



Available

For Sale

**±42.5 acres industrial land**

- Adjacent to Metrolina Park
- Ability to develop up to ±500,000 s.f.
- Great access to interstates
- Limited supply of similar sites in the Charlotte market
- Inside the outer loop
- Utilities at or near the site

6855 Old Statesville Rd  
Charlotte, NC

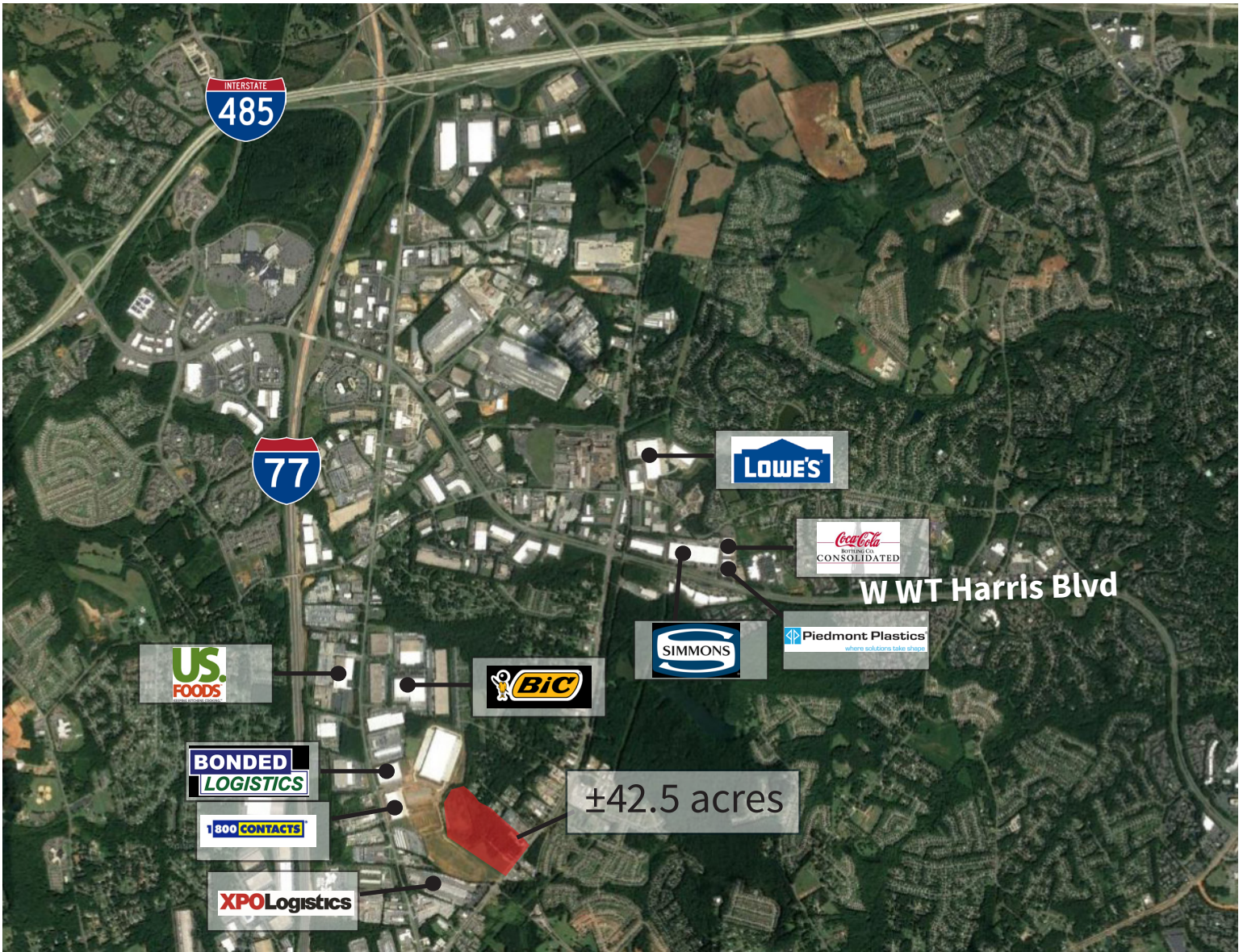
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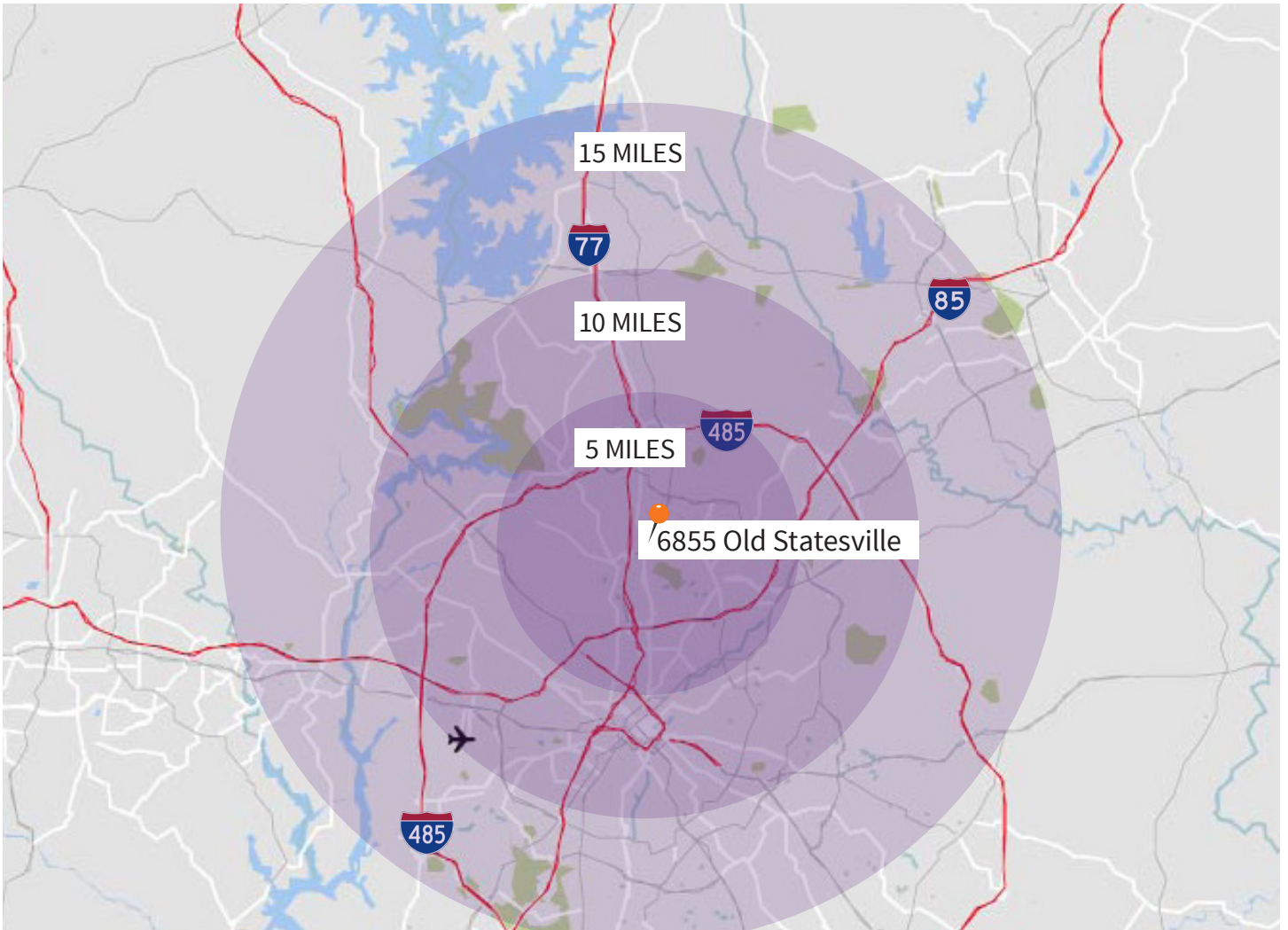
### Property

