

±19 Acres
Greater Charlotte Region

Rail Corridor

Adjacent to Aberdeen Carolina & Western Railway, with network interchange connections to:

NORFOLK SOUTHERN + CSX

4661 CHANEY ROAD

±19 Acres | Potential Rail Access | Greater Charlotte, NC

4661 CHANEY RD • MIDLAND, NC 28107 • RAIL CORRIDOR • CHARLOTTE MSA

BLUE WING PROPERTIES
Tyler Stone, Land Design Broker | tstone@bluewingproperties.com | 803.206.1290

M&W REAL ESTATE
Jake Wilkinson, President & Managing Broker | jake@mwrealestate.com | 325.721.2353

WHERE RAIL MEETS OPPORTUNITY

PROPERTY HIGHLIGHTS

- ±19 Acres | Greater Charlotte Region
- Adjacent to Aberdeen Carolina & Western Railway
- Potential Direct Rail Access
- Dual Class I Connectivity – Norfolk Southern + CSX
- ±25 Miles to Uptown Charlotte
- Access to US 601 & NC 24/27
- Potential for Rail-Oriented Industrial Development

LOCATION HIGHLIGHTS

±25 Miles to Uptown Charlotte	**±17 Miles** to Monroe
±40 Miles to Charlotte Douglas International Airport	Access to I-85 via US 601
±14 Miles to Concord	Access to US 74 via NC 24/27





ABERDEEN CAROLINA & WESTERN RAILWAY (ACWR)

- Located along the Aberdeen Carolina & Western Railway, a regional short-line railroad serving central North Carolina.
- ACWR operates an approximately 150-mile rail network connecting industrial and manufacturing markets across the Charlotte region and central North Carolina
- Interchange relationships with major Class I railroads provide access to broader North American freight networks.
- Regional short-line connectivity supports the movement of industrial commodities, raw materials, and finished goods.

BUILT FOR INDUSTRY. POSITIONED FOR RAIL.

NEAR	Charlotte, NC	ACCESS	NC 24/27 | US-601 | I-485	REGION	Charlotte MSA / Cabarrus County

WHY THIS SITE TRACKS

- **01 | POTENTIAL DIRECT RAIL ACCESS**
  ± 19 acres immediately adjacent to the Aberdeen Carolina & Western Railway (ACWR corridor), offering potential direct rail access subject to railroad approval, engineering feasibility, and construction
- **02 | DUAL CLASS I CONNECTIVITY**
  ACWR's interchange connections with Norfolk Southern and CSX provide access to broader North American freight networks and potential routing flexibility.
- **03 | STRATEGIC CHARLOTTE LOCATION**
  Located approximately 25 miles from Uptown Charlotte, with convenient access to US 601, NC 24/27, and the Greater Charlotte industrial market.
- **04 | INDUSTRIAL DEVELOPMENT POTENTIAL**
  Approximately 19 acres with potential for rail-oriented development, outdoor storage, material handling, and industrial operations, subject to applicable approvals.
- **05 | POSITIONED FOR BULK & INDUSTRIAL USERS**
  Well-positioned for users handling building materials, aggregates, lumber, metals, plastics, and other commodities that benefit from rail transportation.
- **06 | FLEXIBLE OWNER-USER OPPORTUNITY**
  An opportunity for owner-users, transload operators, industrial service providers, and businesses seeking a combination of potential rail connectivity and truck access.

STRATEGIC LOCATION. REGIONAL REACH



KEY LOCATION ADVANTAGES

STRATEGIC LOCATION
Positioned between Charlotte, Concord and Monroe in the growing Charlotte MSA.

EXCELLENT HIGHWAY ACCESS
Close proximity to US 601, NC 24/27, I-485 and I-85 for efficient regional and interstate access.

RAIL-ADJACENT
Located directly along the Aberdeen Carolina & Western Railway (ACWR) with potential for direct rail access, subject to railroad approval.

MAJOR MARKET ACCESS
±25 miles to Uptown Charlotte and ±40 miles to Charlotte Douglas International Airport.

GROWING INDUSTRIAL MARKET
Access to a strong industrial economy, population growth and continued investment in infrastructure and logistics.

