

# 8001 ACC BOULEVARD

RALEIGH, NC 27617

±6.99 ACRE BRIER CREEK MULTIFAMILY DEVELOPMENT OPPORTUNITY WITH IN-PLACE ZONING

HIGHLY DESIRABLE LOCATION WALKABLE TO 600K+ SF OF RETAIL

FUTURE BOUTIQUE  
MULTIFAMILY  
DEVELOPMENT

FOUNDRY  
COMMERCIAL

DEL WEBB ARBORS DRIVE

BRIER CREEK PARKWAY

ACC BOULEVARD

CORNERS PARKWAY

GLENWOOD AVENUE

TW ALEXANDER DRIVE



# INVESTMENT HIGHLIGHTS

**ADDRESS** 8001 ACC Boulevard  
Raleigh, NC 27617

**PARCEL ID** 0768398793

**MUNICIPALITY** City of Raleigh

**PARCEL SIZE** Gross Acreage: ±6.99 acres  
Net Acreage: ±3.30 acres

**ZONING** Commercial Mixed-Use - 7 Stories -  
Conditional Use (CX-7-CU)

## SELECT ZONING CONDITIONS

- 46,200 SF office; or 165 key hotel; or 350 residential units and 40,000 SF Commercial (commercial component not required)
- Max building height of 100 feet
- Max building width along ACC Blvd build-to shall be a minimum of 50%

**UTILITIES** Sewer in TW Alexander and Water in ACC Boulevard

**PRICING** Call for details

[CLICK FOR ACCESS TO THE DUE DILIGENCE FOLDER](#)

# EXECUTIVE SUMMARY

## 8001 ACC BOULEVARD | THE INVESTMENT OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of 8001 ACC Blvd (the "Property"), a ±6.99 acre multifamily development opportunity within the highly sought after Brier Creek submarket. Walkable to a plethora of amenities, this site offers a unique opportunity on the well established Brier Creek node. The property was successfully rezoned in 2021 to Commercial Mixed-Use 7 (CX-7-CU) which allows for by-right development of up to 350 multifamily units and 40,000 SF of commercial, however the commercial component is not required..

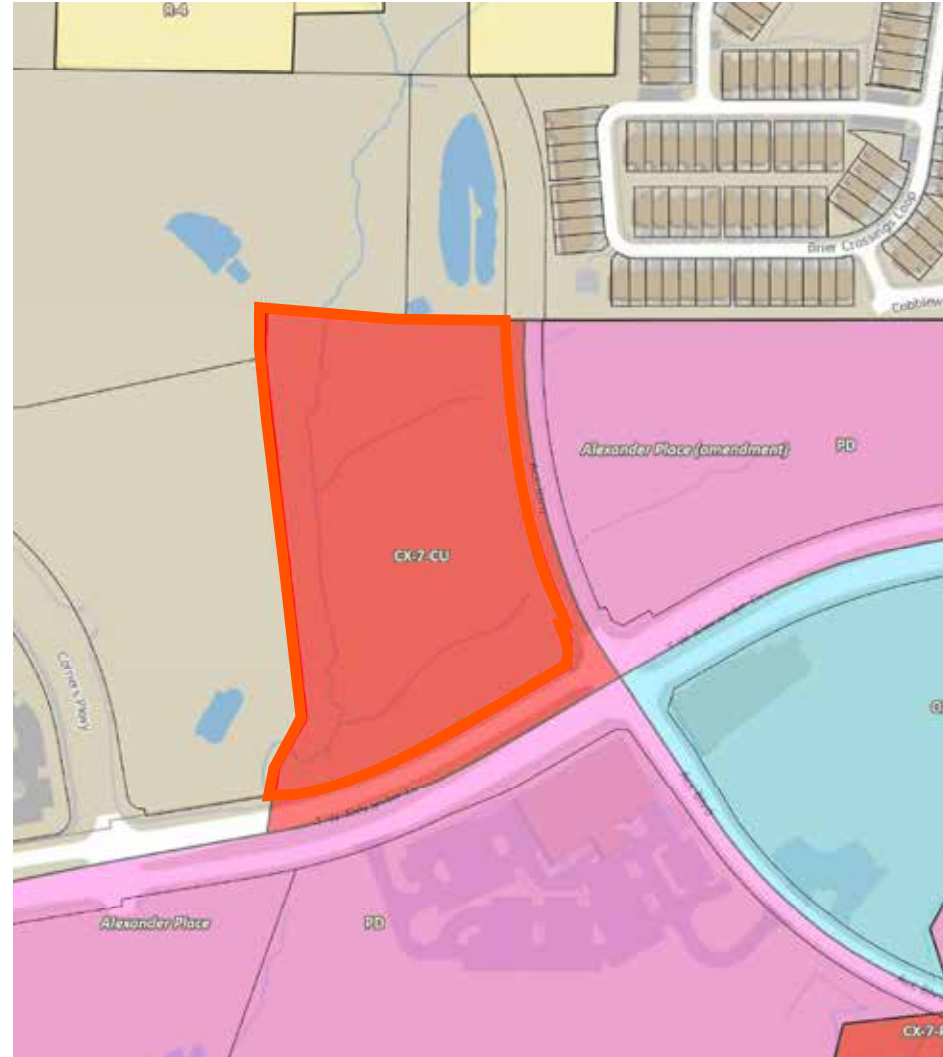
Located within the core of Brier Creek, 8001 ACC Blvd is walkable to Corners at Brier Creek (Harris Teeter) and Alexander Place (Walmart, Kohls, O2 Fitness). The property is also located 12 minutes from RTP, 15 minutes from Downtown Durham, and 22 minutes from Downtown Raleigh. As the economic hub of the Triangle, RTP is home to major employers such as Eli Lilly, Fujifilm Diosynth, IBM, Fidelity, and GlaxoSmithKline and includes over 60,000 employees. As one of the last remaining undeveloped land sites in Brier Creek, 8001 offers a unique opportunity for a multifamily developer to capitalize on a rapidly growing area.

