

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

Date Printed: 04/01/2026

**Identity**

Parcel ID	GIS ID
02930133	02930133

**Postal Address on property (Only 1 shown)**

3215 WARNER GLEN DR CHARLOTTE NC 28269
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**Property Characteristics**

Legal Desc	LA M72-468
Land Area	30.042 AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Non-nc Corp
Municipality	Charlotte
Land Use	Multi Family

**Land Analysis - Jurisdiction**

Charlotte	29.985 GIS AC (100.00%)
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**Land Analysis - Zoning**

N2-A(CD)	0.001 GIS AC (0.00%)
UR-3(CD)	29.981 GIS AC (99.99%)
R-8MF(CD)	0.000 GIS AC (0.00%)
N1-A	0.002 GIS AC (0.01%)

**Land Analysis - Other**

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	29.985 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	29.985 GIS AC (100.00%)
FEMA Floodplain	0.000 GIS AC (0.00%)	29.985 GIS AC (100.00%)
Post Const Buffers	0.000 GIS AC (0.00%)	29.985 GIS AC (100.00%)
SWIM Buffers	0.000 GIS AC (0.00%)	29.985 GIS AC (100.00%)

**Site Location**

ETJ Area	Charlotte
Historic District	No
Census Tract #	55.30
Inside BIP Opportunity Area	No

**Ownership**

Owner Name	Mailing Address
HIGHLAND RIDGE APARTMENTS OWNER LLC	2825 SOUTH BLVD STE 430 CHARLOTTE NC 28209
C/O INDEPENDENCE REALTY OPERATING PARTNERSHIP LP	2825 SOUTH BLVD STE 430 CHARLOTTE NC 28209

**Deed Reference(s) and Sale Price**

Deed	Sale Date	Sale Price
39184-741	11/01/2024	\$73,500,000.00
34394-786	03/23/2020	N/A
34394-774	03/23/2020	\$5,184,500.00

**Situs Addresses tied to Parcel**

JOHNSTON OEHLER RD CHARLOTTE NC
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**Environmental Information (View map to verify)**

FEMA Panel	3710457900J (03/03/2009)
FEMA Flood Zone	OUT
Comm Flood Zone	OUT
Water Quality Buffer	OUT
Post Construction District	Yadkin-Southeast Catawba
Stream Watershed District	MALLARD

*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.*