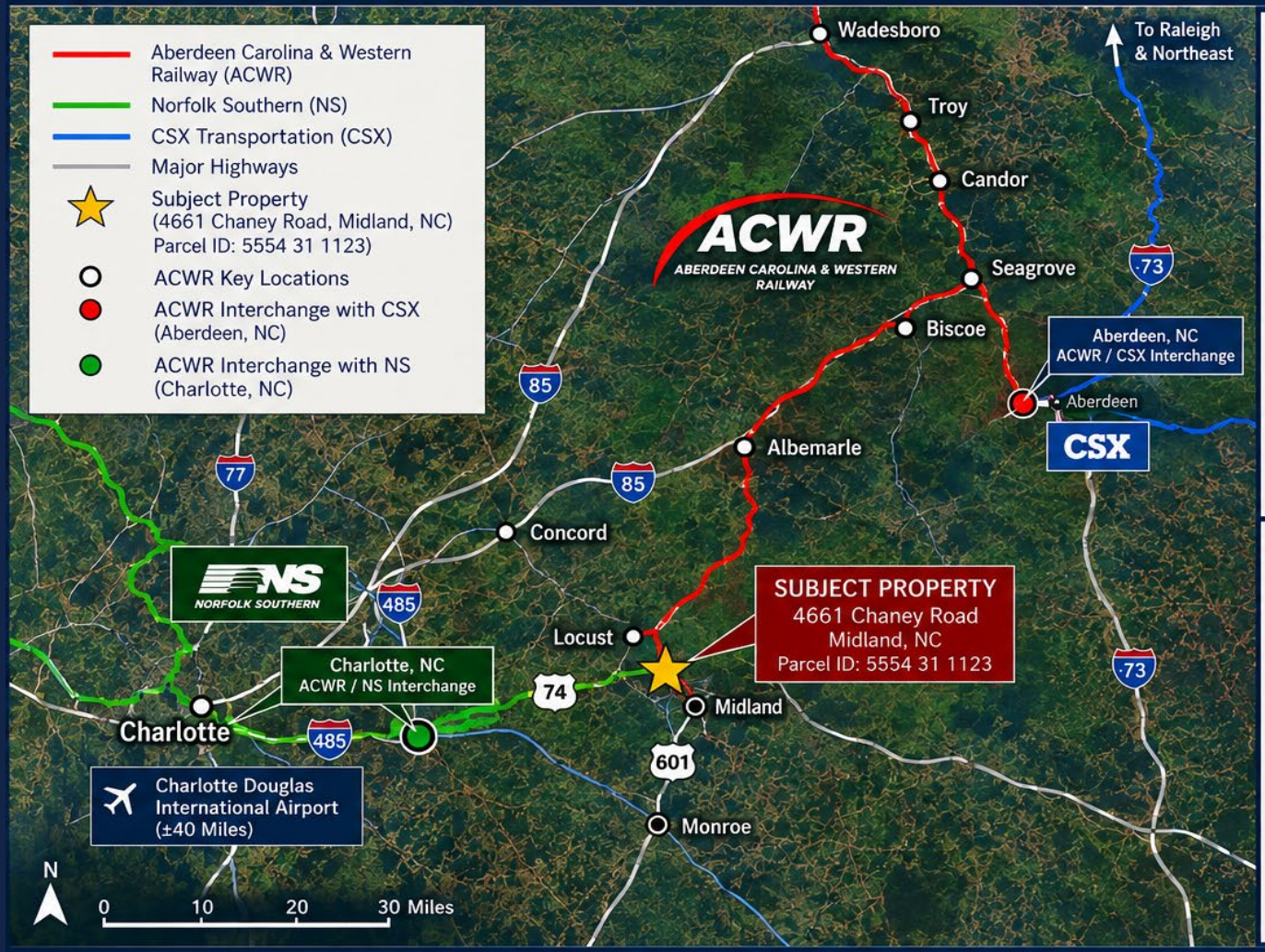
KEY DISTANCES (Approx. Driving)

Uptown Charlotte, NC	25 miles
Monroe, NC	17 miles
Concord, NC	14 miles
Charlotte Douglas International Airport (CLT)	40 miles
I-485 (Charlotte Beltway)	18 miles
I-85	10 miles
US 74 (via NC 24/27)	6 miles
US 601	2 miles