The surrounding area benefits from strong rent comparables including The Keaton at Brier Creek (\$2,088 average, \$2.18 PSF), Ellis Station (\$1,791 average, \$2.00 PSF), and Accent Brier Creek (\$1,600 average, \$1.82 PSF).

## INVESTMENT HIGHLIGHTS

- 12 minute drive to the RTP
- Convenient access to I-540 and RDU Airport
- Walkable to Harris Teeter anchored retail center as well as numerous amenities and an abundance of retail
- Favorable mixed-use zoning allowing for multifamily development up to 350 units
- Strong nearby rents (\$1.96 PSF) in high growth corridor





**LEGEND**

<span style="color: red;">■</span> CX-7-CU	Commercial Mixed-Use Up to 7 Stories - Conditional Use
<span style="color: purple;">■</span> PD	Planned Development
<span style="color: cyan;">■</span> OX-7-PL-CU	Office Mixed-Use Up to 7 Stories - Parking Limited - Conditional Use
<span style="color: yellow;">■</span> R-4	Residential-4

## ZONING DETAILS

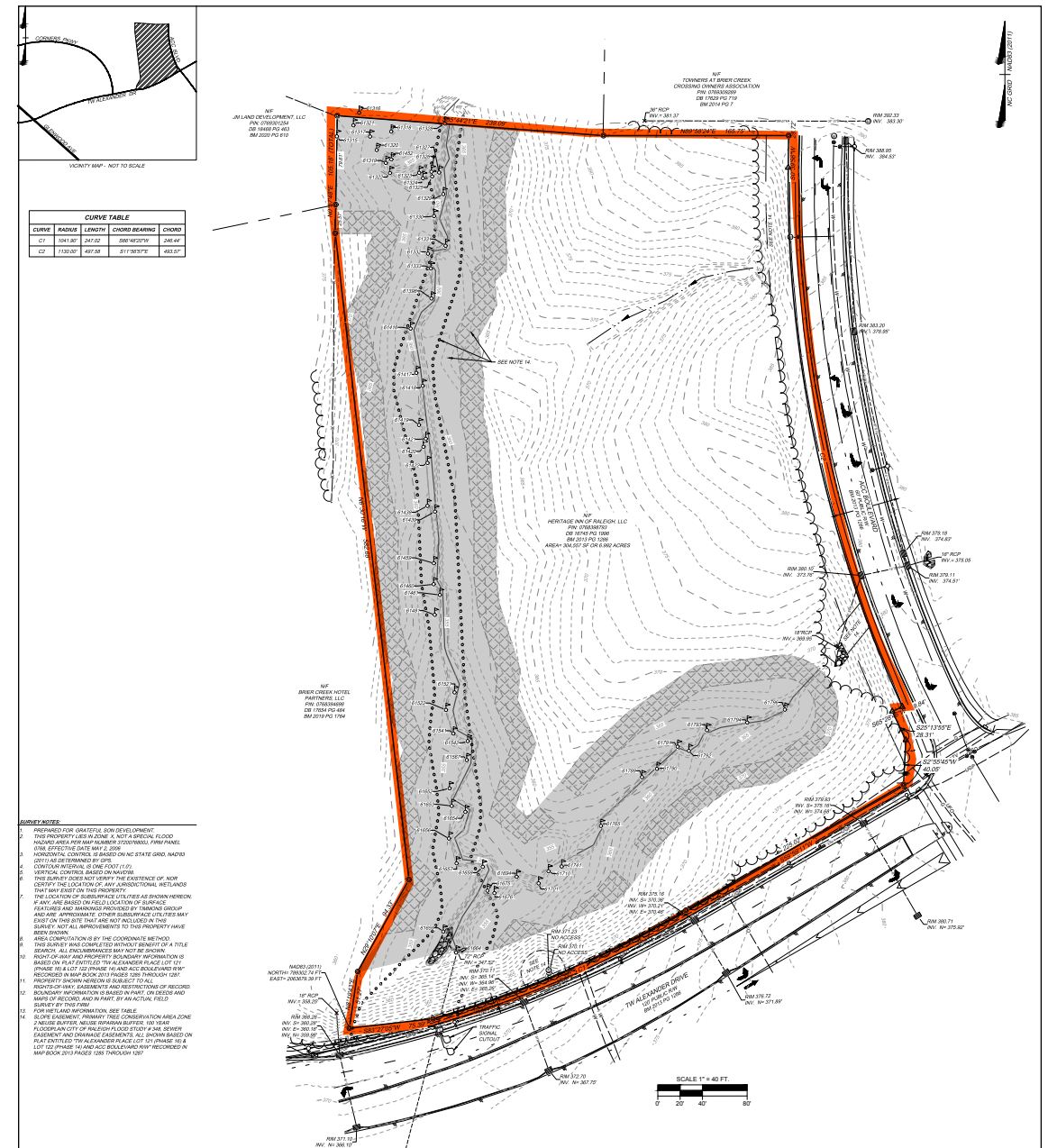
### ZONED CX-7-CU

#### Zoning conditions:

- Maximum development intensities for principal uses include:
  - 46,200 square feet of office; or
  - 165 maximum unit hotel; or
  - 350 dwelling units and 40,000 square feet of commercial uses
- A transit easement shall be deeded to the City of Raleigh and recorded in the Wake County Registry. The dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.
- ACC Boulevard build-to shall be 0-100 feet.
- The building width along ACC Boulevard build-to shall be minimum 50%.
