

7754 US-70 Bus Highway

Clayton, NC 27520

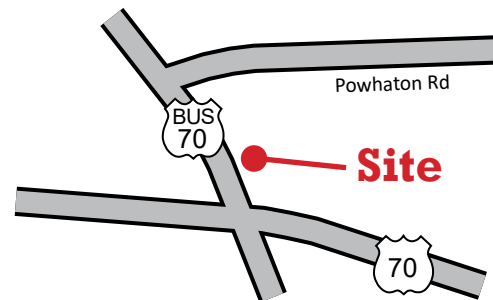
FOR
SALE



Redevelopment Opportunity - In Opportunity Zone!

Features

- +/- 4.04 acres (4 parcels) - Shovel ready
- Located at intersection of Hwy 70 bus and Hwy 70 bypass. (Interstate access) making it an excellent location for C-store, restaurants and hotels
- 2 driveway access points
- Close to 2 major Pharma employers and (+/-4,000 Employees around the site)
- Commercial Zoning & in Opportunity Zone
- City water and sewer and natural gas 40' away
- 3-phase power
- Sale Price: \$3,300,000



For more information,
please contact:

Doug Roan

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Insight Property Group

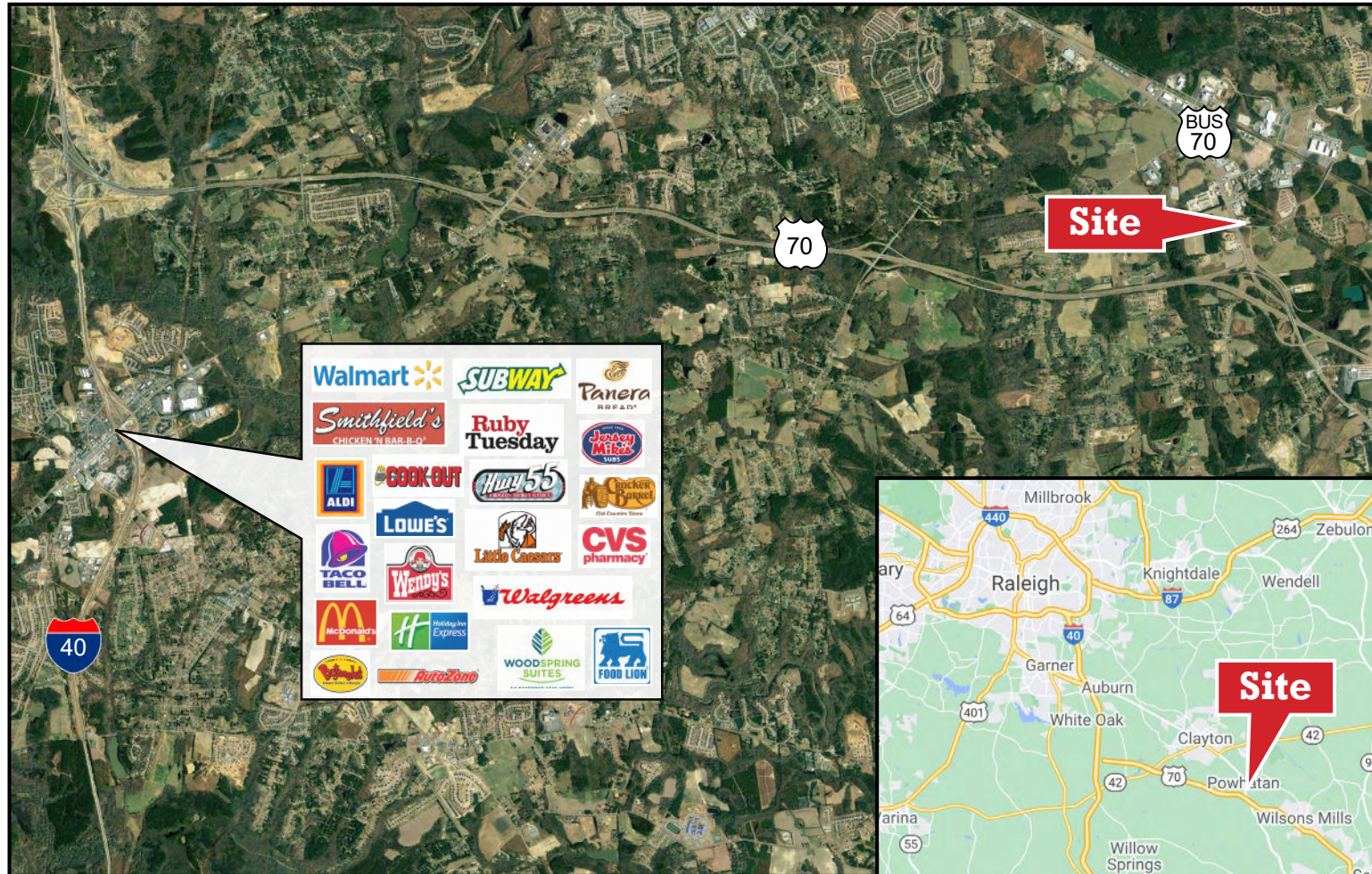
209 W. Millbrook Road
Raleigh, NC 27609
919.833.2200

