

RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

BRIER CREEK
COMMONS

8241 BROWNLEIGH DRIVE

RALEIGH, NC 27616

LOCATED BESIDE A
HIGHLY DESIRABLE
INDUSTRIAL HUB

6 ACRES AVAILABLE
FOR POTENTIAL
DEVELOPMENT

GLENWOOD AVENUE

CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

Inquire for Pricing

Asking Price

6 AC

Land Acres

Industrial

Use

Vacant

Land Type

IX-3

Zoning

0777482596

Parcel ID

KEY AMENITIES

- Prime Location: Highly desirable corner lot on Hwy 70 and Brownleigh Drive.
- Industrial Hub: Surrounded by established industrial companies.
- Transportation Proximity: With just an 8-minute drive to the airport and a 2-minute drive to the 540 ramp, the land offers convenient access to air and road transportation, making it ideal for businesses requiring logistical support
- RTP Access: Research Triangle Park (RTP) Access: The property is conveniently located only 16 minutes away from Research Triangle Park (RTP), a renowned hub for technology and innovation, providing potential networking and partnership opportunities.
- Backs Up to Umstead Park: Adjacent to nature trails and outdoor activities.
- Development Potential: Ideal for customization and tailored industrial or commercial use.



RDU INTL
AIRPORT

BRIER CREEK
COMMONS

UMSTEAD PARK

CENTURY FASTENERS
CORPORATION

SITE

6 ACRES

BROWNLEIGH DR.



DOWNTOWN
RALEIGH

CARMAX

EBENEZER CHURCH RD.

BOJANGLES

70

FURNISH
FURNITURE
STORE

SUNNY'S
DINER

RAINBOW PLAY
OF NC

GLENWOOD AVE

SITE

6 ACRES

70



HEALING
TRANSITIONS

GAS PARTS

ACCENT
IMAGING

AC CORPORATION

GARDNER MARSH
GAS EQUIPMENT

CENTURY FASTENERS
CORPORATION

William B.
Umstead
State Park
Natural oasis
near Research
Triangle

BROWNLEIGH DR.

SITE

CONTROLS INC

AMERICAN
DRYWALL

PCI- CALIBRATION
CONSULTING

MICRO EPSILON
AMERICA

POINT
CONCEPTS

ALLIANCE OF
PROFESSIONALS
& CONSULTANTS

AUTO REPAIR

PUBLIC
STORAGE

70

70

Plan has not been approved by the City Of Raleigh, but serves as an estimate of what the site can accomodate.

