

# 8038 Marshall Acres Drive

Charlotte, North Carolina - Southwest Submarket

*Land  
For Sale*

91.7 Acre  
Development  
Site  
(can be subdivided)

High visibility  
from I-485

Quick access to  
Charlotte Douglas  
Intl Airport's  
proposed  
Intermodal Site

Zoned:  
I-1, I-2 & R-4

Water and Sewer  
available

Sales Price:  
\$6,500,000  
\$70,883 per acre

For more information  
please contact:

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Charlotte, NC 28204  
(704) 375 - 1000

84161



**NAI Southern Real Estate**  
Commercial Real Estate Services, Worldwide

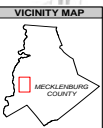


Site  
Norfolk Southern Railroad

Charlotte Douglas  
International Airport

Intermodal  
Site

BUILDINGS	Light Blue
AIRFIELD PAVEMENT	Light Green
AIRPORT PROPERTY	Light Yellow
AIRPORT BOUNDARY	Red Line
INTERMODAL BOUNDARY	Purple Line
ROAD PROJECTS	Orange Line
WALLACE NEEL RD.	Yellow Line
WILKINSON BLVD.	Light Blue Line
WEST BLVD.	Dark Blue Line
ENTRANCE RD.	Light Green Line
YORKMONT RD.	Light Yellow Line
MINUTEMAN WAY	Light Blue Line
BLDG. RESTRICTION LINE	Red Line
RYBY PROTECTION ZONE	Blue Line
RYBY OBJECT FREE AREA	Yellow Line
RYBY SAFETY AREA	Light Green Line
LOCALIZER CRT AREA	Light Yellow Line
SLIDE SLOPE CRT AREA	Light Blue Line
PRECISION OF Z	Light Green Line
SLIDE SLOPE	Light Yellow Line
LOCALIZER	Light Blue Line
FAVOR MARKER	Light Green Line
MIDDLE MARKER	Light Yellow Line
RYBY VISUAL RANGE	Light Blue Line
ROTTING BEACON	Light Green Line
A.S.G.S.	Light Yellow Line
AIRPORT REF. POINT	Light Blue Line
AIRPORT MONUMENT	Light Green Line
RAMP SPOT NUMBER	Light Yellow Line



1 inch equals 500 feet

FUTURE AIRPORT LAYOUT PLAN	
DATE	REVISIONS
12/19/2007	Wallace Neel updated ramp spot 12 address

CHECKED BY: IER      DATE ISSUED: October 2007  
DRAWN BY: NEA      DATE PRINTED: 12/19/2007  
15% A.P.      SHEET 3 OF 17

15° 13' WEST AS OF JULY 20, 2007  
ANNUAL REVISION IS 0° 3' WEST PER YEAR