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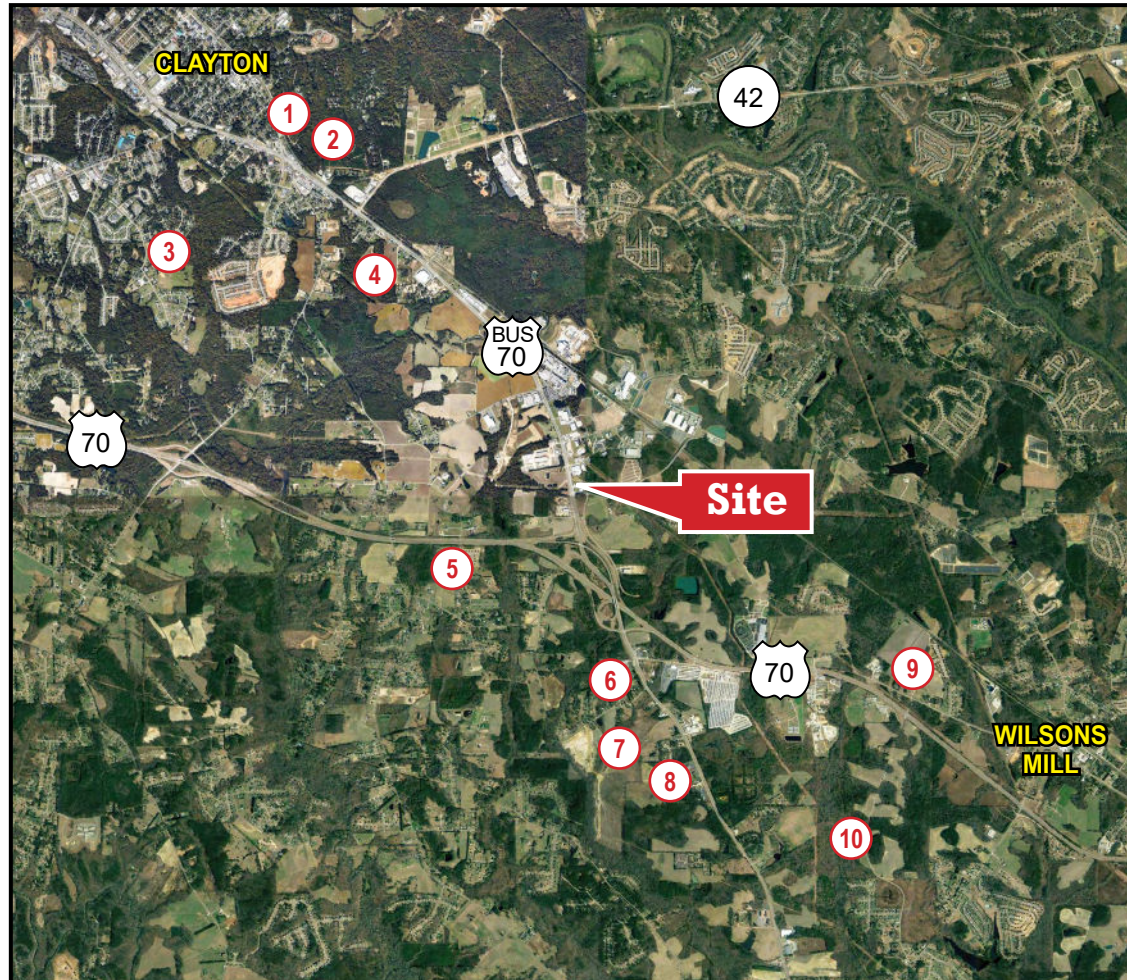
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New Residential Developments

