

SPECIAL PURPOSE FOR SALE

DAYCARE & HOME PACKAGE OPPORTUNITY IN CLAYTON, NC

1024 & 1028 Patchwork Way, Clayton, NC 27520



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
NUMBER OF UNITS:	2
LOT SIZE:	1.542 Acres
BUILDING SIZE:	6,699 SF
RENOVATED:	2013
ZONING:	RE (Residential Estate District) - Town of Clayton, NC
MARKET:	Clayton

PROPERTY OVERVIEW

TURNKEY DAYCARE FACILITY WITH CHARMING RESIDENCE – 1.5 ACRES

This rare offering in fast-growing Clayton, NC presents a unique combination of investment and lifestyle potential. Situated on 1.5 acres just off US-70 Business, the property features a 3,667 SF turnkey daycare facility alongside a 3,032 SF residential home, providing both immediate cash flow and long-term upside.

Daycare Facility

The fully operational daycare is leased to a reliable tenant through December 2027, with a renewal option already exercised. The facility includes a welcoming lobby, two offices, five classrooms, six restrooms, a commercial kitchen with pantry, laundry, and ample storage. Outdoors, the property offers two fenced playgrounds, security and fire alarm systems, lighting, and parking for 20 vehicles, ensuring a safe and functional environment for children.

Residential Home

The charming home features three bedrooms, two full bathrooms, and a powder room, with a spacious dining area, kitchen with wood cabinets and stainless-steel appliances, bonus room, office, and utility/storage area with a private entrance. A large deck and patio provide additional outdoor living space, and there is room for a garage. The roof and furnace were recently replaced in 2013.

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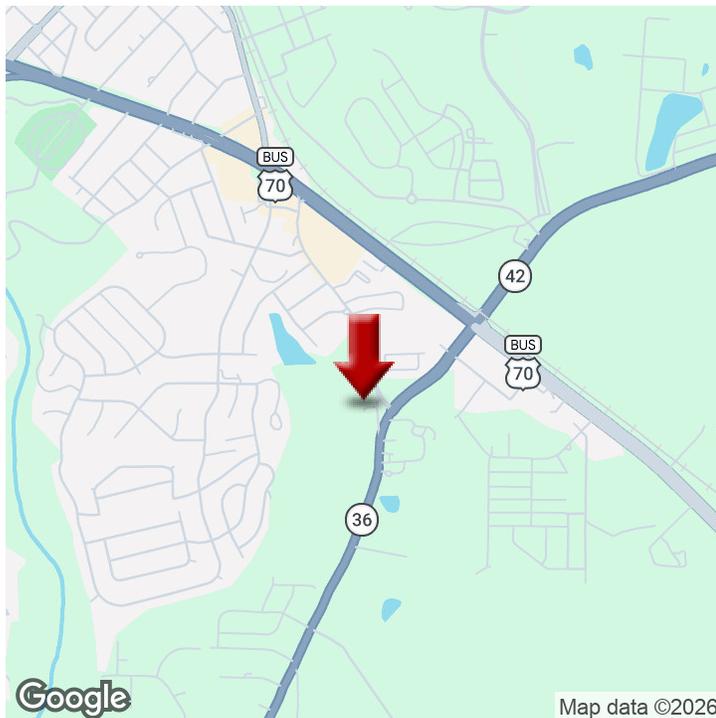
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PROPERTY HIGHLIGHTS

- **Strong, Turnkey Income:** The daycare is fully leased with a dependable operator.
- **Prime Growth Area:** Located just ¼ mile from a new \$27M Biosciences Park, which is expected to enhance local development and attract higher-paying jobs.
- **Mixed-Use Flexibility:** Ideal for 1031 buyers, value-focused investors, or those seeking a combination of residential and commercial cash flow.
- **Future Expansion Potential:** The home and property provide opportunities for upgrades or conversion, with planned infrastructure improvements nearby further enhancing value.

