel	3710455500K (02/20/2014)
FEMA Flood Zone	OUT
Comm Flood Zone	OUT
Water Quality Buffer	OUT
Post Construction District	Central Catawba
Stream Watershed District	IRWIN

North View on 01/12/2026



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.