

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

Date Printed: 04/04/2026

Identity

Parcel ID	GIS ID
09110203	09110203

Postal Address on property (Only 1 shown)

3310 N DAVIDSON ST 569 CHARLOTTE NC 28205

Property Characteristics

Legal Desc	M59-224
Land Area	3.236 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Non-nc Corp
Municipality	Charlotte
Land Use	Commercial

Land Analysis - Jurisdiction

Charlotte	3.224 GIS AC (100.00%)
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Land Analysis - Zoning

N1-C	0.012 GIS AC (0.38%)
MUDD-O	3.197 GIS AC (99.17%)
MUDD-O	0.015 GIS AC (0.45%)

Land Analysis - Other

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	3.224 GIS AC (100.00%)
Railroad ROW	0.198 GIS AC (6.14%)	3.026 GIS AC (93.86%)
FEMA Floodplain	0.000 GIS AC (0.00%)	3.224 GIS AC (100.00%)
Post Const Buffers	0.000 GIS AC (0.00%)	3.224 GIS AC (100.00%)
SWIM Buffers	0.000 GIS AC (0.00%)	3.224 GIS AC (100.00%)

Site Location

ETJ Area	Charlotte
Historic District	No
Census Tract #	14
Inside BIP Opportunity Area	Yes

Ownership

Owner Name	Mailing Address
AREIT MERCURY LLC	1200 17TH ST STE 2900 DENVER CO 80202
C/O ARES MANAGEMENT	1200 17TH ST STE 2900 DENVER CO 80202

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

Deed	Sale Date	Sale Price
39204-969	11/13/2024	\$72,500,000.00
33348-310	03/14/2019	N/A
33348-302	03/14/2019	\$56,022,500.00

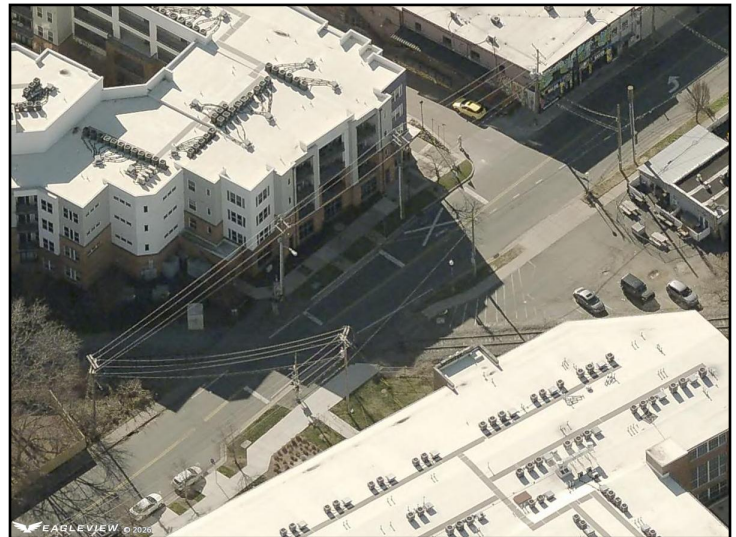
Situs Addresses tied to Parcel (Only 1 shown)

517 E 36TH ST CHARLOTTE NC

Environmental Information (View map to verify)

FEMA Panel	3710456400K (02/20/2014)
FEMA Flood Zone	OUT
Comm Flood Zone	OUT
Water Quality Buffer	OUT
Post Construction District	Central Catawba
Stream Watershed District	UPPER LITTLE SUGAR

South 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.