- A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.
- A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.
- Development up to seven stories in height.

[MORE ZONING CONDITIONS DETAILS HERE](#)

**A COMMERCIAL COMPONENT IS NOT REQUIRED AS PART OF THE CONDITIONAL ZONING**



**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	110.00'	437.08'	S11°58'56" E	443.07'
C2	710.00'	437.08'	S11°58'56" E	443.07'

**SURVEYOR'S CERTIFICATION**

I, TERRY WESTBROOK, PL 8 HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON EACH MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6 DAY OF OCTOBER 2021.

TERRY WESTBROOK, NC PLS NO. 1-3232



**BOUNDARY SURVEY**

PREPARED FOR:  
GRATEFUL SON DEVELOPMENT  
WAKE COUNTY, NORTH CAROLINA

DATE: 10/06/2021  
SHEET: 2 OF 2  
DRAWN BY: GC  
CHECK BY: AJ  
ISSUED, SIGNED AND SEALED OCTOBER 6, 2021

**WETLAND POINT TABLE**

NUMBER	DESCRIPTIONS
01315	WTL PFD-33C1-4
01316	WTL PFD-33C1-1
01317	WTL PFD-33C1-2
01318	WTL PFD-33C1-3
01319	WTL INT-33B1-7
01320	WTL FOS-33C1-2
01321	WTL FOS-33C1-1
01322	WTL INT-33B1-6
01323	WTL INT-33B1-5
01324	WTL INT-33B1-4
01325	WTL INT-33B1-3
01326	WTL INT-33B1-2
01327	WTL PER-33A1-21
01328	WTL PER-33A1-20
01329	WTL PER-33A1-19
01330	WTL PER-33A1-18
01331	WTL PER-33A1-17
01332	WTL PER-33A1-16
01333	WTL PER-33A1-15
01334	WTL PER-33A1-14
01335	WTL PER-33A1-13
01336	WTL PER-33A1-12
01337	WTL PER-33A1-11
01338	WTL PER-33A1-10
01339	WTL PER-33A1-9
01340	WTL PER-33A1-8
01341	WTL PER-33A1-7
01342	WTL PER-33A1-6
01343	WTL PER-33A1-5
01344	WTL PER-33A1-4