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LOCATION INFORMATION

Building Name	Daycare & Home Package Opportunity in Clayton, NC
Street Address	1024 & 1028 Patchwork Way
City, State, Zip	Clayton, NC 27520
County	Johnston
Market	Clayton
Cross-Streets	US-70 Hwy Business
Signal Intersection	Yes

BUILDING INFORMATION

Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1995 (Daycare) - 1976 (Home)
Year Last Renovated	2013
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Operating Daycare
- Tenant in Place
- 5 Care/Class Rooms
- 6 Restrooms
- Commercial Kitchen
- Laundry
- 2 Offices
- 2 Large Fenced Outdoor Play / Playground Areas
- 3 Parking Areas w/ 20 Parking Spaces
- Security System
- Fire Alarm System
- Perimeter Lighting
- Excellent Location

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RESIDENTIAL SALE HIGHLIGHTS

- Immaculate & Impeccably Maintained Home
- Built in 1976
- 3,032 SF
- 3 Bedrooms / 3 Bathrooms (2 Full Bathrooms & Powder Room)
- Kitchen with Stainless Steel Appliances & Wood Cabinets
- Large (20 x 14) Separate Dining Room
- Beautiful Hardwood & Laminate Floors
- Bonus Room with Built In Cabinets & Wet Bar
- Office and Utility / Storage with Outside Entrance
- Double-Hung Thermal Windows
- Fireplace
- Large Deck & Patio
- Goldfish / Coy Pond
- Circular Driveway
- Room for Garage to be Added
- Vinyl Privacy Fence
- New Roof in 2013
- New Furnace in 2013
- Excellent Location in Peaceful and Private Setting
- Close to Everything



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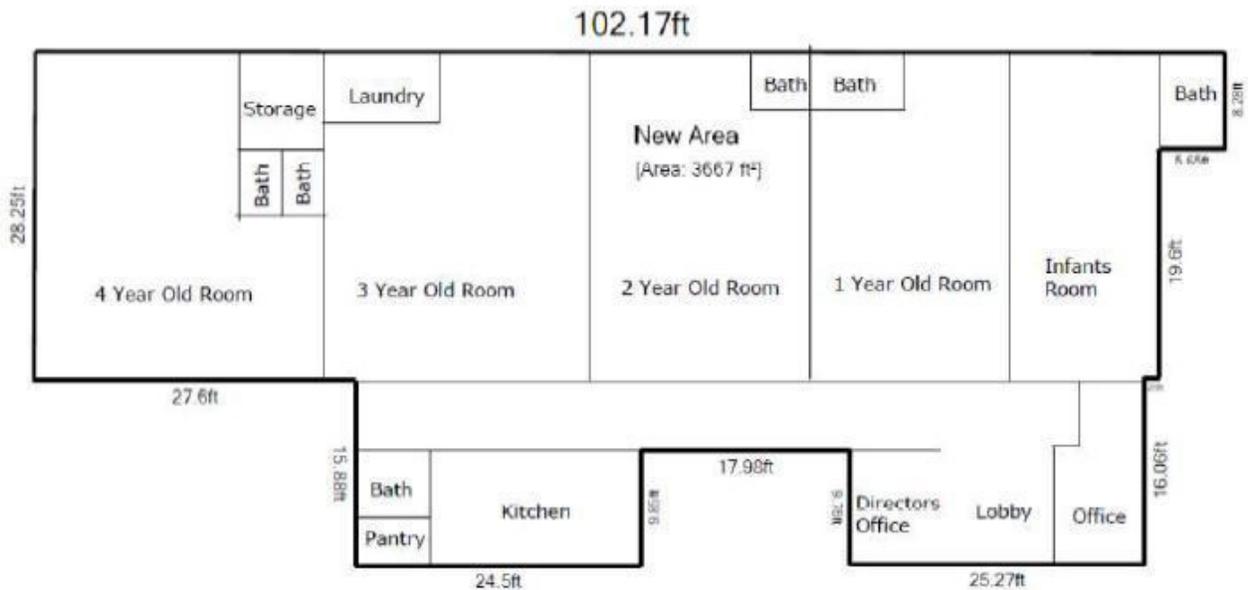
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DAYCARE - 1024 Patchwork Way