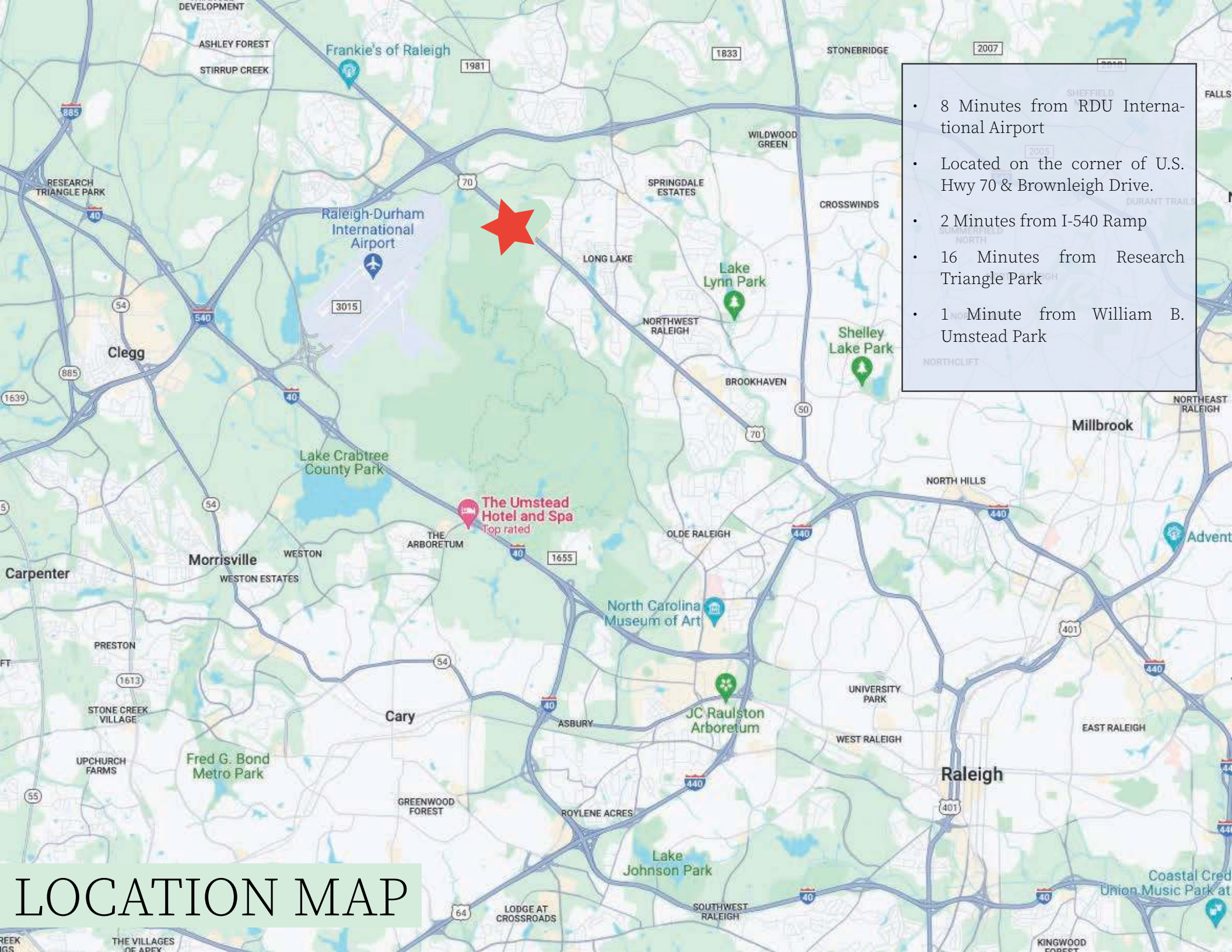


SITE PLAN

8241 BROWNLEIGH DRIVE, RALEIGH NC

UMSTEAD VILLAGE

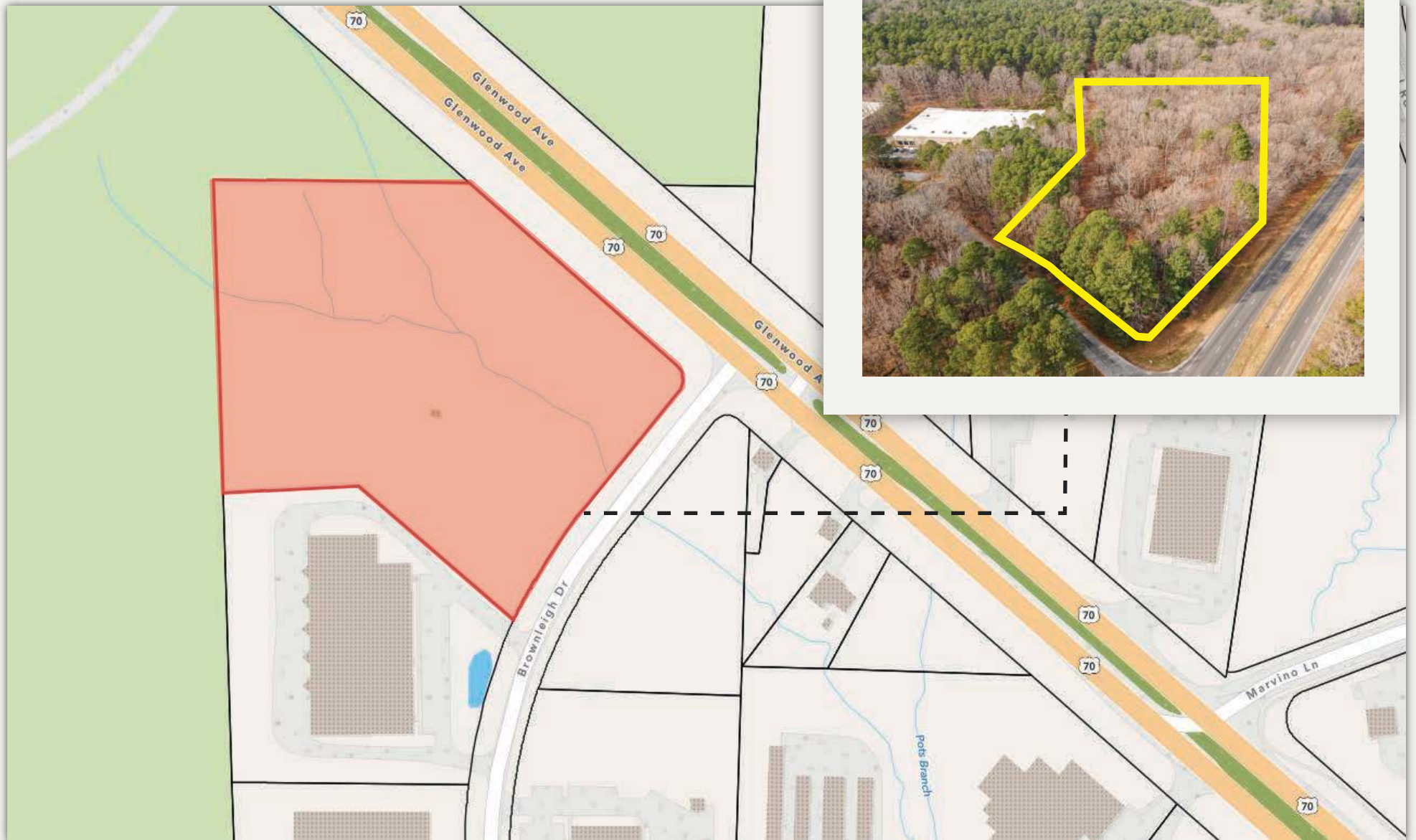




- 8 Minutes from RDU International Airport
- Located on the corner of U.S. Hwy 70 & Brownleigh Drive.
- 2 Minutes from I-540 Ramp
- 16 Minutes from Research Triangle Park
- 1 Minute from William B. Umstead Park

LOCATION MAP

PARCEL MAP



MARKET OVERVIEW - RALEIGH, NC



Northwest Raleigh is a vibrant and thriving community located in Raleigh, North Carolina. Known for its upscale neighborhoods, excellent schools, and proximity to major amenities, it has become a highly sought-after area for both residents and businesses.

Commercial Real Estate: Northwest Raleigh is also home to a range of commercial spaces, including office buildings, retail centers, and industrial facilities. The proximity to the airport makes it an attractive location for businesses that require logistical support or travel convenience.

Education: The area is well-known for its high-quality education options. Some of the top-rated public and private schools in the state are located in Northwest Raleigh, making it an appealing choice for families with children.

Amenities: Northwest Raleigh offers a wealth of amenities to its residents. The area features a variety of parks, recreational facilities, and green spaces where people can enjoy outdoor activities. The shopping scene is diverse, with both small local businesses and larger retail centers providing a wide range of options. Additionally, residents have access to a variety of dining and entertainment venues, offering a vibrant social scene.

Transportation: Northwest Raleigh benefits from excellent transportation infrastructure. It is located near major highways, including I-40 and I-540, providing easy access to other parts of the city and beyond. The Raleigh-Durham International Airport is also just a short drive away, making air travel convenient for both residents and businesses.

Economic Outlook: Raleigh as a whole has a strong and diverse economy, and this extends to Northwest Raleigh. The area is home to a mix of industries, including technology, healthcare, finance, and education. The presence of major universities and research institutions in the region contributes to a thriving entrepreneurial environment.

Overall, Northwest Raleigh offers a high quality of life, a strong sense of community, and a dynamic economy, making it an attractive place to live, work, and invest.

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This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





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