7635 US-70 Bus Highway

Clayton, NC 27520
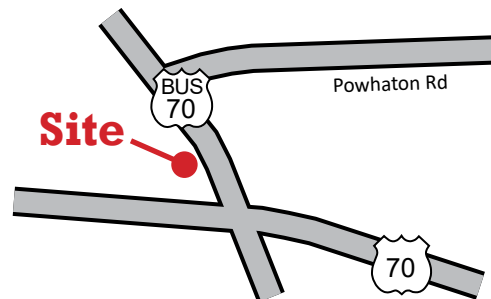
Outstanding Development Opportunity

Features

- +/- 17.63 Acres Available

- Access to the Gordon Rd and US70 bus intersection.

- Last intersection before getting on US 70 bypass.

- New K-12 private school being built behind property

- Water and sewer available to site

- Asking Price: $3,500,000

For more information, please contact:

Doug Roan

919.671.2782
droan@ insightpropertygroup.com

Insight Property Group
209 W. Millbrook Road
Raleigh, NC 27609
919.833.2200

7635 US-70 Bus Highway

Clayton, NC 27520

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**
   Signle Family - 332 Homes

5. **Coopers Meadow**
   Townhomes - 17 Units

6. **Wilsons Walk**
   Signle Family - 350 Homes

7. **Olive Branch**
   Signle Family - 363 Homes

8. **East Hampton**
   Single Family - 87 Homes

9. **Crescent Mill**
   Single Family - 753 Homes

10. **Tralee**
    Signle Family - 93 Homes

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FOR **SALE**

+/-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

7,163 Retail Trade Employees

5,271 Educational Services Employees

6,883 Manufacturing Employees

5,555 Health Care and Social Assistance Employees

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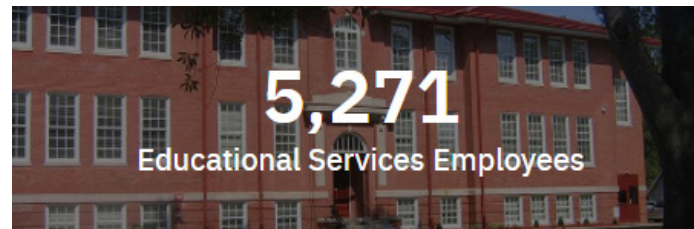919.833.2200

