

Hendrix Properties'
COMPLETE RELOCATION GUIDE
TO CHARLOTTE



WHAT'S INSIDE?

WHERE TO LIVE

WHAT TO DO

AREA SCHOOLS

THINGS TO KNOW

MOVING CHECKLIST



HENDRIX PROPERTIES
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MOVING TO CHARLOTTE, NORTH CAROLINA? YOU'RE NOT ALONE.

Statistics say Charlotte is the **#2 fastest-growing large city** in the country, and the influx of new residents has no signs of slowing down.

Tens of thousands of people are moving to The Queen City each and every year, to the tune of **70 new Charlotteans per day.**

ARE YOU ONE OF THEM?

WHY DO WE KNOW WHAT WE'RE TALKING ABOUT?

We're Hendrix Properties – yes, a Charlotte real estate firm – but also a local business made up of people who eat, sleep and breathe “Charlotte.” We're from Charlotte, and we've watched this city change from a tiny dot on the map of the Southeast to the commercial behemoth it is today.

We found ourselves constantly answering questions from our clients who were new to town about the comings and goings of CLT and thought to ourselves, **“Hey...someone really should put together a guide to moving to Charlotte for all these new folks coming to town.”** And here we are.

Hopefully this information is useful and informative and makes your transition to one of the greatest cities in the U.S. a seamless one. And when you're ready to buy or sell a home in Charlotte?

We can help with that, too.



Whether you're looking for an overview of the city or a checklist of things to do before and after your move, we've got you covered.

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SECTION ONE

Charlotte Neighborhoods (page 5)

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Charlotte is located squarely in Mecklenburg County and is actually just a few miles from the NC/SC state line. Although the greater Charlotte area measures almost 250 square miles, most of what people consider “Charlotte” within or just outside the I-485 loop that rings the city.

Inside the loop (we’ll call it “Inner Charlotte”) lie most of the city’s historic neighborhoods and ‘streetcar suburbs’ that have developed naturally over the years as the city expanded. And of course, Uptown Charlotte is the epicenter of the city’s commercial and business operations.

Outside the loop (“Outer Charlotte”) are where many of the fastest-growing suburbs are located – some of them actually spanning the 485 line itself. All of the area’s lakefront neighborhoods are situated outside the loop.

LET’S GET A LITTLE MORE SPECIFIC.

CHARLOTTE NEIGHBORHOODS

INSIDE THE LOOP



UPTOWN

Charlotte's central business district – we call it Uptown, not Downtown! – is situated right in the middle of the I-485 loop as well as the 277 ring. It's where a huge percentage of the city's workers clock in every day and is home to unique spots like [Bank of America Stadium](#), [Time Warner Cable Arena](#), the [Epicentre](#), and more. It's a great place to live, work, and play, and it's pretty much walkable from end-to-end.

GREAT FOR: Millennials, banking employees, walk-to-work, urban transplants



DILWORTH

The picturesque [Dilworth](#) neighborhood is one of Charlotte's oldest residential areas. It's chock full of craftsman style homes, upscale condos, and apartment living, and its tree-lined streets are perfect for strolling. Dilworth's flagship avenue, East Boulevard, leads straight to the city's best green space: Freedom Park.

GREAT FOR: Active people, young professionals, dog owners



SOUTH END

The “[Southend](#)” of Uptown has in recent years become the place to live for young professionals thanks to the LYNX lightrail. The neighborhood has everything an incoming-Charlottean needs: grocery stores, restaurants, bars, and the hippest gym in the city. Southend is known best for its plethora of new construction rental options like apartments, townhomes, and lofts.

GREAT FOR: Millennials, people without a car, work-in-Uptown, renting while looking for a house



EAST CHARLOTTE

[Charlotte's Eastside](#) is made up of many small neighborhoods, each with their own character. NoDa (“North of Davidson”) is the city's quirkiest arts district with bars, restaurants, and soon-to-be lightrail connectivity to Uptown; Plaza Midwood is the city's unofficial foodie and nightlife hub offering craftsman single families and apartments alike; Elizabeth is situated close to both of Charlotte's big hospitals and is a great mix of people.

GREAT FOR: Hipsters, bike-commuters, foodies

CHARLOTTE NEIGHBORHOODS

INSIDE THE LOOP

SOUTH CHARLOTTE



Another amalgam of neighborhoods, [South Charlotte](#) is the wealthiest, most established section of Charlotte with some of the city's best schools. Myers Park is the city's crown jewel, all oak-lined streets and stately mansions; Southpark is named for the behemoth Southpark Mall, offering large lots and ranch and split-level homes alongside new construction; Costwold, Sedgefield, and Madison Park are also small neighborhoods within South Charlotte.

GREAT FOR: Big-backyards, Spacious living areas, Southern Charm

UNIVERSITY AREA



Located in Northeast Charlotte about 10 miles from Uptown, the University Area (sometimes "University City") is named for the University of North Carolina-Charlotte, or UNCC for short. The University has over 30,000 students so the area has become a town unto itself, with all the shopping, dining, and accessibility residents could want. Here you'll find affordable student housing, apartment and townhome rentals, single family homes, and more.

