

9563 CLEVELAND ROAD
CLAYTON, NC 27520
24.97 acres for sale - 2.5 miles from I-40

Allen Rd

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Property Overview

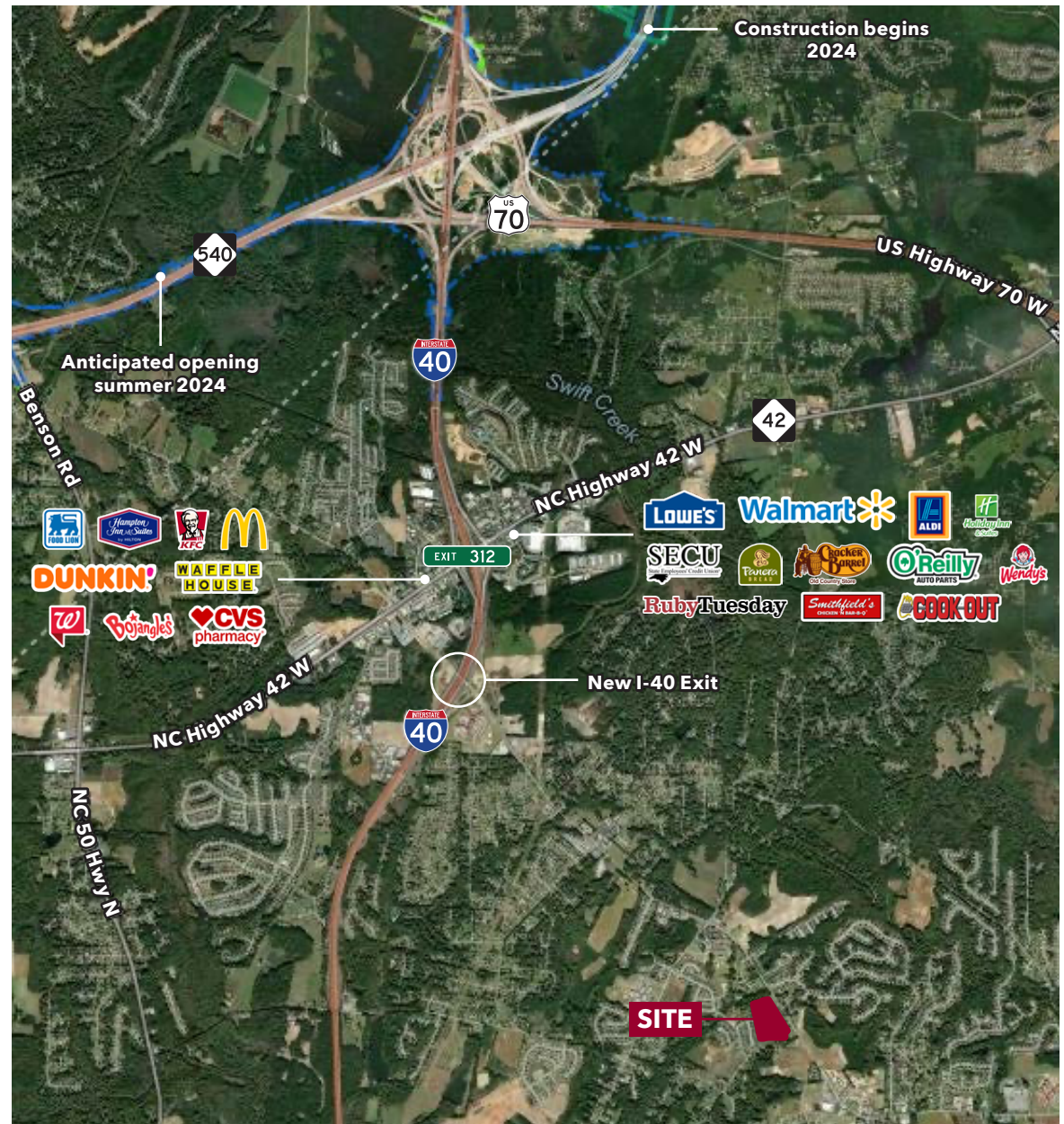
Land for Sale
9563 Cleveland Rd, Clayton, NC 27520

±24.97-acre site for sale on Cleveland Road in Clayton near the I-40/NC 42 Hwy intersection. Cleveland Road has a new access point on I-40, and the intersection of I-40, NC 540 Hwy and US 70 Hwy is anticipated to open mid-2024.