DAYCARE FLOOR PLAN SKETCH

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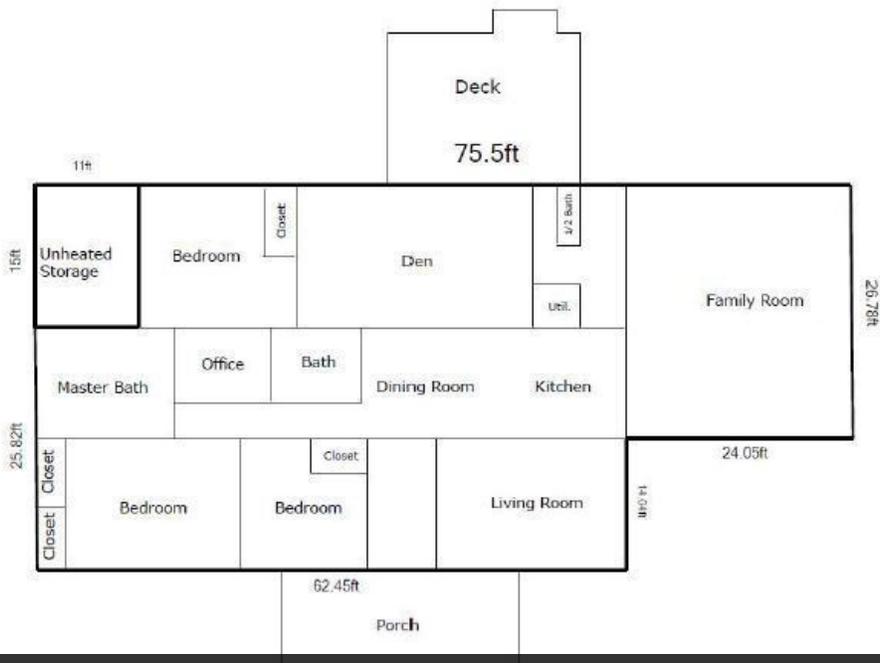
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HOUSE - 1028 Patchwork Way



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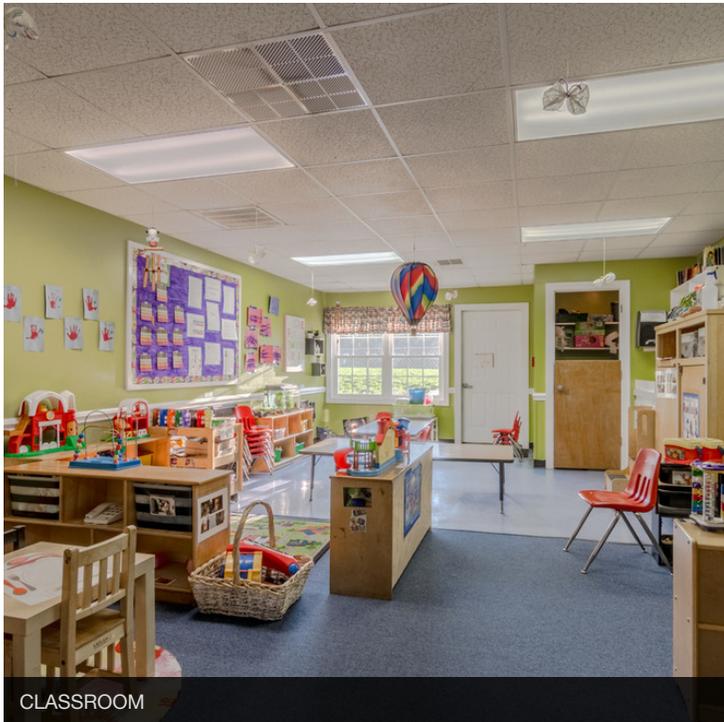
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NURSERY



