

RELOCATING TO CHARLOTTE?

Neighborhoods, Schools, Things to Do, Taxes & More!



THE **McDonald**
GROUP

[www. McDonaldGroupCharlotte.com](http://www.McDonaldGroupCharlotte.com)

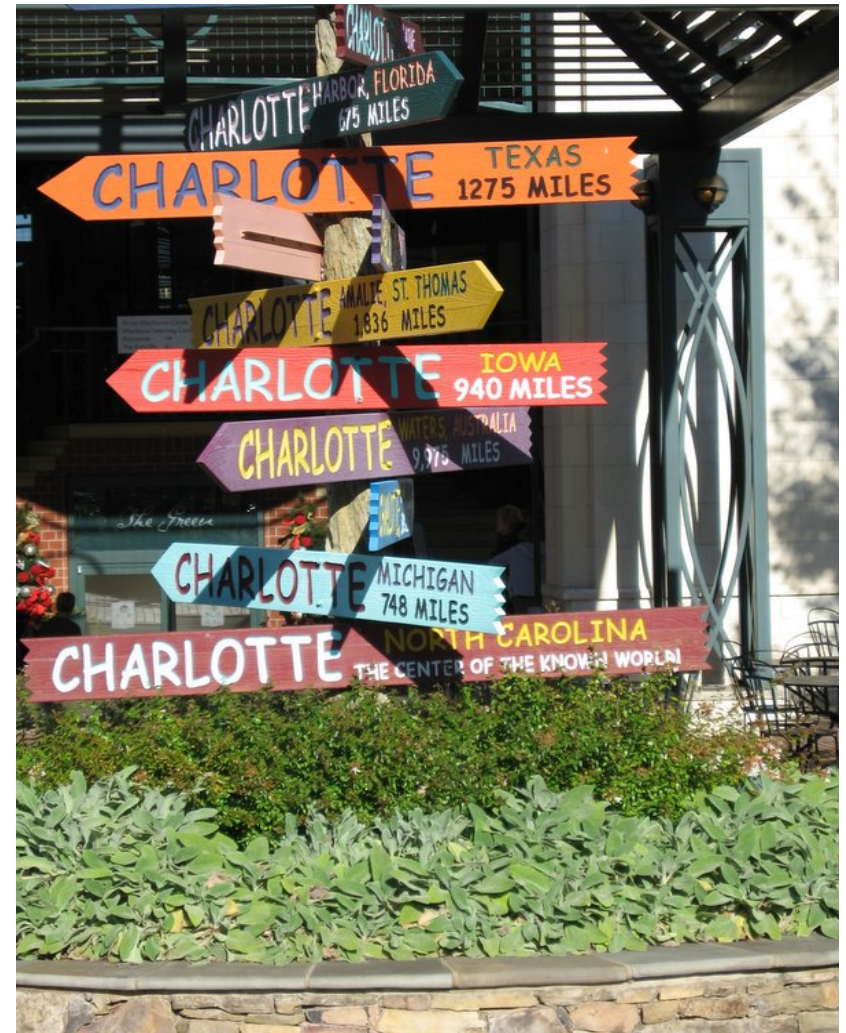
The Queen City is a **City of Imports...**

Where are you from?

Over **400,000 people** have moved to Charlotte since 2000... That's a city the size of Cincinnati!

Charlotte is now the **16th largest city** and the **2nd fastest growing city** in the country!

Charlotte is the **financial capital of the South**, but is also a major hub for healthcare, manufacturing, wholesaling and distribution.



50% Move by Choice, 50% Move for a Job!

Buffalo, NY is the #1 move FROM city, but folks come from all over – NYC area, the West Coast, Florida, and the Great Lakes.

We've helped relocate people from 43 states and many different countries over the past 15 years.



Introduction to Charlotte Video!

This video is a short, **fact-filled tour of the Queen City** with info on communities, schools, taxes, things to do and more! It has over **100,000 views** on YouTube:



(click video above to play)

Neighborhood/Area Info

The greater Charlotte metro area encompasses many smaller towns/cities, 3 different lakes and even includes areas in South Carolina!