GREAT FOR: Students, budget-conscious, commuters

OUTSIDE THE LOOP

BALLANTYNE



The most famous of all Charlotte's suburbs, [Ballantyne](#) is a planned community-turned-city in its own right. Located just south of the 485 border, Ballantyne has thousands of offices, massive new neighborhoods, and shopping centers containing everything you could ever need. In the last 20 years, Ballantyne has truly become its own entity and may even soon become an incorporated city.

GREAT FOR: People who work in Ballantyne, retirees, transplants

WAXHAW | WEDDINGTON | MARVIN



To be fair, [Waxhaw](#), [Weddington](#), and [Marvin](#) are all technically independent towns located south of Charlotte, west of Ballantyne. They're all recently seeing a growth explosion, though, as residents flock here for the much-touted Union County school district along with new-build neighborhoods and private lots.

GREAT FOR: Large square footage, people who need land or privacy

CHARLOTTE NEIGHBORHOODS

OUTSIDE THE LOOP



LAKE WYLIE

The smaller of Charlotte's two main lakes, [Lake Wylie](#) is half in NC, half in SC. Wylie's proximity to 485 and the airport as well as the SC side's lower tax rates mean it's growing fast. Neighborhoods – both lakefront and not – here include The Pallisades, Tega Cay, Steele Creek, and dozens more.

GREAT FOR: Lakefront homes, water activities, master-planned communities



LAKE NORMAN

[Lake Norman](#) is Charlotte's largest lake by far and also home to the city's most impressive lakefront properties (many of CLT's professional athletes and famous residents live here.) It's located straight north up I-77 and is the main reason so many adjacent commuter cities have thrived in the last few decades. Popular, livable Lake Norman cities include [Mooresville](#), [Huntersville](#), and [Davidson](#). Each has its own special characteristics worthy of exploring further.

GREAT FOR: Lakefront living, commuters, people working “at the lake”



CONCORD

Concord is, again, its own city, and it's Charlotte's NASCAR hub (although it may have to fight Mooresville for the title.) Home to Charlotte Motor Speedway and the Concord Mills outlet center, Concord is a blossoming section of Charlotte that offers affordable single family homes and a relatively short commute into the city if necessary.

GREAT FOR: NASCAR fans, commuters



MATTHEWS

[Matthews](#) is a city to the southeast of Charlotte – mostly within the 485 loop – that boasts its own walkable downtown district and plenty of southern charm. It's often grouped in with nearby towns [Indian Trail](#) and [Mint Hill](#), both over the 485 line, thanks to its friendly nature and good schools.

GREAT FOR: Commuters, small-town feel

HOME STYLES FOUND IN CHARLOTTE

SINGLE FAMILY HOMES

YOU WANT OPTIONS? THE QUEEN CITY'S GOT 'EM!

Houses in Charlotte run the gamut from brand-new McMansions to split-level ranches to Tuscan-style estates. Because the city's really experienced a few pronounced periods of growth, you'll find different homes types in different neighborhoods. A few of the home styles you can expect to see here include:



BUNGALOW



**BRICK
TRADITIONAL**



RANCH



**CONTEMPORARY /
MID-CENTURY
MODERN**



**EUROPEAN
STYLE**



TOWNHOME

There's a little bit of everything in Charlotte, but you won't see a lot of ultra-modern homes, Victorian-style architecture, or, surprisingly, super-Southern plantation-style homes.

HOME STYLES FOUND IN CHARLOTTE

APARTMENTS | CONDOS | TOWNHOMES

Thanks to a huge influx of young professionals into Charlotte in the last decade (the average Charlottean is 5 years younger than the average American!) we're experiencing an explosion of apartment buildings all

over town. City planners have approved over 10,000 new rental units in each recent year, and the average rent in Charlotte for a one-bedroom apartment just crested \$1,000 for the first time. It's a popular place to be.



APARTMENT HUNTERS will find a lot of mid-rise, new-construction options within the city's most central neighborhoods. Many of these builds are a mix of Hardiboard, brick, and siding, and plenty offer amenities such as pools, on-site gyms, and even dog-washing stations.



The city's experienced a bit of a lull in **CONDO** building as home prices have recently soared, but there are still plenty of apartment and townhome-style condos to be had all over town. Amenities aren't as prevalent in condo complexes, and it's important to consider HOA fees and rental caps at specific buildings before buying.



TOWNHOMES ARE AVAILABLE in every price range in Charlotte. Recently, luxury townhomes in the city's hottest neighborhoods have started popping up, but many of the city's most established rental communities have at least some townhome-style living. They're a great option for renters that need more space than an apartment.