CLASSROOM



CLASSROOM



RESTROOM

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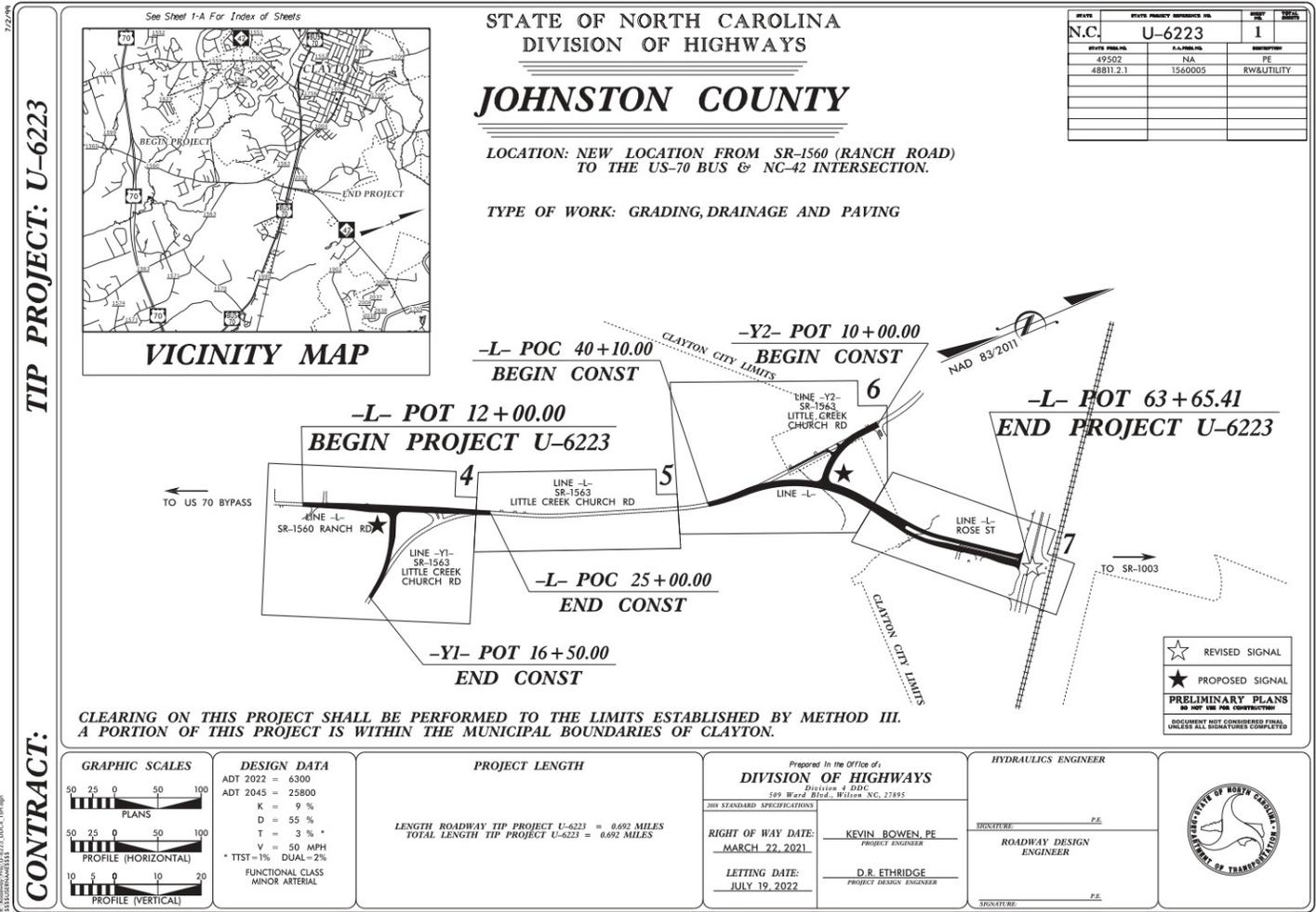
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Upcoming Highway Extension to the Property