The property is in Johnston County's planning jurisdiction and zoned Agricultural Residential. The future land use is designated as Medium Density Residential and Neighborhood Center.

SITE DETAILS

Address	9563 Cleveland Road Clayton, NC 27520
Frontage	Cleveland Road & Allen Road
Johnston County PINs	163600-73-5810 and 163600-73-8689
Jurisdiction	Johnston County
Acreage	24.97 acres
Current Zoning	Agricultural-Residential (AR)
Future Land Use	Medium Density Residential and Neighborhood Center
Sale Price	Contact Brokers for Pricing



Site Conditions

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FUTURE LAND USE

Medium Density Residential

This area is characterized by moderate-density residential development. It is intended for areas with access to utilities, allowing smaller lot sizes. It is comprised of predominantly single-family detached homes but may include attached housing units, such as townhomes and duplexes. These areas are mainly found in targeted growth areas with access to utilities. Housing in this area allows residents options for living close to jobs, shopping, and services. Open space is improved for neighborhood greens, playgrounds, pocket parks, trails, and other neighborhood amenities.

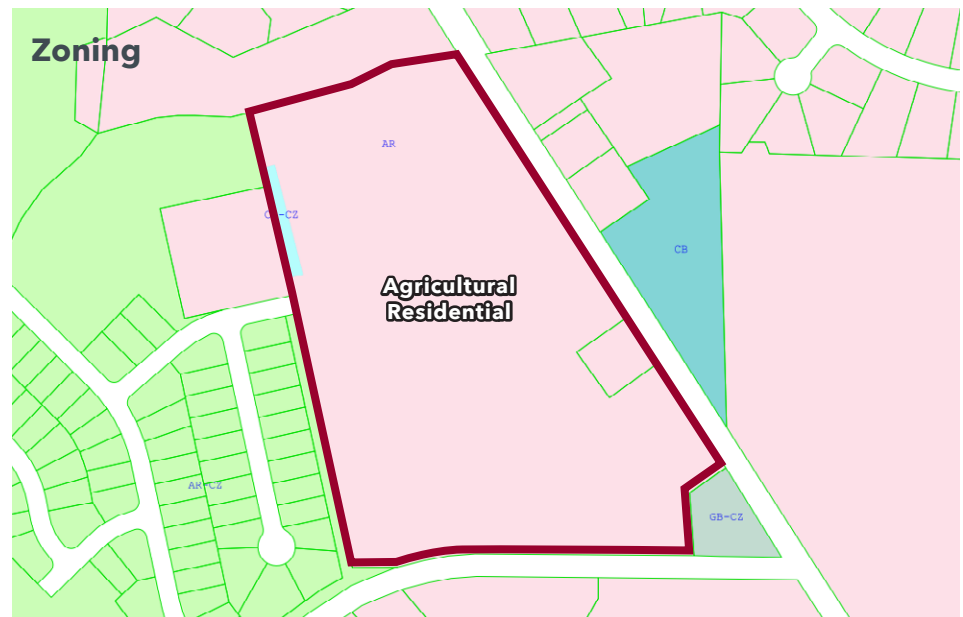
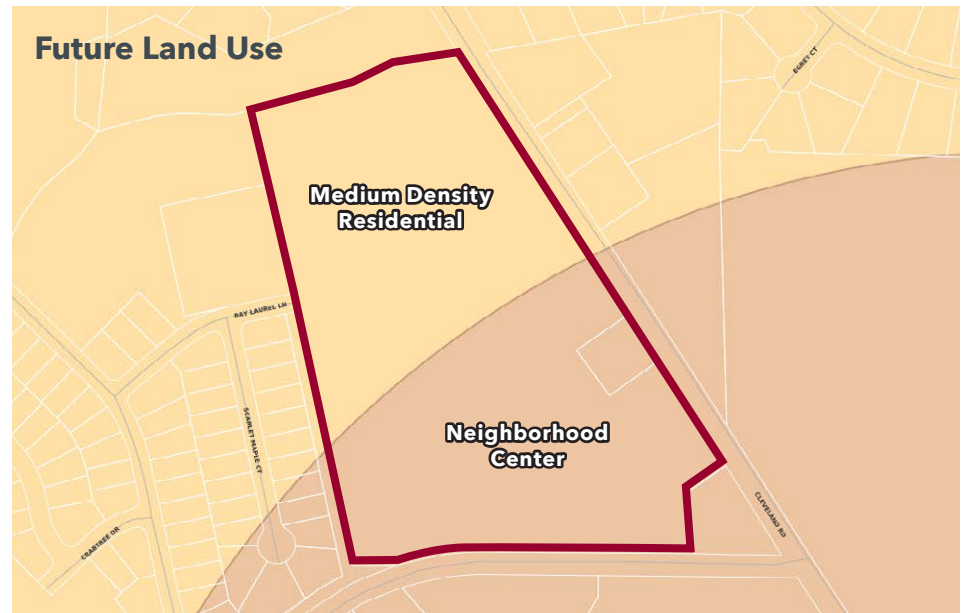
Neighborhood Center