**WETLAND POINT TABLE**

NUMBER	DESCRIPTIONS
01417	WTL PER-33A1-25
01418	WTL PER-33A1-24
01419	WTL PER-33A1-23
01420	WTL PER-33A1-22
01421	WTL PER-33A1-21
01422	WTL PER-33A1-20
01423	WTL PER-33A1-19
01424	WTL PER-33A1-18
01425	WTL PER-33A1-17
01426	WTL PER-33A1-16
01427	WTL PER-33A1-15
01428	WTL PER-33A1-14
01429	WTL PER-33A1-13
01430	WTL PER-33A1-12
01431	WTL PER-33A1-11
01432	WTL PER-33A1-10
01433	WTL PER-33A1-9
01434	WTL PER-33A1-8
01435	WTL PER-33A1-7
01436	WTL PER-33A1-6
01437	WTL PER-33A1-5
01438	WTL PER-33A1-4
01439	WTL PER-33A1-3
01440	WTL PER-33A1-2
01441	WTL PER-33A1-1

**WETLAND POINT TABLE**

NUMBER	DESCRIPTIONS
01600	WTL PER-33A1-5
01601	WTL PER-33A1-4
01602	WTL PER-33A1-3
01603	WTL PER-33A1-2
01604	WTL PER-33A1-1
01605	WTL PER-33A1-177 PER
01606	WTL PER-33A1-177 PER
01607	WTL PER-33A1-177 PER
01608	WTL PER-33A1-177 PER
01609	WTL PER-33A1-177 PER
01610	WTL PER-33A1-177 PER
01611	WTL PER-33A1-177 PER
01612	WTL PER-33A1-177 PER
01613	WTL PER-33A1-177 PER
01614	WTL PER-33A1-177 PER
01615	WTL PER-33A1-177 PER
01616	WTL PER-33A1-177 PER
01617	WTL PER-33A1-177 PER
01618	WTL PER-33A1-177 PER
01619	WTL PER-33A1-177 PER
01620	WTL PER-33A1-177 PER
01621	WTL PER-33A1-177 PER
01622	WTL PER-33A1-177 PER
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01638	WTL PER-33A1-177 PER
01639	WTL PER-33A1-177 PER
01640	WTL PER-33A1-177 PER
01641	WTL PER-33A1-177 PER
01642	WTL PER-33A1-177 PER
01643	WTL PER-33A1-177 PER
01644	WTL PER-33A1-177 PER
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01647	WTL PER-33A1-177 PER
01648	WTL PER-33A1-177 PER
01649	WTL PER-33A1-177 PER
01650	WTL PER-33A1-177 PER
01651	WTL PER-33A1-177 PER
01652	WTL PER-33A1-177 PER
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01656	WTL PER-33A1-177 PER
01657	WTL PER-33A1-177 PER
01658	WTL PER-33A1-177 PER
01659	WTL PER-33A1-177 PER
01660	WTL PER-33A1-177 PER
01661	WTL PER-33A1-177 PER
01662	WTL PER-33A1-177 PER
01663	WTL PER-33A1-177 PER
01664	WTL PER-33A1-177 PER
01665	WTL PER-33A1-177 PER
01666	WTL PER-33A1-177 PER
01667	WTL PER-33A1-177 PER
01668	WTL PER-33A1-177 PER
01669	WTL PER-33A1-177 PER
01670	WTL PER-33A1-177 PER
01671	WTL PER-33A1-177 PER
01672	WTL PER-33A1-177 PER
01673	WTL PER-33A1-177 PER
01674	WTL PER-33A1-177 PER
01675	WTL PER-33A1-177 PER
01676	WTL PER-33A1-177 PER
01677	WTL PER-33A1-177 PER
01678	WTL PER-33A1-177 PER
01679	WTL PER-33A1-177 PER
01680	WTL PER-33A1-177 PER
01681	WTL PER-33A1-177 PER
01682	WTL PER-33A1-177 PER
01683	WTL PER-33A1-177 PER
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01685	WTL PER-33A1-177 PER
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01688	WTL PER-33A1-177 PER
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01697	WTL PER-33A1-177 PER
01698	WTL PER-33A1-177 PER
01699	WTL PER-33A1-177 PER
01700	WTL PER-33A1-177 PER