We call our downtown area Uptown Charlotte. In addition to being the main employment hub, Uptown Charlotte is now a popular move-to destination for young professionals with several new high-rises being built.

Moving south, the areas between 77 on the west and Independence Blvd (highway 74) are all considered to be South Charlotte.



Any underlined text is a clickable link with more information or homes

Neighborhood/Area Info:

Popular Areas in South Charlotte

[Dilworth/Myers Park](#) – Two of the original suburbs of Charlotte, Dilworth and Myers Park host some of the most expensive cost/sqft in the city. Tall trees? YES

[Southpark Area](#) – Directly south of Myers Park the Southpark area- it has become the heart of south Charlotte and is popular for its upscale shopping, restaurants and central location. It is also a major employment center.

[South Blvd Neighborhoods](#) - Including Madison Park, Colonial Village, Collins Park and Starmount the South Blvd neighborhoods have seen massive appreciation over the last 5 years as the light rail and all the of the economic development associated with the area. A favorite among young professionals and down sizing boomers alike!

[Matthews](#) – Located in southeast Charlotte the city of Matthews combines small town charm with proximity to all of those big city amenities. It's also one of the more affordable areas in south Charlotte today.

[Any underlined text is a clickable link with more information or homes](#)

Neighborhood/Area Info:

Popular Areas in South Charlotte Cont.

Ballantyne area – Broadly thought of as the 28277 zip code, the Ballantyne area is its own employment hub with several Fortune 500 companies located there. Along with top schools, popular restaurants and shopping the Ballantyne area remains one of the most desirable areas in Charlotte.

Steele Creek – Located in southwest Charlotte between 485 and the Catawaba river Steele Creek is a popular option for young families and first time home buyers. Proximity to 77, the airport and 485 are also a plus.

Union County – Encompassing much of Weddington and Waxhaw, close-in Union county is a popular choice for those who want a bit more land and lower taxes.

Fort Mill – Located just over the border in SC, Fort Mill is truly a suburb of Charlotte. It's about 20 minutes down 77 from Uptown Charlotte assuming your outside of rush hour. Fort Mill has been exploding over the last 5 years due to its proximity to town, low taxes and new home developments.

Any underlined text is a clickable link with more information or homes

Neighborhood/Area Info:

Lake Life

Lake Norman located to the north, is the largest freshwater lake in NC with over 1300 miles of shoreline!

Mountain Island Lake is to the west, waterski and fish on Charlotte's closest but smallest lake

Lake Wylie NC and SC is to the south, closer and smaller than Norman, it is the fastest growing region of Charlotte



Any underlined text is a clickable link with more information or homes

Neighborhood/Area Info:

Lake Norman Towns

Huntersville – The first town on Lake Norman north of Charlotte, Huntersville sports a well developed downtown with many popular neighborhoods off of Gilead Rd and exit 25. Your money goes much further in Huntersville than south Charlotte. Shop or dine at popular Birkdale. [Search Huntersville homes](#)

Cornelius – North of Huntersville you find Cornelius, home to some of the finest waterfront property in all of Charlotte. Still commutable to Uptown too! [Search Cornelius homes](#)

Davidson – Just north of Cornelius you'll find Davidson, home to Davidson College and the Wildcats. You might have heard of a famous alum named Steph Curry. [Search Davidson homes](#)

Mooresville – AKA Race City USA, Mooresville is at the top of Lake Norman and home to many NASCAR teams. I love the smell of rubber in the morning! [Search Mooresville homes](#)

[Search ALL Lake Norman Homes](#)

Charlotte Area Schools

In Charlotte, there are quality schools in all areas, but you are advised to research each school as results do vary from school to school. One of the best tools, is the website ncreportcards.org

Another useful comparison tool can be found at CarolinaSchoolHub.com which compares test scores and includes charter and magnet schools.

Of course there is no substitute for actually visiting the school to meet with teachers and the administration! **CMS has an open door policy**, just check in at the office.