YOUR NEXT INDUSTRIAL ADVANTAGE STARTS HERE

REGIONAL RAIL CONNECTIVITY
MIDLAND, NC

ACWR WITH NORFOLK SOUTHERN AND CSX INTERCHANGES



ACWR RAIL NETWORK HIGHLIGHTS

ACWR
ABERDEEN CAROLINA & WESTERN RAILWAY

- Approximately 150 miles of rail network in central North Carolina
- Interchange with Norfolk Southern in Charlotte, NC
- Interchange with CSX Transportation in Aberdeen, NC
- Provides track construction, maintenance, transloading and other rail services
- Supports a wide range of industries including aggregates, lumber, cement, chemicals, petroleum products, plastics, agriculture and more

NATIONAL CONNECTIVITY



Note: The subject property is not currently rail-served. Any future rail connection, including the construction of a siding, is subject to railroad approval, engineering studies, and applicable permitting and regulatory requirements. Map source: ACWR rail map (www.acwr.com/rail-map) and Cabarrus County GIS. For illustrative purposes only.

INDUSTRIAL APPLICATIONS & DEVELOPMENT POTENTIAL



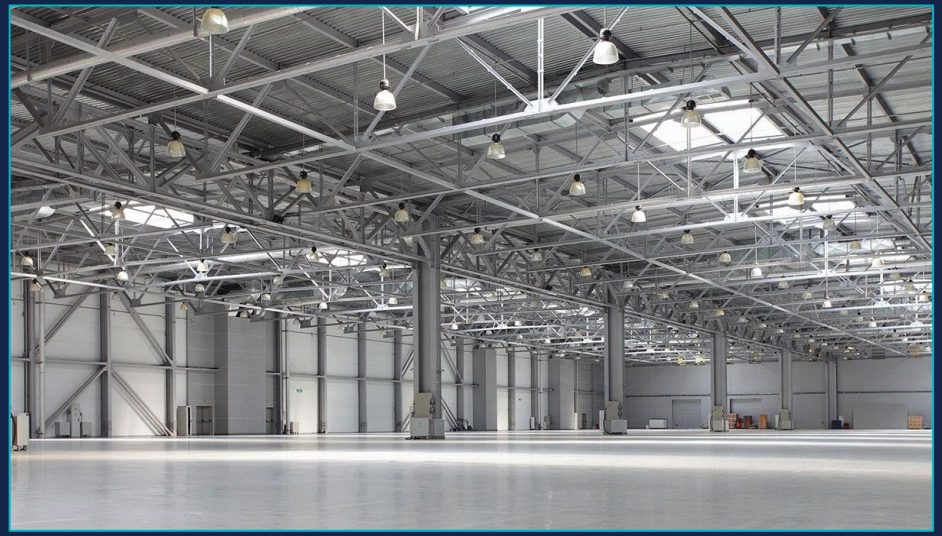
Building Materials & Aggregates



Rail Transload Operations



Industrial Outdoor Storage



Manufacturing & Distribution

*Conceptual applications only. All uses are subject to zoning, permitting, site feasibility, and applicable railroad approvals

FOR SALE OR LEASE

4661 CHANEY RD

4661 Chaney Rd | Midland, North Carolina 28107

RAIL-ADJACENT INDUSTRIAL LAND

±19 Acres
Immediately adjacent to the ACWR corridor

150 Miles
of ACWR rail network

ACWR Network Connectivity to Two Class I Railroads
Norfolk Southern + CSX

± 25 Miles
to Uptown Charlotte

CONTACT

Tyler Stone

Land Design Broker | Blue Wing Properties

tstone@bluewingproperties.com| 803.206.1290 | bluewingproperties.com

CONTACT

Jake Wilkinson

President & Managing Broker | M&W Real Estate, LLC

jake@mwrealestate.com | 325.721.2353 | mwrealestate.com

Information herein has been obtained from sources deemed reliable; however its accuracy cannot be guaranteed. The user is required to conduct its own due diligence and verification. Copyright © 2026 M&W Real Estate, LLC.