

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

Date Printed: 04/01/2026

Identity

Parcel ID	GIS ID
19924113	19924113

Postal Address on property (Only 1 shown)

5404 NEW FASHION WY CHARLOTTE NC 28278
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Property Characteristics

Legal Desc	P1 M55-442
Land Area	42.000 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Non-nc Corp
Municipality	Charlotte
Land Use	Shopping Center - Strip

Land Analysis - Jurisdiction

Charlotte	42.128 GIS AC (100.00%)
Mecklenburg	0.000 GIS AC (0.00%)

Land Analysis - Zoning

CC	0.100 GIS AC (0.24%)
MUDD-O	42.023 GIS AC (99.75%)
O-2(CD)	0.001 GIS AC (0.00%)

Land Analysis - Other

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	42.128 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	42.128 GIS AC (100.00%)
FEMA Floodplain	0.000 GIS AC (0.00%)	42.128 GIS AC (100.00%)
Post Const Buffers	1.334 GIS AC (3.17%)	40.794 GIS AC (96.83%)
SWIM Buffers	0.215 GIS AC (0.51%)	41.914 GIS AC (99.49%)

Site Location

ETJ Area	Charlotte
Historic District	No
Census Tract #	59.21
Inside BIP Opportunity Area	No

Ownership

Owner Name	Mailing Address
CHARLOTTE OUTLETS LLC	PO BOX 6120 INDIANAPOLIS IN 46206

Deed Reference(s) and Sale Price

Deed	Sale Date	Sale Price
28622-914	08/16/2013	\$8,706,500.00
09064-072	05/19/1997	\$0.00

Situs Addresses tied to Parcel (Only 1 shown)

5404 NEW FASHION WY CHARLOTTE NC

Environmental Information (View map to verify)

FEMA Panel	3710451200J (03/03/2009)
FEMA Flood Zone	OUT
Comm Flood Zone	OUT
Water Quality Buffer	IN
Post Construction District	Western Catawba
Stream Watershed District	BEAVERDAM
Drinking Watershed	LOWER LAKE WYLIE (PA)

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.