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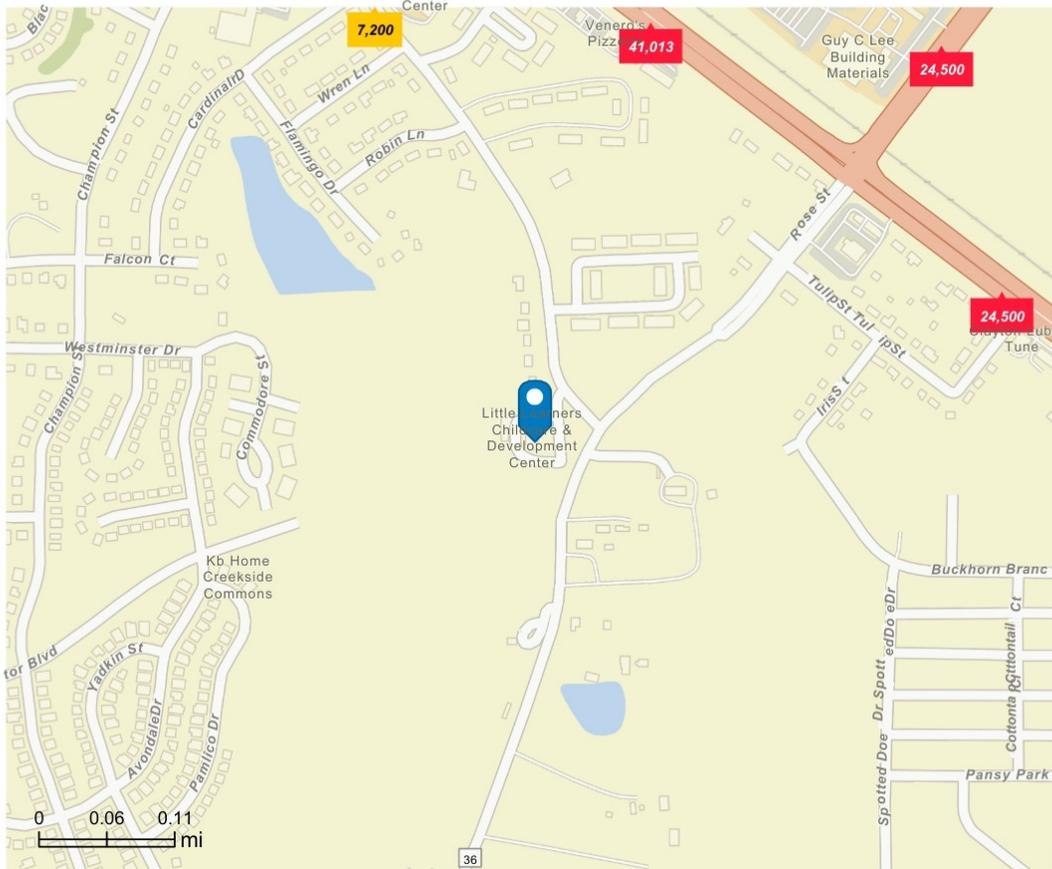


Traffic Count Map - Close Up

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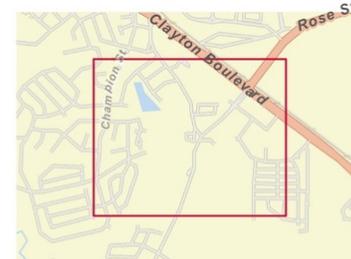