**LEGEND**

⊖	IRON PIPE FOUND	---	DEED LINE
⊕	COMPUTED POINT	---	LINE NOT SURVEYED
⊙	SAWTOOTH MARKER	---	50 YR FLOODPLAIN CITY OR RALEIGH (SEE NOTE 14)
←	LEFT TURN ARROW	---	TREE CONSERVATION EASEMENT (SEE NOTE 14)
→	RIGHT TURN ARROW	---	NEIGHBORHOOD BUFFER (SEE NOTE 14)
⊕	STRAIGHT ARROW	---	FENCE
⊕	WATER MANHOLE	---	CHERRYHOLE POWER LINE
⊕	TRAFFIC SIGNAL BOX	---	PAINTED GAS LINE
⊕	SGV	---	PAINTED POWER LINE
⊕	AIR CONDITIONER UNIT	---	PAINTED SECONDARY LINE
⊕	WATER VALVE	---	PAINTED TELEPHONE LINE
⊕	FIRE HYDRANT	---	PAINTED WATER LINE
⊕	POWDER HOLE	---	EDGE OF TREE LINE
⊕	LIGHT POLE	---	PAINTED BURNER LINE
⊕	DRAINAGE STRUCTURE	---	PAINTED CABLE TV LINE
⊕	WETLAND FLAG	---	CREEK CENTERLINE
⊕	IRON PIPE FOUND	---	DRAINAGE EASEMENT LINE (SEE NOTE 14)
⊕	COMPUTED POINT	---	SAWTOOTH MARKER LINE (SEE NOTE 14)
⊕	SAWTOOTH MARKER	---	EDGE OF PAVEMENT
⊕	LEFT TURN ARROW	---	CURB AND GUTTER
⊕	RIGHT TURN ARROW	---	CENTERLINE OF DITCH
⊕	STRAIGHT ARROW	---	MAJOR CONTOUR
⊕	WATER MANHOLE	---	NEIGHBORHOOD BUFFER (SEE NOTE 14)
⊕	TRAFFIC SIGNAL BOX	---	
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⊕	DRAINAGE STRUCTURE	---	
⊕	WETLAND FLAG	---	
⊕	IRON PIPE FOUND	---	
⊕	COMPUTED POINT	---	
⊕	SAW		





# 8001 ACC BOULEVARD | LOCATION

With high barriers of entry into the Brier Creek area and an abundance of Amenities at the front door of the offering, 8001 ACC Boulevard offers a rare mixed-use development opportunity within the rapidly growing Raleigh market. The Property benefits from convenient access to nearly 1.6 MSF of retail amenities, such as Brier Creek Commons (600,351 SF) and Alexander Place (408,175 SF).