- Zoned I-1 (CD)
- Mecklenburg County Parcel ID: 03720301
- ±42.5 acres



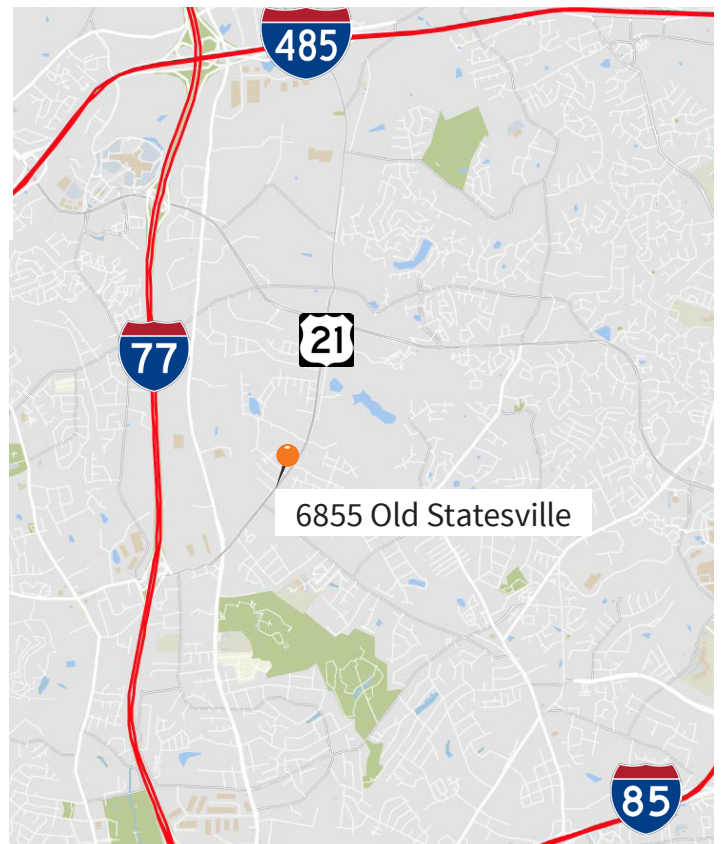
### Pricing

- Sale price per acre: \$137,000



	5 MILES	10 MILES	15 MILES
Population	156,813	608,740	1,062,771
Households	59,596	235,538	413,647
Median Age	33.5	33.4	35.2

- ± 1 mile to I-77
- ± 3 miles to I-85
- ±6 miles to downtown Charlotte
- ±10 miles to Charlotte Douglas International Airport



# Why Charlotte?

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Charlotte, NC



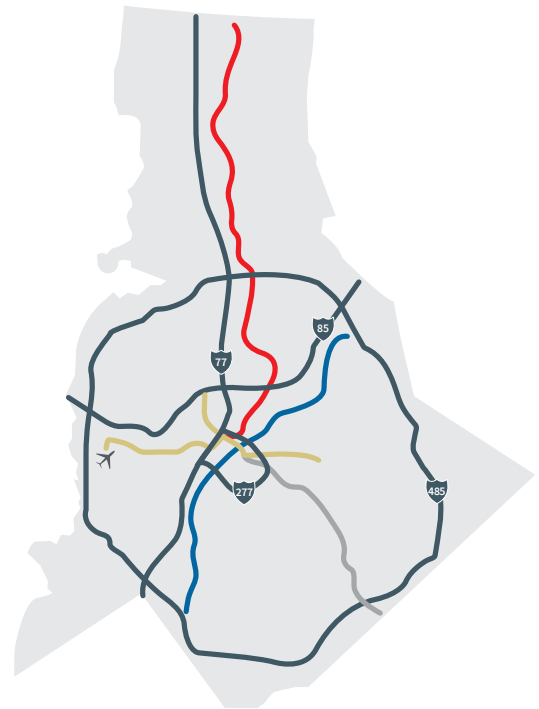
## Charlotte Douglas International Airport

- #6 busiest airport in the U.S., with 700+ non-stop flights and more than 168 non-stop destinations (2017)
- 4th most connected airport in the U.S.
- All major cities on the East Coast can be accessed within 2 hour flight time
- Over 44.4 million passengers in 2017
- 2 hour plane ride from 60% of the U.S. population



## Strong transportation infrastructure

- Intersection of three interstates: I-77, I-85, I-40 provide direct access across all points north, south, east and west
- Two beltways around entire Metro Charlotte: Loops I-485, and I-277
- Six rail lines in Charlotte, with links to 22 states in the eastern United States.
- 25,000 daily Lynx Light Rail passengers



## Fortune 500 Headquarters in Charlotte region

- Bank of America
- Lowe's
- Duke Energy
- Nucor
- Sonic Automotive
- Sealed Air\*

**291** Fortune 500 companies  
have locations in Charlotte  
(Charlotte Chamber)

**\*Sealed Air is the largest corporate headquarters relocation in Charlotte history**, in terms of jobs and investment  
(Charlotte Observer, 2014)