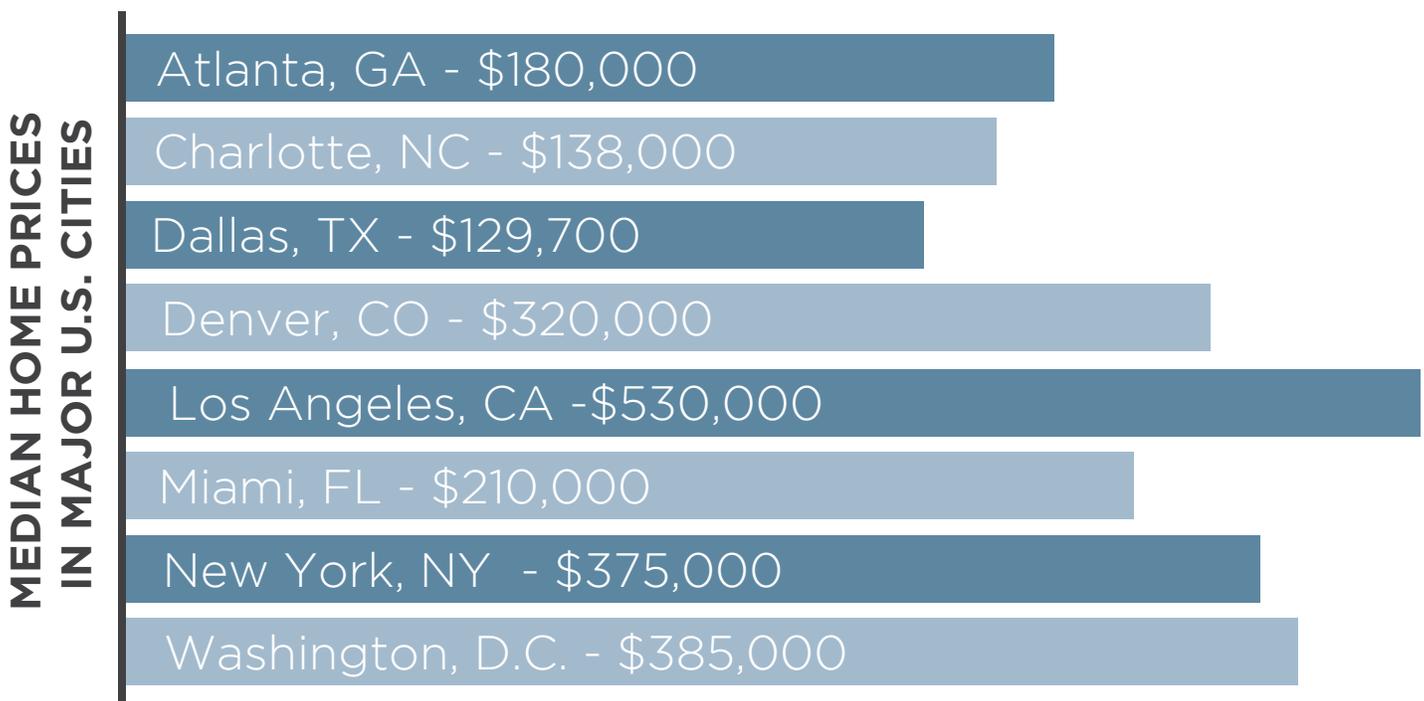
BUYING V. RENTING IN CHARLOTTE

WHAT YOU NEED TO KNOW

Despite the seemingly endless parade of new rental buildings being constructed, Charlotte still doesn't have enough rental units to satisfy its growth rate. That said, it's still currently [slightly more affordable to rent](#) in Mecklenburg County (expect to pay about 26% of your income on rent) than to buy (averaging 27% of take-home income). That figure is greatly dependent on where, exactly, you choose to live, however.

Charlotte is still one of the most affordable cities of its size for rental properties. Generally, the more bedrooms in a rental, the less expensive the rent becomes. Renters should weigh factors such as location, parking, amenities, and safety before signing a lease.

Mortgage rates are historically low across the U.S., and Charlotte homebuyers are taking advantage. Home values in Charlotte have risen incredibly fast in the last few years - but don't worry, [it's not a bubble!](#) - and [inventory is currently far lower than average](#). It's a seller's market in Charlotte so it's more important than ever for buyers to work with a qualified real estate agent to find and secure a home.



*According to [a 2015 report](#) by Kiplinger, these are the median prices of homes in some of the largest U.S. cities.

SECTION TWO

Charlotte Recreation (page 12)

Shopping,
Dining, and
Nightlife
(page 13)

Transportation (page 14)

The Queen City doesn't just have one of the lowest costs of living for major U.S. cities, it's also a lot of fun. Don't believe us? Visitors to the CLT area spend over \$6.1 billion dollars a year at the areas hotels and attractions.

Charlotte's made a name for itself as **a film industry hub, a world-class convention city, a major professional sports town, and a must-hit tour stop for everyone from bands to comics to international speakers.** There's so much to do and see here - and Charlotte's growing so fast even longtime residents are always finding something new to explore!

YOU'RE GOING TO LOVE LIVING HERE.

One of Charlotte's best selling features is its proximity to natural spaces. A two- to three-hour drive gets you to the beach, the mountains, and everywhere in between...but are so many cool things to explore right here in your new home!

PARKS

Charlotte Mecklenburg has an [extensive parks system](#) with over 21,000 acres of greenspace throughout the city. A few local favorites include Freedom Park, Frazier Park, Reedy Creek Park, and Hornets Nest Park, but there are literally hundreds to explore. Our city's parks offer everything from disc golf fields to massive playgrounds to a [beach on the lake!](#) The US National Whitewater Center is Charlotte's very own manmade rafting facility, and the city is home to over 30 public and private golf courses.