- 1 Spinning Mill Lofts
Apartments - 25 Units
- 2 Walk at East Village
Single Family - 83 Homes
- 3 Village at Little Creek
Single Family - 150 Homes
- 4 Buckhorn Branch Park
Single Family - 332 Homes
- 5 Coopers Meadow
Townhomes - 17 Units
- 6 Wilsons Walk
Single Family - 350 Homes
- 7 Olive Branch
Single Family - 363 Homes
- 8 East Hampton
Single Family - 87 Homes
- 9 Crescent Mill
Single Family - 753 Homes
- 10 Tralee
Single Family - 93 Homes

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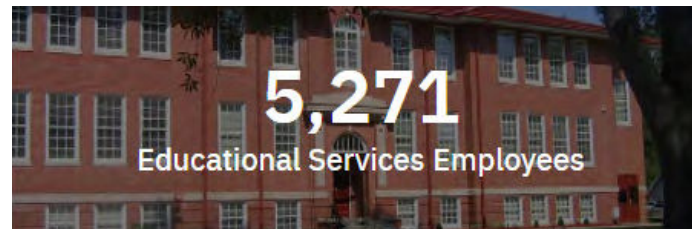
**+/-4,000 Employees
Located Around the Site**

Johnston County Major Employers

Johnston County Public Schools	1,000+ Employees
Johnston Health	1,000+ Employees
Grifols Therapeutics	1,000+ Employees
Johnston County	1,000+ Employees
Asplundh Tree Expert Company	1,000+ Employees
Novo Nordisk Pharmaceutical	500+ Employees
Food Lion	500+ Employees
Wal-Mart	500+ Employees
Johnston Community College	500+ Employees
AAF Flanders	500+ Employees
Caterpillar, Inc	500+ Employees

Source: Johnston County Economic Development

Johnston County Employment Stats



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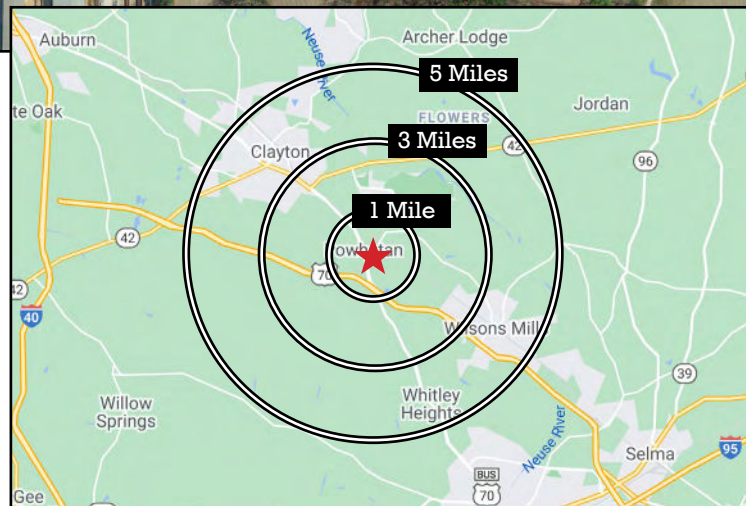
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Traffic Counts



Demographics

	1 Mile	3 Miles	5 Miles
2021 Total Population	330	15,162	54,991
2026 Population Projections	375	17,309	62,838
Pop Growth 2021-2026	13.64%	14.16%	14.27%
Average Age	37.40	37.20	37.10
2021 Total Households	117	5,318	19,588
HH Growth 2021-2026	12.82%	13.90%	14.02%
Median Household Income	\$78,500	\$79,263	\$76,570
Ave Household Size	2.80	2.80	2.80
Median Home Value	\$236,363	\$235,746	\$226,805

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