## BRIER CREEK BY THE NUMBERS

<b>1.7MSF</b>	<b>1,308</b>	<b>1.05M</b>	<b>6,558</b>
HIGH-END RETAIL	HOTEL ROOMS	SF OF CLASS A OFFICE	MULTIFAMILY UNITS

## PREMIER RETAILERS





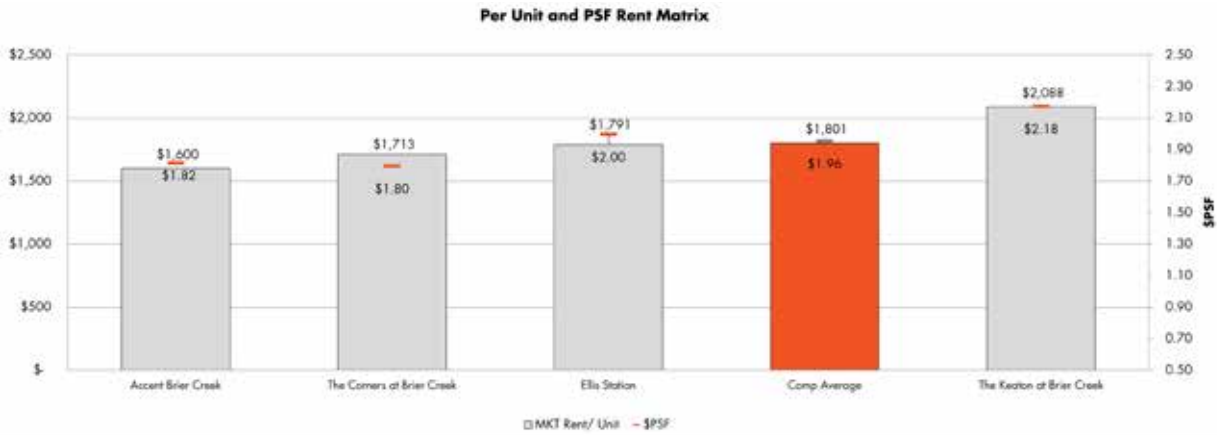
# 8001 ACC BOULEVARD | RENT COMPARABLES

## ALL UNITS

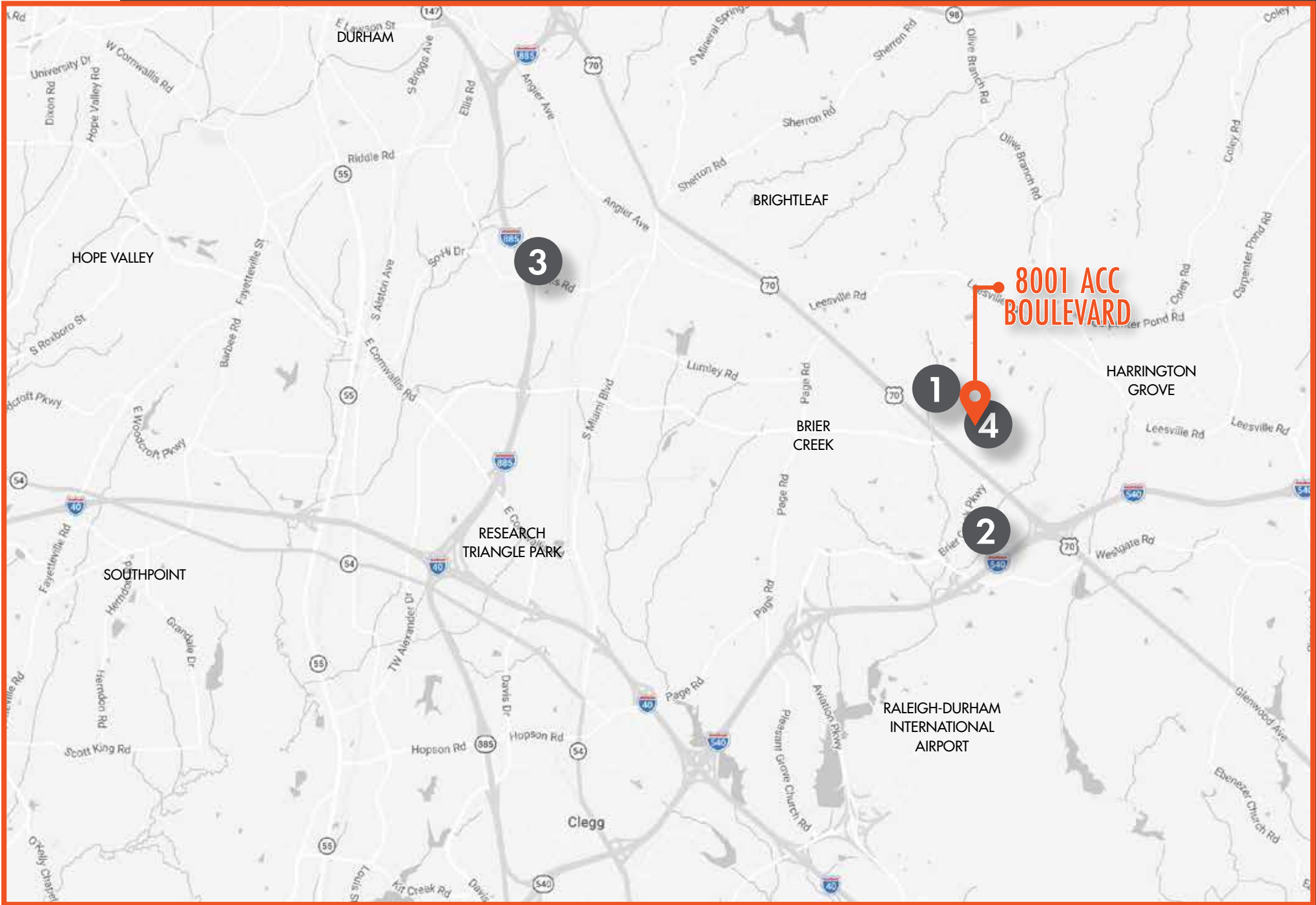
PROPERTY	YR BLT	OCC. %	UNITS	AVG SF	MKT RENT/UNIT	\$PSF
<b>TOTALS/AVERAGES</b>	<b>2024</b>	<b>83.9%</b>	<b>304</b>	<b>921</b>	<b>\$1,801</b>	<b>\$1.96</b>
1 The Corners at Brier Creek	2023	93.3%	298	953	\$1,713	\$1.80
2 The Keaton at Brier Creek	2024	93.6%	264	959	\$2,088	\$2.18
3 Ellis Station	2024	74.1%	428	896	\$1,791	\$2.00
4 Accent Brier Creek	2024	74.6%	224	881	\$1,600	\$1.82