THE GREENWAYS

We've got [several extensive Greenways](#) in Charlotte covering over 35 miles that residents use for biking, walking, and festivals. Little Sugar Creek Greenway is the most centrally-located, but Four Mile Creek Greenway and McAlpine Creek Greenway are also fan favorites.

FESTIVALS AND EVENTS

Charlotte loves festivals, especially in spring and fall! A few annual events you'll want to mark on your calendar include the [Fall Arts Festival](#) in Freedom Park, the [Yiasou! Greek Festival](#) in Dilworth, and the [Beer, Bourbon, and Barbecue](#) Festival in Southpark. Events in Charlotte change annually, but you can expect May to bring the [largest NASCAR race of the year](#) to town in addition to Carolina SpeedStreet Events Uptown. [Queen's Feast](#) is a twice-annual event that allows you to try restaurants on the cheap and on St. Patrick's Day you might be surprised to see the [World's Largest Pub Crawl](#) working its way through the city. Check out [Charlotte's Got a Lot](#) for a complete rundown of the area's happenings.

SPORTS

Charlotte is truly a sports city. We're home to the [NFL's Carolina Panthers](#), the [NBA's Charlotte Hornets](#), and several minor-league teams including the [Charlotte Checkers](#) (hockey), the [Charlotte Hounds](#) (lacrosse), and the [Charlotte Knights](#) (baseball). Whether you want to catch a foul ball with a spectacular view of the skyline or cheer on Cam Newton with 75,000 of your closest friends, we've got you covered.

HIKING

We may not be Colorado, but we've got hiking! Within just an hour's drive of Charlotte there are [dozens of cool spots](#) to take in the view. Kings Mountain and Crowders Mountain are the most popular, but spots like South Mountain State Park in SC and Morrow Mountain State Park are must-sees.

Charlotteans know how to have a good time. Don't let anyone fool you into thinking this is a boring banker's city: it's an eclectic metropolis with something for everyone, and then some. On the weekends you're not taking in a concert at Verizon Ampitheater or hitting up one of the annual festivals, where should you go?

SHOPPING IN CHARLOTTE

Whether you want luxury designer labels or big-box furniture discounters, you'll find it here. A few of the city's best malls include Southpark Mall, Northlake Mall, and Carolina Place Mall, all offering a little something for everyone. Boutique shopping fans will love Dilworth's East Boulevard, Selwyn Avenue, and downtown areas like those in Matthews and Davidson. Cool Eat/Work/Live destinations like Birkdale Village and Stonecrest in Ballantyne are great places to kill a whole day. And of course, Charlotte's home to nearly every big retailer brand you can think of from IKEA to Costco to Lowe's (headquartered here!) There's no shortage of stuff to buy in Charlotte.

DINING IN CHARLOTTE

Well, what do you like to eat?! Charlotte's food scene is really coming into its own and right now residents are flocking to modern southern cuisine. We've got a [burgeoning BBQ scene](#), as many [food trucks](#) as you can shake a stick at, and just about any ethnic cuisine you'd want to try. And if you like [craft beer](#)? CLT's got one of the best brewing scenes on the Eastern Seaboard, no joke. A few of our suggestions for local tasty treats include **Bad Daddy's Burger Bar, Soul Gastrolounge, Mac's Speedshop, Price's Chicken Coop**, and of course, Bon Appetite's Best New Restaurant, **Kindred**.

NIGHT LIFE IN CHARLOTTE

Charlotte was once the kind of town that closed up shop at 9pm. No more. Today you'll find urbanites dining and drinking at Uptown's Epicentre until 2am, or sipping wine at an art gallery crawl in NoDa on a Thursday. A few of the best places to party in Charlotte include the Plaza Midwood area, the Montford Road bar area, and of course, Uptown Charlotte which itself has a plethora of new rooftop bars and restaurants with killer skyline views. Just be sure to call an Uber or Lyft (yep, we have both!) when it's time to go home!

At its core, Charlotte is a car city. Officials are working to change that, though, and make Charlotte as much a pedestrian and biker paradise as it is an SUV-haven. If you live out in one of the city's suburbs you'll certainly need a car to get to-and-from everything, but some people live their whole lives within the 277 ring getting by just fine using public options. Here are a few ways to get around.

THE LIGHTRAIL

The [LYNX lightrail](#) is perhaps the coolest thing to happen to Charlotte in a decade. It's still being expanded but right now you can get from south South Boulevard all the way into Uptown. Tickets are super-cheap (LYNX uses the honor system!) and stops are plentiful; parking for commuters is available at several points along the line.

THE STREETCAR

[Charlotte's streetcar](#) is technically called the "CityLYNX Gold Line" but no one calls it that. Opened just last year, the streetcar's seeing high ridership and currently takes you all the way from the Elizabeth neighborhood into Uptown. Future extensions will run 10 miles, from Beatties Ford Road in Northwest CLT all the way to far East CLT.