[Search Charlotte Homes by School District](#)



Charlotte Area Schools:

Quick Links

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Quick Links:

- [Search Charlotte Homes by School District](#)
- [Find Assigned School District by Address](#) (search address, select schools along the left)
- [NC School Report Cards](#)

Charlotte Area Schools:

About K – 12 Schools

Few parenting decisions loom larger for your child's future than finding the right school for your child or children.

We've tried to assemble the tools you'll need to help you find that fit. My wife and I have 4 children and they grew up here, all attended private primary (K-8) and public high school. All 4 have now graduated from college and two have completed masters programs. Your greater Charlotte area public school choices are:

Charlotte-Mecklenburg Public Schools – Commonly called CMS

Union County Public Schools – For cities like Waxhaw, Weddington, etc

Iredell County Public Schools – Covers several northern cities like Mooresville

Cabarrus County Public Schools – Concord, Harrisburg, generally NE Charlotte

Charlotte Area Schools

South Carolina Schools

Many families relocating to Charlotte decide to live in South Carolina. Fort Mill and Indian Land are true suburbs of Charlotte even though they're across the border.

Expect lower taxes and quality schools (since they have to compete with Mecklenburg County), with a bit of a commute if you work in Uptown Charlotte. Your South Carolina public school choices are:

York County Public Schools

Fort Mill Public Schools

Rock Hill Public Schools

Clover Public Schools



Charlotte Area Schools:

Private Schools

Charlotte has a wide range of well-regarded private schools. By far the “Big Three” are Providence Day, Charlotte Latin and Charlotte Country Day.

There are also many religious private schools in the area. For a full list [try this link](#).

Private School Quick Links:

- [Top Charlotte Private Schools](#)
- [Best Private High Schools 2019 Edition](#)
- [Private Schools Ranked by Tuition](#)



Things To Do In Charlotte:

Big City Attractions

We like to say that Charlotte is a small, big city. Geographically we're pretty small – you can drive across south Charlotte in about 30 minutes, but we have all the things you'd expect of a big city!

For example, Charlotte has its own symphony as well as two professional sports teams!

Here's a short list of our “big city” attractions:

- [Carolina Panthers](#) (NFL team)
- [Charlotte Hornets](#) (NBA team)
- [Charlotte Motor Speedway](#)
- [Charlotte Symphony](#)
- [Charlotte Convention Center](#)
- [Charlotte Douglas International Airport](#)
- [US National Whitewater Center](#)
- [Carowinds Amusement Park](#)



Things To Do In Charlotte:

Shopping & Restaurants

Beyond the “Big City” amenities you can also expect excellent shopping and dining options throughout the city and surrounding areas.

This is by no means a complete list but we’ve tried to hit the highlights.

Top Shopping Destinations:

- [Southpark Mall](#) – Top brands and stores. Some of the best shopping in NC.
- [Steele Creek Outlets](#) – Have a brand in mind? Go here for big discounts
- [North Lake Mall](#) – Live north of the city or near Lake Norman? Don’t worry, there’s a large mall for you as well.
- [Phillips Place Shopping & Restaurants](#) – Right next to Southpark, but it’s own thing with lots to do, buy and eat.



Charlotte **Homes**



The number one reason people move? They are hoping to get **more house for the money**... if that's your goal, you are in luck.

Charlotte combines low housing prices, more square feet for your money, low taxes and low insurance rates, depending on where you are coming from.
Let's look at each...

Charlotte **Homes:** Low Housing Prices

Most people relocating to Charlotte are pleasantly surprised by the city's relative affordability. Charlotte consistently ranks towards the top of the list of affordable cities.

If you are relocating from a city in the Northeast, Midwest or West Coast and are able to keep your “big city” salary then it's likely that you'll live like kings and queens in the Queen City!