## STRONG RENTS DRIVEN BY LOCATION & RTP PROXIMITY

- Strong demographics and nearby employment
- Tremendous growth in the Brier Creek submarket
- Average chunk rent of \$1,801 (\$1.96 PSF)
- Notable properties:
  - Keaton at Brier Creek (\$2,088 average, \$2.18 PSF)
  - Ellis Station (\$1,791 average, \$2.00 PSF)
  - Accent Brier Creek (\$1,600 average, \$1.82 PSF)



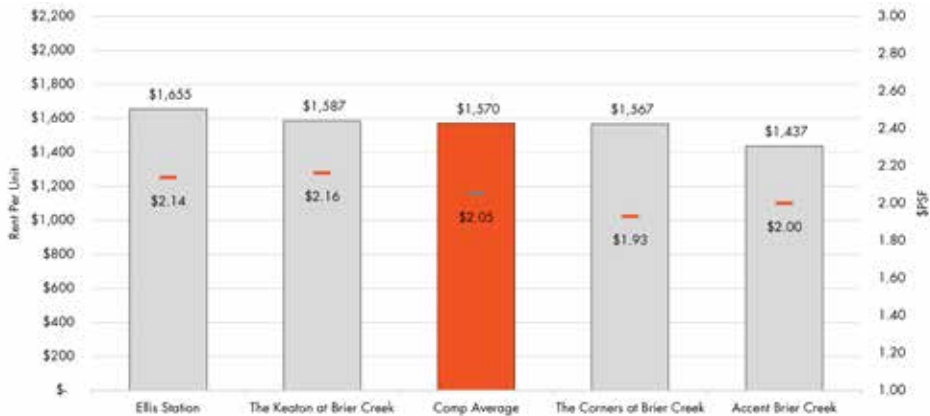
• **STRONG RENT GROWTH IN THE LAST SIX MONTHS**  
 • **MAJORITY OF NEW RESIDENTS RELOCATING FROM OUT-OF-STATE**  
 • **MOST RESIDENTS EMPLOYED IN AND AROUND RTP**



# 8001 ACC BOULEVARD | RENT COMPARABLES

## 1 BEDROOM MARKET RENT COMPS

PROPERTY	UNITS	SF	MKT RENT	\$/PSF
<b>C# Comp Average</b>	<b>156</b>	<b>765</b>	<b>\$1,570</b>	<b>\$2.05</b>
1 The Corners at Brier Creek	174	812	\$1,567	\$1.93
2 The Keaton at Brier Creek	114	733	\$1,587	\$2.16
3 Ellis Station	196	774	\$1,655	\$2.14
4 Accent Brier Creek	138	718	\$1,437	\$2.00