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Traffic Counts

Gordon Rd

BUS 70

19,000 VPD

30,000 VPD

70

5 Miles

3 Miles

1 Mile

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

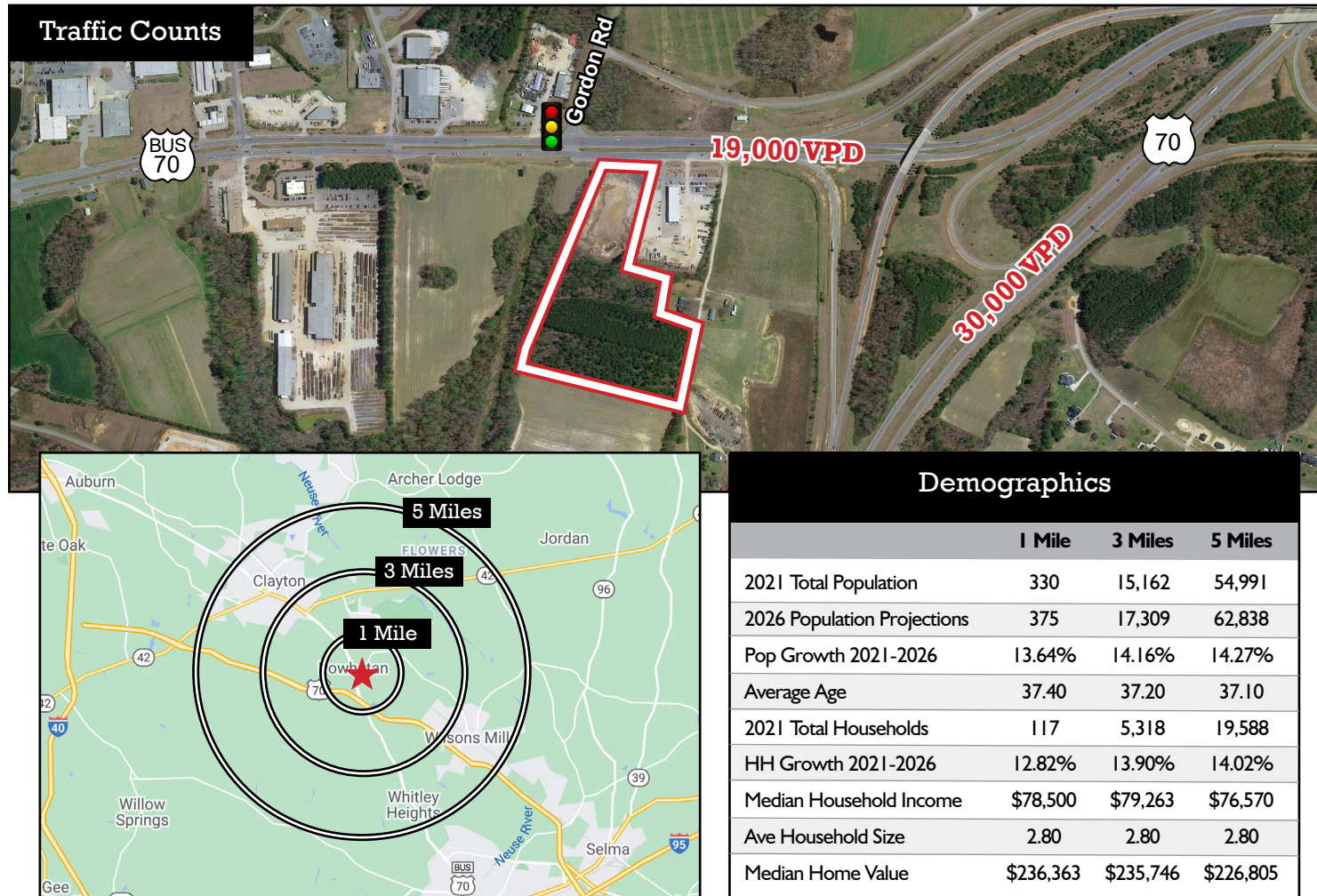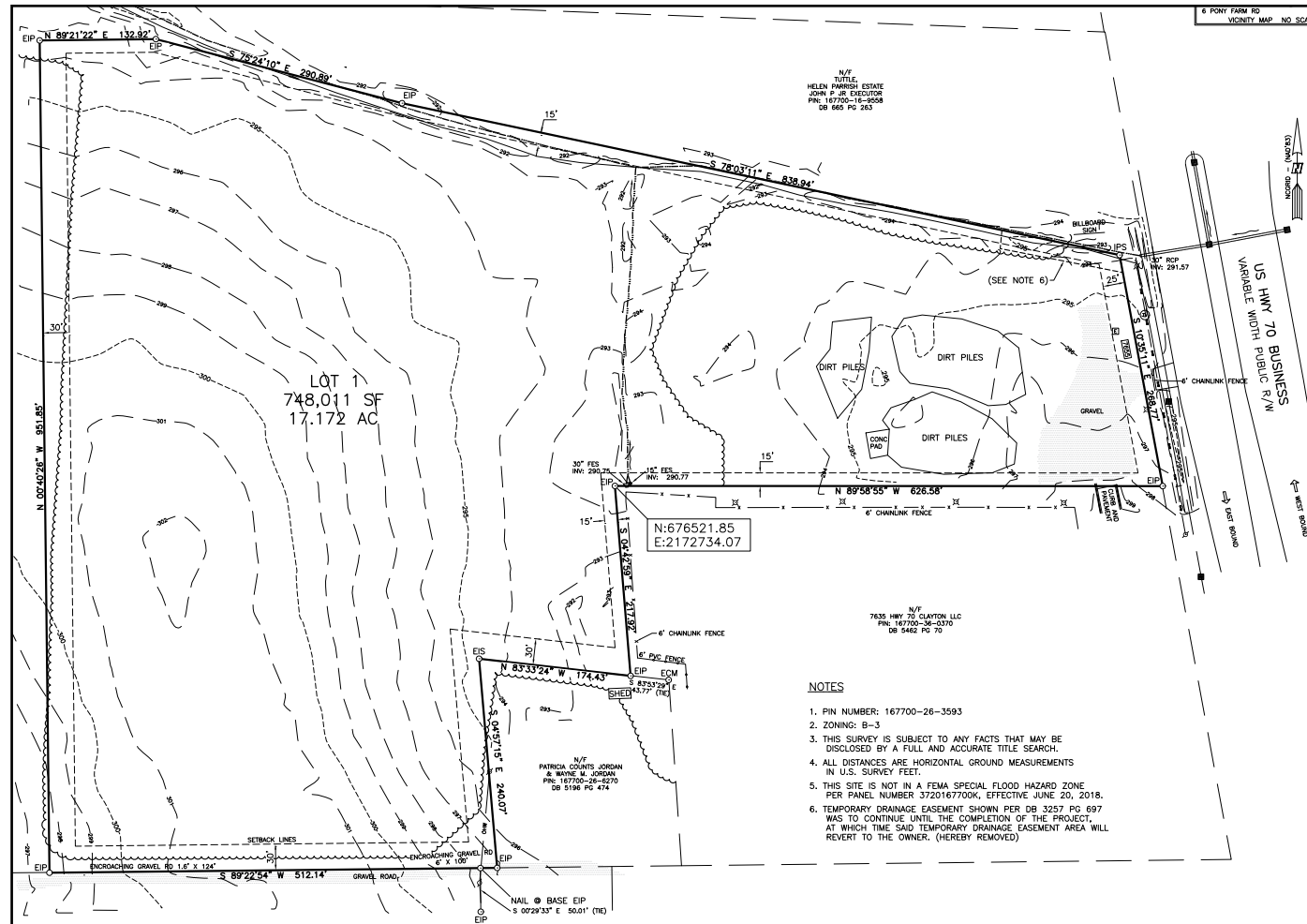*For more information, please contact:*

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LOT 1
748,011 SF
17.172 AC

N:676521.85
E:2172734.07

N/F
TUTTLE,
HELEN PARRISH ESTATE
JOHN P JR EXECUTOR
PIN: 167700-16-9558
DB 665 PG 263

N/F
7635 HWY 70 CLAYTON LLC
PIN: 167700-36-0370
DB 5462 PG 70

N/F
PATRICIA COUNTS JORDAN
& WAYNE M. JORDAN
PIN: 167700-26-6270
DB 5196 PG 474

US HWY 70 BUSINESS
VARIABLE WIDTH PUBLIC R/W

6 PONY FARM RD
VICINITY MAP NO SCALE

NOTES

1. PIN NUMBER: 167700-26-3593
2. ZONING: B-3
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN U.S. SURVEY FEET.
5. THIS SITE IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE PER PANEL NUMBER 3720167700K, EFFECTIVE JUNE 20, 2018.
6. TEMPORARY DRAINAGE EASEMENT SHOWN PER DB 3257 PG 697 WAS TO CONTINUE UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME SAID TEMPORARY DRAINAGE EASEMENT AREA WILL REVERT TO THE OWNER. (HEREBY REMOVED)

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