CABS AND RIDE APPS

We've got a decent taxi system in Charlotte for a city our size, but residents are really taking to ridership apps like Lyft and Uber. You'll always have plenty of options when calling for a car, especially late at night.

CATS BUS SYSTEM

The Charlotte Area Transit System runs [over 70 bus lines](#) throughout the city making these people-movers an effective way to traverse town as well as eco-friendly. With almost 24-hour service and 12 express routes it's no wonder the bus system moves over 25,000,000 passengers every year.

BIKING

Charlotte is working hard to become a more [bike-friendly city](#). Recently CLT has installed over a dozen B-Cycle stations all over the inner-city where you can rent a bike for an hour or a day. BIKE!Charlotte is a multi-event initiative that gets people excited about biking and many miles of bike lanes are being added to the city's thoroughfares each year. And if you ever hear anyone talking about the "[24 Hours of Booty?](#)" They're referring to a full-day fundraiser that has bikers cycling a very hilly route through Myers Park affectionately known as the Booty Loop.

PARKING

You've probably got a car (or two, or three...) The good news is, parking's still mostly pretty easy in Charlotte, even in Uptown! The central business area's got dozens of decks and surface lots that cost only \$5-\$15 a day, depending on the event and location. Most other areas offer plenty of surface parking for customers and even street parking out front. Just beware: parking in an unauthorized commercial lot might get you booted, so stay alert!

SECTION THREE

**Public
Schools**
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Private
Schools
(page 17)

**Higher
Education**
(page 18)

There are a lot of options when it comes to education in Charlotte. North Carolina is a state with a rich history in education, home to the Raleigh-area “Research Triangle” in addition to some of the best public schools in the country. As Charlotte’s grown, so too have its schools.

If you’re a parent moving to Charlotte, know that over 175,000 other children are enrolled in school in the immediate area at any given time. The quality of education in Charlotte – both public and private – is only getting better each and every year.

HERE’S A QUICK TAKE ON WHAT YOU NEED TO KNOW ABOUT SCHOOLING IN CHARLOTTE.



PUBLIC SCHOOLS IN CHARLOTTE

The flagship school system in the greater Charlotte area is the Charlotte Mecklenburg School System (a.k.a. “CMS”). It’s massive, growing by over 3,500 students a year, and with over 170 schools under its supervision. Nearby Union County public schools get a lot of attention for their consistently high rankings, as do those in Fort Mill, Cabarrus County, and Catawba County.

C.M.S. PUBLIC SCHOOLS

As with any school district its size, [CMS](#) is a mixed bag. There are “good” schools and “bad” schools but in general, the district is thriving. It’s got the fourth-highest number of board certified teachers in the country and the graduation rate has risen by 15% since 2010 to over 85% of students. The school board is actively working on programs that incentivize high-performing teachers, better facilitate segregated classrooms, and even redistricting in places to accommodate Charlotte’s rapid growth. If you want to find out more about the schools in your new district or near a home you’re considering, we suggest checking out the rankings on [Great Schools](#), [School Digger](#), and [US News and World Report](#).

MAGNET SCHOOLS

[Magnet Schools](#) are designed to foster concentrated learning within the public school system in a specific discipline or geographic area (i.e. a “Math and Science magnet”). There are currently nearly 40 magnet programs in the CMS system servicing every area of the city; nearly all choose enrollment based on a lottery program.

CHARTER SCHOOLS

[Charter Schools](#) are typically publicly-funded, privately-run schools that are somewhat under the supervision of the local public school district. Charter schools are funded by taxpayer revenue but often operate differently than regular public schools, and admission is more open. NC recently lifted a 100-school limit on charter schools in the state so many are popping up around Charlotte; be sure to do significant research on the credentials, enrollment, and funding of a charter school before signing up.



PRIVATE SCHOOLS IN CHARLOTTE

Charlotte has a flourishing network of private schools. Some have been around for decades, educating generation after generation of Charlotteans, and others are just opening their doors. Around 15% of all kids in Charlotte are educated privately, and the percentage is growing steadily. With over 85 private schools in Charlotte it's possible to find anything you're looking for: Academic rigor, foreign language emersion, religious-based education, and more.

CHARLOTTE'S LARGEST PRIVATE SCHOOLS

There are a handful of private schools in Charlotte that are very well established and enroll thousands of students a year. These schools have robust academic, athletic, and collegiate programs available to students. A few of the largest include Charlotte Christian School, Charlotte Country Day School, Charlotte Latin School, and Providence Day School. These four and many others are located in Southeast Charlotte.

COST OF PRIVATE SCHOOL IN CHARLOTTE

Private education in a relatively affluent city like Charlotte does not come cheaply. Some studies suggest the [average tuition rate](#) (high school level) is close to \$12,000 per year, but many schools [charge](#) up to \$24,000 per year/student. In general, the smaller or newer the private school, the less expensive the tuition. Some schools offer vouchers, discount programs, or other financial incentives that make enrollment more attainable, so it never hurts to ask.



HIGHER EDUCATION IN CHARLOTTE

The flagship school system in the greater Charlotte area is the Charlotte Mecklenburg School System (a.k.a. “CMS”). It’s massive, growing by over 3,500 students a year, and with over 170 schools under its supervision. Nearby Union County public schools get a lot of attention for their consistently high rankings, as do those in Fort Mill, Cabarrus County, and Catawba County.