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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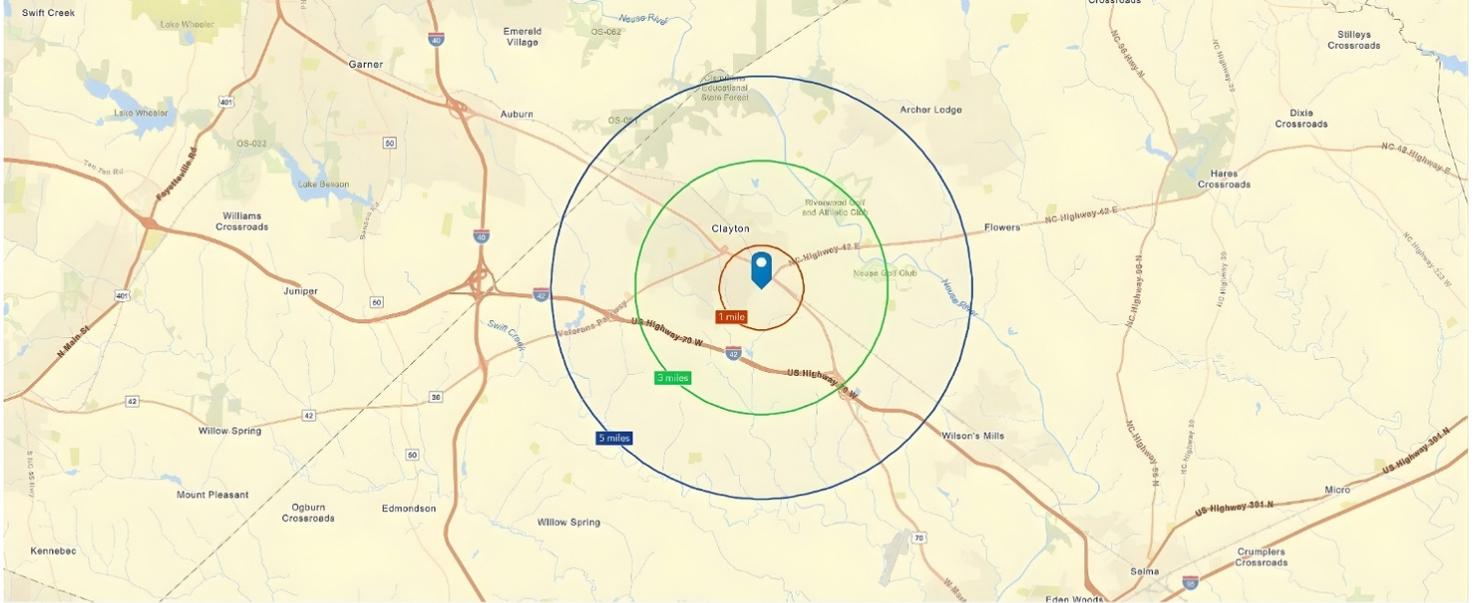
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	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	5,213	30,661	72,526	POPULATION
2030 Projected Population	5,966	35,565	84,029	
2025 Estimated Household	2,004	12,243	27,288	HOUSEHOLD
2030 Projected Household	2,349	14,533	32,249	
2030 Estimated Owner Occupied Housing	1,608	10,112	25,027	HOUSING
2030 Estimated Renter Occupied Housing	742	4,421	7,222	
2025 Estimated Total Business	123	1,061	1,745	BUSINESS
2025 Estimated Total Employees	840	9,291	14,544	EMPLOYEES

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PLANS APPROVED FOR \$27 MILLION THREE-BUILDING BIOSCIENCES PARK IN CLAYTON

County Commissioners Join Clayton Town Council in Supporting Project

CLAYTON – California-based BioRealty Inc., a developer life science and technology real estate projects, plans to invest at least \$27 million in a three-building biosciences park in Clayton. A national leader in facility and capital solutions, the company plans to begin with the construction of an industrial shell building that will comprise 100,000 sq.-ft. of speculative space on a 67-acre town-owned property at the intersection of Little Creek Church and Ranch Roads in Clayton.

The Johnston County Board of Commissioners unanimously approved a building lease arrangement with BioRealty on Monday morning, as well as a performance-based Economic Development Incentive Grant (EDIG) based on ad valorem tax payments.

“Our competitive position in today’s economy hinges on having high-quality industrial properties ready for leading companies in the most impactful sectors,” said County Commission Chairman R.S. “Butch” Lawter, Jr. “BioRealty is a prestigious national name in industrial real estate, and their experts see promise in our county and our capacity to attract biomanufacturing businesses and jobs.”

The County Commissioner’s action comes after the Clayton Town Council approved a separate, but complementary EDIG at their meeting on May 15. “This project takes our life sciences sector to the next level,” said Clayton Mayor Jody McLeod. “We’re eager to partner with BioRealty and Johnston County in creating a world-class bio-manufacturing space that will complement on our community’s exceptional location, outstanding talent assets, modern infrastructure and compelling quality of life. I’m grateful to the Town of Clayton’s Economic Development Office, along with our county’s committed leadership, for their great work in ushering this exciting vision into reality.”

Read more: <https://jocoreport.com/plans-approved-for-27-million-three-building-biosciences-park-in-clayton/>



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Site in Relation to Approved 400,00 SF Biosciences Park - NOT TO SCALE

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