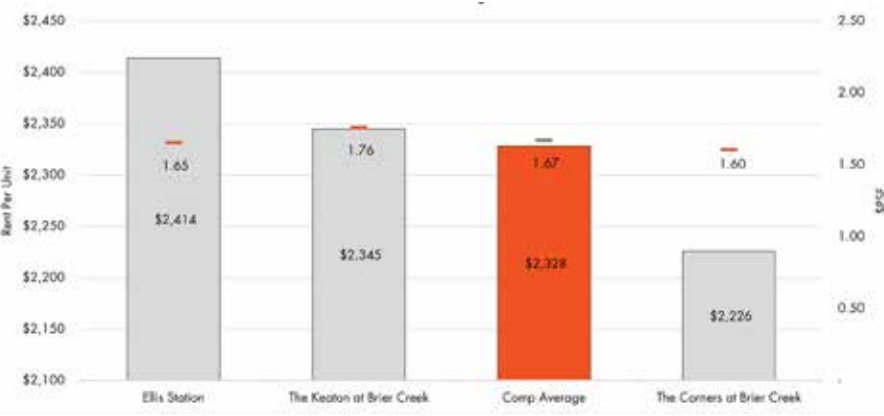
## 2 BEDROOM MARKET RENT COMPS

PROPERTY	UNITS	SF	MKT RENT	\$/PSF
<b>C# Comp Average</b>	<b>104</b>	<b>1,149</b>	<b>\$2,127</b>	<b>\$1.85</b>
1 The Corners at Brier Creek	108	1,118	\$1,873	\$1.68
2 The Keaton at Brier Creek	127	1,095	\$2,492	\$2.28
3 Ellis Station	96	1,263	\$2,167	\$1.72
4 Accent Brier Creek	86	1,144	\$1,863	\$1.63



## 3 BEDROOM MARKET RENT COMPS

PROPERTY	UNITS	SF	MKT RENT	\$/PSF
<b>C# Comp Average</b>	<b>26</b>	<b>1,392</b>	<b>\$2,328</b>	<b>\$1.67</b>
2 The Keaton at Brier Creek	23	1,331	\$2,345	\$1.76
3 Ellis Station	40	1,459	\$2,414	\$1.65



# 8001 ACC BOULEVARD | LOCATION

RALEIGH-DURHAM ACCOLADES

**#1**  
**BEST PERFORMING LARGE CITY**  
 RALEIGH | MILKEN INSTITUTE  
 (2025)

**#3**  
**BEST CITY TO START A CAREER**  
 RALEIGH | ELEVATE  
 LEADERSHIP (2024)

**#1**  
**MOST PROMISING METRO FOR  
 RECENT COLLEGE GRADUATES**  
 RALEIGH | ADP RESEARCH  
 (2024)

**#4**  
**BEST CITIES FOR HEADQUARTERS**  
 RALEIGH | TRIANGLE BUSINESS  
 JOURNAL (2025)

**#1**  
**BEST PERFORMING LARGE  
 METRO AREA**  
 RALEIGH | MILIKEN INSTITUTE  
 (2025)

**#6**  
**BEST PLACES TO LIVE**  
 RALEIGH-DURHAM | US NEWS  
 & WORLD REPORT (2024)

**#1**  
**BEST U.S. CITY FOR RENTERS**  
 RALEIGH | U.S. NEWS & WORLD  
 REPORT (2025)

**#7**  
**FASTEST GROWING CITIES IN  
 THE U.S. NORTH CAROLINA**  
 | UHAUL ANNUAL GROWTH  
 REPORT (2025)



# 8001 ACC BOULEVARD | LOCATION

## WHY INVEST IN RALEIGH-DURHAM?

**#1** **Overall Best Performing Cities**  
 Raleigh | Milken Institute  
 (2025)

**#1** **Best U.S. City for Job Opportunities  
 and Earning Potential**  
 Raleigh | New York Post  
 (2025)

**#1** **Best Big City for Career Growth**  
 Raleigh | moveBuddha  
 (2024)

**#1** **City for Recent College  
 Grads**  
 Raleigh | ADP Research  
 (2025)

**#2** **Best State Capital**  
 Raleigh | WalletHub  
 (2026)

**#3** **Best City for Veterans to Live**  
 Raleigh | WalletHub  
 (2024)

**#4** **Best Large Cities to Start a  
 Business**  
 Durham | Wallethub  
 (2024)

**#4** **Best Large U.S. City for  
 First-Time Home Buyers**  
 Raleigh | WalletHub  
 (2025)

**#4** **Best US City for Work/Life  
 Balance**  
 Raleigh | CBS17  
 (2026)

**#4** **Most Economically Resilient  
 Metro**  
 Raleigh | CardRates  
 (2026)

## RESEARCH AND TECHNOLOGY HUB TOP EMPLOYERS



GRIFOLS



An aerial photograph of a commercial development. A large, irregularly shaped wooded area is outlined in orange. To the right of this area, a road is labeled 'ACC BOULEVARD'. The surrounding area includes parking lots, paved roads, and several large commercial buildings with dark roofs. The overall scene is a mix of developed infrastructure and natural wooded terrain.

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