COLLEGES IN CHARLOTTE

There are over [three dozen colleges](#) in Charlotte! The largest is **University of North Carolina at Charlotte** (UNCC) which is located northeast of the city and has over 30,000 students. CPCC, the **Central Piedmont Community College**, has a centrally-located, modern campus with tens of thousands of commuter students and **Queens University** has a campus that rivals any SEC school. Other large universities in the immediate area worth noting include **Winthrop University, Johnson C. Smith University, Johnson and Wales**, and **Davidson College**.

GRADUATE PROGRAMS IN CHARLOTTE

If you’re moving to Charlotte for your job, you may be interested in going to grad school while you’re here. You’re in luck! Respected business schools like **Wake Forest** and the **University of South Carolina** offer MBA programs here with classes to accommodate a full-time job. You can get your culinary degree at **Johnson and Wales** or even a nursing degree at **Queens College**. And if you want to be a lawyer, **Charlotte School of Law** received its full ABA accreditation in 2011.

SECTION FOUR

STATISTICS & SUPERLATIVES (page 20)

SOUND LIKE A LOCAL (page 21)

LOCAL ORGANIZATIONS (page 21)

Maybe you've already got a moving date or maybe you're just considering moving to the crown jewel of the Carolinas. Whether or not you've decided to move to Charlotte you should know that - like any city - Charlotte's got its own quirks.

People who live here (called "Charlotteans," by the way) are fiercely proud of their city. Because Charlotte's growth has happened so quickly and so much of it because of global commercial expansion, it's a running joke here in town that you hardly ever meet anyone actually from Charlotte. They're here, to be sure, but even lifelong Charlotteans hardly recognize the city today as it was 40, 30, or even 10 years ago.

IF YOU'RE GOING TO MOVE HERE, THIS IS WHAT YOU NEED TO KNOW.

Charlotte was originally called Charlottestowne but was renamed in 1762 to honor Queen Charlotte of Mecklenburg-Strelitz, Germany. Hence both “Mecklenburg County” and Charlotte’s major nickname, The Queen City. **Charlotte is the largest city in the Carolinas** and, depending on which ranking you use, somewhere around the 16th largest city in the U.S. The city itself has over 1,000,000 residents and the greater metro area has about 2,500,000 residents.

BY THE NUMBERS

ELEVATION

751 ft.

TOTAL AREA

297 mi²

AVERAGE TEMP.

50°F

ASLOKNOWNAS

CLT | Queen City | The Hornet’s Nest

Banktown | Crown Town

NASCAR Central | City of Trees

City of Industry | Energy Capital



#3
Real Estate
Market to
Watch

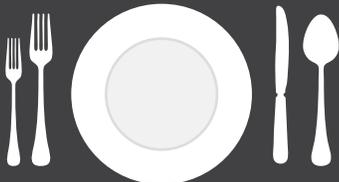
by: PWC and the Urban Land Institute



#1 CITY

to Work for a
Small Business

by: WalletHub



#2
FASTEST-
GROWING
FOOD &
DRINK CITIES

By: EventBrite



#4 CITY
ATTRACTING
THE MOST
FAMILIES

By: FORBES



#3
TOP MOVING
DESTINATIONS
IN THE U.S.

By: United Van Lines

SOUND LIKE A LOCAL

You're just as likely to hear someone speaking in Portuguese or with an Upstate New York accent here as you are to hear that distinctive southern drawl. Charlotte's a changin', but you've got to know the lingo.

“UPTOWN”:

Several rumors surround the renaming of the bustling center of the city, from a marketing stunt to an Indian trading point. Just don't call it “Downtown.

“LANCASTER”:

Nearby Lancaster is pronounced LAN-kister. Not LAAAN-kaster, as out-of-towners say.

“Independence”: If someone tells you to “take Independence,” they're referring to US HWY 74, also known as Independence Highway.

“NoDa”: NoDa is our form of SoHo – it's slang for the arts district of town off of North Davidson street

“Wells”: As in, Wells Fargo. Or “B of A” as in Bank of America. You'll meet many, many people here who work for banks, so learn their abbreviations first.

“Mahs Pahk”: We all poke a little fun at the old-monied in Myers Park, Charlotte's wealthiest zip code.

“It's Bo Time”: Someone's hungry for some Bojangles fried chicken!

“Keep Pounding!” This person is a Panthers fan and they're still not over the 2016 Superbowl

LOCAL ORGANIZATIONS

Here's an incomplete list and links to some of the organizations and services you may need before, during, and after your move to Charlotte.

