

FOR SALE

\$121,000.00

THE FOLLOWING PROPERTY IS BEING OFFERED "FOR SALE" BY

THE STATE OF NORTH CAROLINA

3.89 acres

Concord, NC

LOCATION: 1386 Old Charlotte Road, Concord, NC

LAND AREA: ± 3.89 acres

Improvements: Property includes a brick veneer residential 2,200 +/- sf dwelling and garage. 3 bedroom, 1 bathroom. The house is currently not hooked up to water. HVAC, Plumbing, and electrical systems are in poor or non-working condition. The exterior and interior surfaces would benefit from substantial rehabilitation. Situated in the northern area of the Charlotte Metro area. Highways 49, I-85, 73, and 601 offer easy access to the surrounding communities such as Charlotte and the TRIAD area.

For more information, contact: Athena West at the State Property Office - Phone:

984-236-0291 or e-mail Athena.West@doa.nc.gov , visit our website at:

<https://ncadmin.nc.gov/businesses/real-estate/state-property-for-sale>

THE PROPERTY WILL BE SOLD BY THE SALE PROCEDURE ATTACHED.

SALE PROCEDURE

REAL PROPERTY

1. The property will be advertised for sale and offers will be received beginning immediately and continue until such time as a suitable offer to purchase has been accepted by the State Property Office. Offers with contingencies will be considered; however, offers without contingencies (such as geo-technical, zoning, and financing) are highly encouraged. Offers with plans and timetables for renovation & use are highly encouraged. Offers must be delivered to the State Property Office, Room 4055, Administration Building, 116 West Jones Street, Raleigh, North Carolina, 27603-8003, 984-236-0270 or mailed to State Property Office, Administration Building, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321. A deposit in certified funds for no less than one percent (1%) of the offer amount made payable to the State of North Carolina shall accompany all offers.
2. The State Property Office reserves the right to reject or negotiate any and all offers and, in its sole discretion, will determine the successful offeror.
3. Title to the property will be conveyed by deed without warranty. The State of North Carolina makes no representations or warranties concerning the title to the property, the boundaries of the property, the uses to which the property may be made, zoning, local ordinances, or any physical, environmental, health and safety conditions relating to the property. Prospective purchasers are encouraged and shall be responsible for making all independent inquiries and confirming the accuracy of the information contained herein. Any and all prospective purchasers are advised to make an independent investigation of these matters, and any responsibilities or liabilities arising out of or relating to such matters are expressly disclaimed by the State of North Carolina. The State of North Carolina is not responsible for any cost incurred by prospective purchaser. The property will be sold "as is, where is, with all faults".
4. The property will be sold for cash upon delivery of the deed. Once the successful offeror has been determined and accepted, the one percent (1%) certified funds deposit will be applied to the purchase price. If the purchaser subsequently fails, refuses, or is unable to close the transaction for any reason, the State of North Carolina will retain the deposit.
5. The State Property Office shall be entitled to retain and use without compensation to any party, individual or entity any information submitted, including but not limited to any concept, element or idea (including financial or ownership structures or schemes) disclosed in or evident from an offer. All information submitted in response to this offer shall become the property of the State of North Carolina.

6. The State Property Office reserves the right at its sole and absolute discretion and without liability to modify, amend or otherwise change, or to extend, suspend, postpone, cancel, any part of this offering.

7. The State of North Carolina and their respective officers, employees, consultants and agents, shall not under any circumstances, including pursuant to contract, tort, statutory duty, law, equity or otherwise, or any actual or implied duty of fairness, be responsible or liable for any costs, expenses, loss of opportunities, claims, losses, damages or any other liabilities to anyone arising out of or related to this offering. By submitting an offer to purchase, prospective purchaser(s) has accepted and agreed to the foregoing.

8. All offers must be submitted on the attached "Offer to Purchase Form". Any contingencies, restrictions or limiting conditions regarding the offer must be attached to the "Offer to Purchase Form".

IMPORTANT NOTE: It is the responsibility of the potential Buyer to have the Offer and deposit physically in the office identified above, regardless of the method of delivery. This is an absolute requirement. The date of delivery will be marked on each offer when received. All risk of late arrival due to unanticipated delay—whether delivered by hand, U.S. Postal Service, courier or other delivery service or method—is entirely on the Buyer. Note that the U.S. Postal Service and UPS generally does not deliver mail to the street address above, but to the State's Mail Service Center. Potential Buyers are cautioned that offers sent via U.S. Mail, including Express Mail, and UPS may not be delivered by the Mail Service Center to this agency's office location overnight. All potential Buyers are urged and warned to take the possibility of delay into account when submitting an offer.

OFFER TO PURCHASE FORM REAL PROPERTY

I, _____, hereby submit an offer to purchase in the amount of \$_____ (U.S. Dollars) on the real property located in Concord , North Carolina and further identified as: 3.89 acres with 2,200 +/- sq ft dwelling and garage at 1386 Old Charlotte Road Concord, NC.

I fully understand in the making of this offer to purchase, that in order to be considered, offer shall be received in the State Property Office.

Hand Delivery Address:

State Property Office, Room 4055, Administration Building 116 West Jones Street, Raleigh, North Carolina 27603

U.S. Mail Address:

State Property Office, Administration Building
1321 Mail Service Center, Raleigh, North Carolina 27699-1321

Attached are my Certified Funds in the amount of \$_____, made payable to "State of North Carolina", which represents a deposit of not less than one percent (1%) of this offer.

If my offer is accepted and I fail, refuse, or are unable to close the transaction at the time of delivery of the deed, my deposit will be retained. It is further understood that the balance of the amount offered will be due upon delivery of the duly executed deed. All offers are subject to acceptance or rejection for any reason at the discretion of the Director, State Property Office. Title to the real property will be conveyed by non-warranty deed. The property will be conveyed "as is, where is, with all faults" subject to preservation/conservation agreements as required by G.S. 2003-404 and easements & rights of way of record.

Signature: _____ (SEAL)

Printed Name: _____

Title: _____

Address: _____

Phone Number: _____

Below are pictures and a map of the property for sale.







3.89 acres with 2,200 +/- sq ft dwelling and garage 1386 Old Charlotte Road Concord, NC



0 0.035 0.07 0.14 0.21 Miles