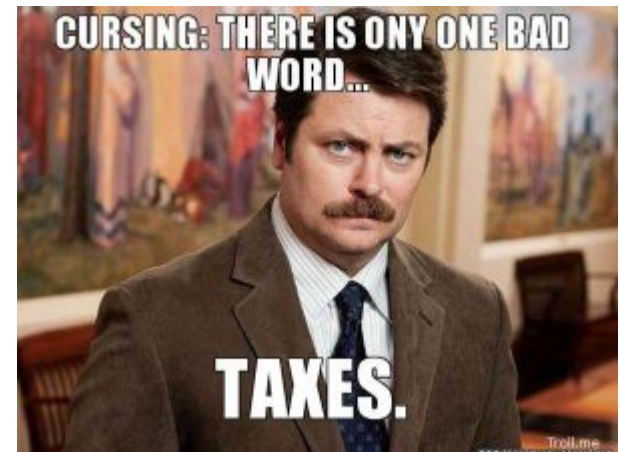
We recently relocated a NYC doctor who took a 25% pay cut moving to Charlotte. He confided that the move was also a **pay raise** due to Charlotte's housing market and general affordability!



Charlotte **Homes:** **Taxes**

Charlotte is in the **bottom 1/3 of taxes paid per resident** in the US. Our property tax rate in the City of Charlotte, Mecklenburg County is currently **\$1.31 per hundred** of assessed value. Each listing has a Tax Value and Tax Location- Tax location yields the Rate, and Tax Value (TV)

For example, a home may be Listed with an Asking price of \$500,000 (4000 sf) but with a Tax Value of \$305,000. Since state statues require the re-assessment of every property, every 8 years, that means this was the quick appraisal up to 8 years prior. And your taxes, even if you pay 450K for this home will be based on $\$1.3 \times 3050$ ($305000/100$), or **\$3900 per year (under \$1.00 sf)** until the next assessment.

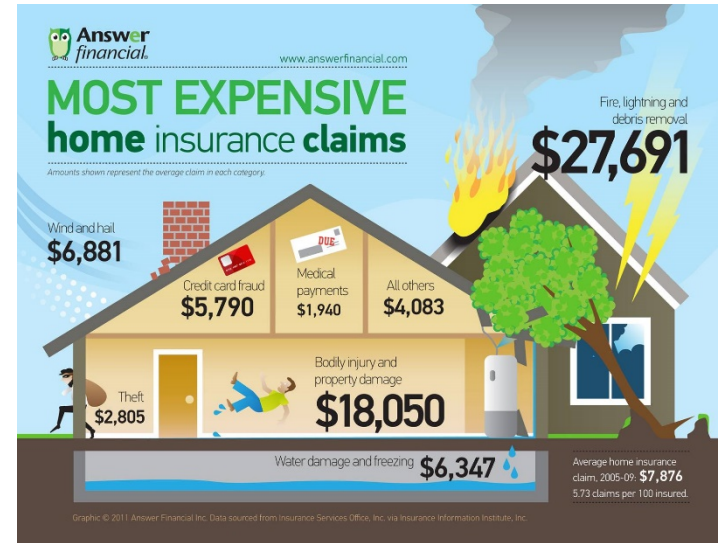


Charlotte **Homes:** Insurance

If you are from Florida or any coastal area, you will appreciate our low property insurance rates. We do not have a lot of natural disasters- we are 3 hours from the South Carolina Coast, far enough west to avoid coastal hurricanes, we frequently get rain from gulf coast hurricanes.

A \$400,000 home can be insured from \$800-\$1,200 per year, with reasonable deductibles... I know, I know, if you are from Florida or the Gulf you can't believe it!

Your housing dollar, total cost of housing, is lower, and your home payment goes MUCH further here.



Answering the **Big Question**

So, "I'm moving to Charlotte, where would a family like mine (ours) want to move? **Where would we be happy?**"

Obviously that's a subjective question, I asked the same question years ago when we moved our 4 young children to Charlotte to build our life and family.

This short video helps tell you a bit more about the various neighborhoods, and I hope it helps you start answering the question for you.

Watch Video



(click on video above)

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See You in **Charlotte** Soon!



Thanks for visiting and spending time with us today! We hope this relocation guide has helped you get started, and grow more comfortable with Charlotte, NC.

We're available for your individual questions about the area, including your particular needs for an upcoming move. **Give us a call at 704-351-0987 and hope to see you in Charlotte soon!**

~ Terry, Bobby McDonald and Eve Leger Kummert
The McDonald Group at eXp Realty