City Website
CharMeck.org

[Charlotte City Council](#)

[Charlotte Chamber of Commerce](#)

[Charlotte Fire Department](#)
(CFD): call 911

[Charlotte Police Department](#)
(CMPD): call 911

[Charlotte-Mecklenburg Schools \(CMS\)](#)

[Garbage and Recycling](#)
(City Service): call 311

[Charlotte Mecklenburg Tax Office](#)

[Water and Sewer](#)
(City Service)

[Novant Health](#)
(Hospital System)

[Carolinas Medical Center](#)
(Hospital System)

[NC Department of Motor Vehicles](#)
(DMV)

[Voter Registration](#)

SECTION FIVE

UTILITIES

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IMPORTANT DEADLINES

(page 23)

PROPERTY TAXES

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LICENSE & INSURANCE

(page 24)

FINDING A REALTOR

(page 25)

BOOKING YOUR MOVE

(page 21)

CLOSING ON YOUR HOME

(page 21)

We're going to do all the heavy lifting for you. If you've got a move to Charlotte coming up, use our checklist to ensure you've crossed all your Is and dotted all your Ts. Moving to any new city can be overwhelming, but a little preparation goes a long way!

And if you've got questions about our city - where to live, what kind of home to look for, or even where to start looking for work - [we're happy to chat with you](#). We're not just REALTORS, we're Charlottean's ourselves and we're happy to help you acclimate to our amazing town.

EXCITED TO HAVE YOU HERE IN CHARLOTTE!

UTILITIES CHECKLIST

- POWER:** Within the city of Charlotte, you'll use [Duke Energy](#) for power. Call them (800.777.9898) at least two weeks BEFORE your move to ensure your power's on when you get there. (Outside of CLT? Use the [Charlotte Chamber's list](#) of nearby providers.)
- GAS:** Your residence may or may not use gas – some multi-family buildings don't – for anything from electricity to cooking to hot water heating. [Piedmont Natural Gas](#) is Charlotte's gas provider – call them (800.752.7504) at least a week before moving to set up service.
- TELEPHONE/INTERNET/TV:** You've got options! Depending on where you'll be living, check with [AT&T](#) (888-757-6500), [Time Warner Cable](#) (877-566-4TWC), and even [Google Fiber](#) to see if you're covered. It usually takes a few days to get a technician to come out, so call before moving day.
- WATER/SEWER:** The vast majority of homes in Charlotte are on city sewer and water (as opposed to well water or a septic tank). Water and sewer services will be billed to you directly each month but you'll need to contact the [water department](#) (704-336-7600) about a week before you move to switch the name on the account.
- TRASH COLLECTION:** For most CLT residents, trash collection is included in your property taxes. Your building or home should have a dumpster or trash can(s) already, but [check here](#) for your pickup day.
- US POSTAL SERVICE:** Before you move, don't forget to [officially change your address with the USPS](#) so they'll forward mail from your old address to your new one in Charlotte.

IMPORTANT DEADLINES

- PROPERTY TAXES** are *due* on January 1st each year, but they're available and payable on September 1st of the previous calendar year.
- MOTOR VEHICLE TAXES** are *due* "[on the first day of the fourth month](#)" following the date the registration expires or on the first day of the fourth month following the last day of the month in which the new registration is applied for." Once you change your registration to Charlotte, you'll get a notice of payment in the mail.
- STUDENTS** should be [enrolled in CMS schools by mid-May](#) before the Fall term they wish to begin classes. Of course, students can enroll at any point, but that's the general enrollment deadline
- The deadline for **VOTER REGISTRATION IN THE STATE OF NORTH CAROLINA** is [25 days before](#) the election itself.

PROPERTY TAXES

- The current property tax rate in Charlotte is **recalculated every 8 years**, but can be reassessed as early as every 4 years. It's currently around 0.5 but varies widely between incorporated areas around the city. Here's a brochure for the [2016-2017 tax rates](#) to help you get a handle on it.
- Property tax payments are due on **the first day of the year** but notices and bills are sent out as early as the September 1st prior. If you buy a new home in Charlotte before September 1st, the seller will credit you at closing for their portion of the taxes for the year. If you buy after September 1st, you'll probably give the seller a credit for your prorated amount then begin paying in full the following year.
- Remember**, "[property tax](#)" is a broad term and is actually made up of several different categories of taxes, all funding County taxes. When people refer to property taxes they're usually talking about real estate taxes, or the taxes associated with a specific parcel of property. The property tax rate in Charlotte is relatively high within the state of NC, but overall, [North Carolina has some of the lowest property taxes in the country](#).

LICENSE & INSURANCE

- When you move to North Carolina from out of state, you're required to [register for a new driver's license and registration/plate](#) with the DMV within 60 days of your move. This is important! If you get pulled over after this point, you could get a ticket for failure to do so. If you move from another city in NC to Charlotte, you still need to [change your address](#) to stay within the law. And remember, the state of NC requires you to have auto insurance to operate a motor vehicle.
- If you're going to be a homeowner in Charlotte, congratulations! Time to get [homeowner's insurance](#). Your rate will be based on the value of your home and its contents and the amount of coverage you choose. Generally, homeowner's insurance pays for things like natural disasters, fires, and theft. You don't need flood insurance in Charlotte unless you're specifically buying in a flood plane.
- If you'll be renting in Charlotte, you'll need [renter's insurance](#). A lot of large multi-family facilities actually require proof of renter's insurance before allowing you to move in. The good news is, renter's insurance is usually no more than a couple hundred dollars a year and generally covers your possessions for events like fire,

FINDING A REALTOR

- If you're planning on **RENTING IN CHARLOTTE**, you can certainly use a Realtor specializing in rentals. It's also entirely possible to find your own rental unit using property listing services like [Rent.com](#) and HotPads.com.