This area encourages the blending of complementary commercial, office, and service uses with a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent one- and two- story buildings. With up to 125,000 square feet of local-serving nonresidential uses (i.e., grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants), these centers may be located within walking/biking distance of and complement surrounding residential neighborhoods. Open space is in the form of small greens, courtyards, and pedestrian/bike paths.

ZONING

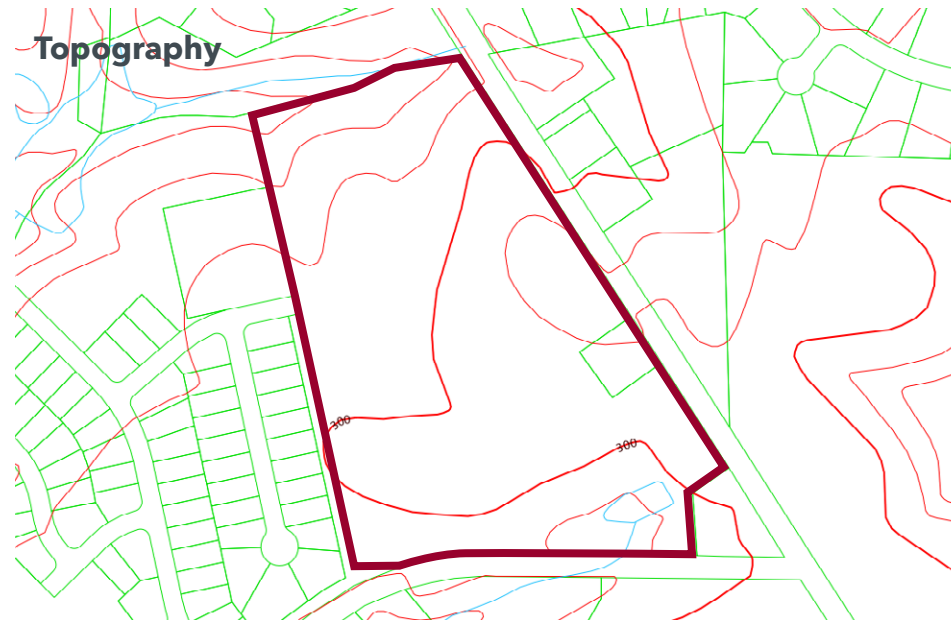
Agricultural Residential

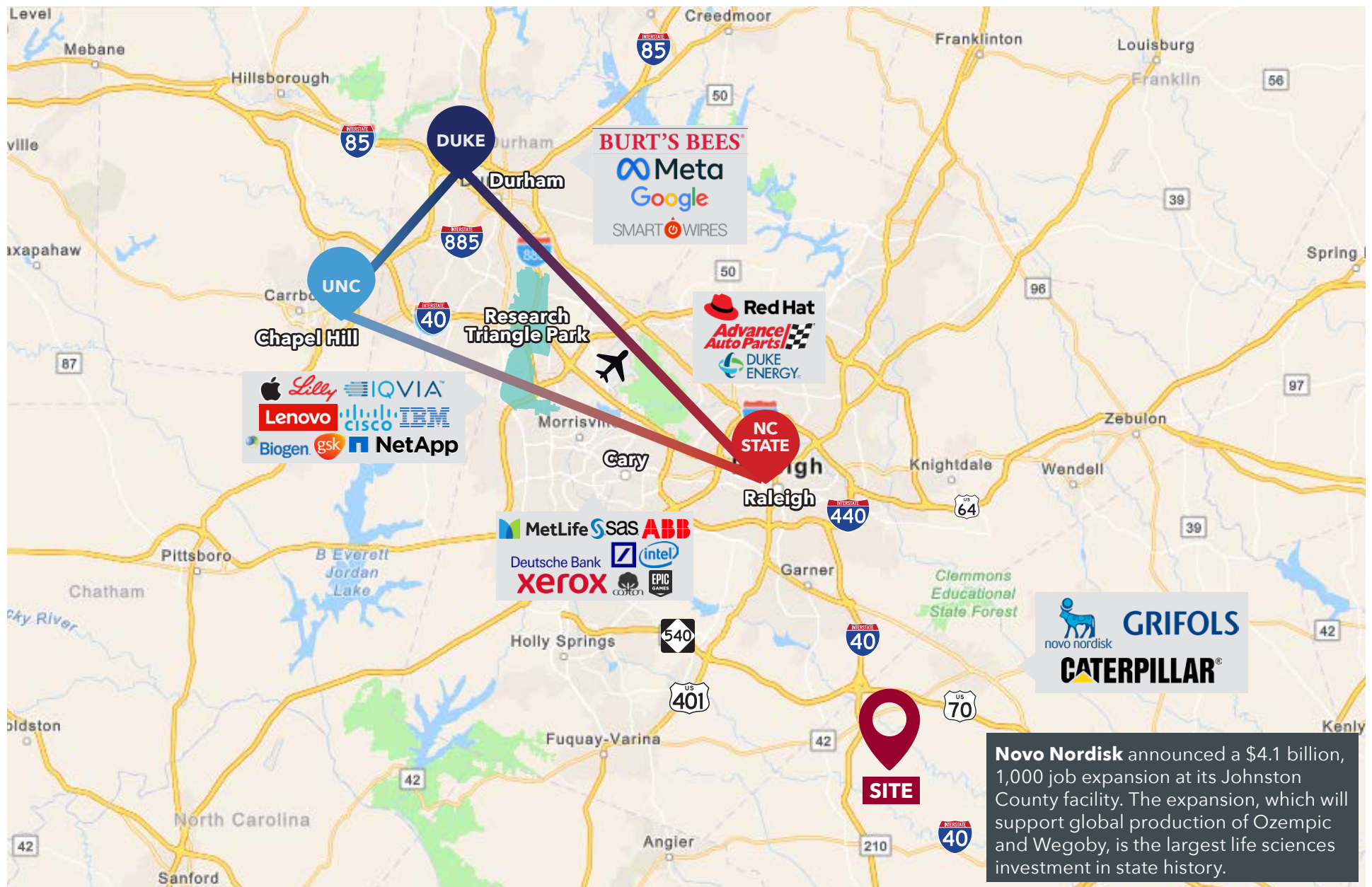
The agricultural-residential district is intended to encourage the continuance of agricultural uses as well as to ensure that residential development of appropriate intensities that are consonant with the suitability of land, availability of public services, accessibility to major activity centers, and transportation systems, and that are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.



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Novo Nordisk announced a \$4.1 billion, 1,000 job expansion at its Johnston County facility. The expansion, which will support global production of Ozempic and Wegovy, is the largest life sciences investment in state history.

Demographics

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	1 MILE	3 MILES	5 MILES
2028 Projection	4,788	23,848	55,764
2023 Estimate	4,643	22,990	52,351
Daytime Population	3,017	17,637	40,259
Average Home Value	\$351,867	\$334,163	\$316,431
Average Household Income	\$125,706	\$112,717	\$102,926
Median Age	37.0	36.5	37.2
Bachelor's Degree or Higher	35.0%	33.9%	32.7%



#3 Best Places to Live in the US (Raleigh-Durham)
US News & World Report, 2023

#6 Top Real Estate Market to Watch in 2023 (Raleigh-Durham)
PwC US, 2022

#2 Top Real Estate Market for Homebuilding Prospects in 2023 (Raleigh-Durham)
PwC US, 2022