- PLANNING TO BUY A HOUSE?** You'll want to work with a Charlotte real estate agent that specializes in relocations. Any agent can help you, but one who often works with people moving into Charlotte will have more experience handling the nuances of a move to the city. Over [87% of all buyers nationwide use an agent](#) to help find and close on a home, and for good reason. A buyer's agent doesn't just show you what's on the market, they help you navigate the complexities of inspections, financing, and the closing itself. And as a buyer, having an agent [should come at no cost to you](#).

- HOW DO YOU FIND A BUYERS AGENT?** About 41% of people use agents who referred by a friend or family member. Out of town buyers who don't necessarily have a referral, other factors should be considered when choosing an agent:
 - Your REALTOR should have their own website, preferable with easy-to-use features and updated listings (all homes for sale in Charlotte will usually be listed on individual REALTOR's sites; MLS data is pulled into all sites city and state-wide.)
 - Don't fall into the "brand" trap and simply choose the first REALTOR you hear of at a firm you recognize. No matter where you live, it's best to work with an agent with deep local knowledge and a reputation for customer service regardless of their firm affiliation. You'll be dealing with the agent, not the parent company.
 - Consider contacting several agents for phone or in-person consultations before choosing one to work with. Do you like their tone? Their responsiveness? Do they listen as much as they talk? It's a smart idea to interview agents.

- ONCE YOU OFFICIALLY BEGIN WORKING WITH AN AGENT**, they'll help find properties that might fit your specifications and typically will preview them for you to narrow down the best options before you take a trip into town. They'll handle everything they can on your behalf from afar leading up to the closing.

BOOKING A MOVING COMPANY

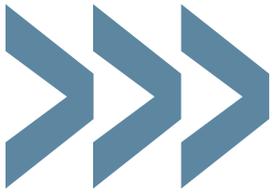
So you've found a place to live and you're ready to plan your move to Charlotte. If you're not already working with a relocation company through your job, here are your next steps.

- Choose a reputable moving company** and call them as soon as possible with your dates. You should look for a long-distance mover if coming from out-of-state or far out of town. You can also decide to work with a modular mover – i.e., a company that delivers a modular storage unit to your current location for you to slowly pack up, then delivers and unpacks the unit at your new place.
- As you're packing**, be sure to set one box aside that contains everything you need for a day or two without your stuff. The moving truck could get held up or you could simply be too tired to dig through boxes for your shampoo and coffee maker that first night you arrive. Don't forget things like medicine and pet supplies in the Most Important Box.
- The week before the move**, call all the utility companies you've set up appointments with and reconfirm your appointment date and times. There's nothing worse than moving in and finding your hot water won't be turned on for a week!

CLOSING ON YOUR HOME

- You've got options when closing on a home.** You should know your exact closing date (usually a weekday!) at least a month before your move, so plan ahead. You can either (a) drive into town, head straight to closing, then move right in the same day (b) Head to town, stay overnight in a hotel, attend closing, then start moving in or (c) Stay in a short-term rental or hotel while your things are in storage, attend closing at a later date, then move in.
- Remember when planning around closing that you'll likely want to **perform a final walk-through** of the home the day or morning before closing. This is to check that all agreed upon repairs have been made, all fixtures have been left behind, and that the house is in the condition you expect.
- The closing (or "settlement") itself will take place at an attorney's office**, typically one that you and/or your REALTOR have chosen. The seller will also sign their closing documents at the same office. As of only a few years ago, North Carolina now asks that buyers and sellers are in different rooms or sign their documents at different times to avoid any complications or awkwardness that comes with sitting across the table from one another. You should expect to get the keys to your new home after you sign your closing documents. Your REALTOR can advise you on the specifics of the process.

**CONGRATULATIONS! YOU NOW OWN A HOME IN CHARLOTTE!
YOU'VE MADE A GREAT INVESTMENT.**



LET US HELP YOU MOVE TO CHARLOTTE

For years, Hendrix Properties has been working with folks moving to Charlotte. We get a lot of joy out of helping people find the perfect home, a fantastic lender, and ultimately experience a seamless real estate transaction. Moving to a new city is stressful enough: finding somewhere to live shouldn't make it more so.

Hendrix Properties is a boutique real estate firm specializing in the greater Charlotte area. We work with both buyers and sellers and have extensive knowledge of Charlotte's neighborhoods and surrounding areas. It's our belief that if you treat people right and give them superior customer service, they'll come back. It's how we've built a successful business here in The Queen City.

Our owner and namesake, [Chad Hendrix](#), would love to talk to you about your upcoming move to Charlotte. Not only is Chad the very definition of a "people person," he's from Charlotte, too! He can tell you where you can find an amazing townhome on the lake or house in a gated community, but he can also give you a recommendation for awesome soul food and tell you all about the best dog parks in town.

WE'RE YOUR CHARLOTTE EXPERTS.

GIVE US A CALL.

704.737.4400

