



PROPERTY DESCRIPTION

Prime commercial opportunity in one of the fastest-growing areas of Clayton! This offering includes three parcels being sold together—approximately 0.40 acres, 0.81 acres, and 0.52 acres—for a combined total of over 1.7 acres. Zoned CRM, this property allows for a variety of commercial uses, making it an excellent investment for developers, business owners, or investors looking to capitalize on the area's rapid growth. City Water and City Sewer Available. Ideally located on Cameron Way and Enterprise Drive just off Hwy 70, the property offers convenient access to Raleigh while being just minutes from Downtown Clayton. Surrounded by ongoing development and increasing traffic, this site provides strong visibility and long-term potential in a high-demand corridor. Don't miss the chance to secure a versatile commercial package in a thriving market!

PROPERTY HIGHLIGHTS

- Desirable Location in Clayton
- City Water & City Sewer Available

TERESA DAUGHTRY

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OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.7 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	335	1,502
Total Population	218	814	3,655
Average HH Income	\$66,759	\$71,526	\$86,100



FOR SALE CAMERON WAY, CLAYTON NC 27520

Property Details & Highlights

Property Type	Land
Property Subtype	Office
Lot Size	1.7 Acres
Number of Lots	3

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- Desirable Location in Clayton
- City Water & City Sewer Available
- Strategic Commercial Real Estate Opportunity
- Proximity to Key Amenities
- Zoned CRM
- Versatile Investment Potential

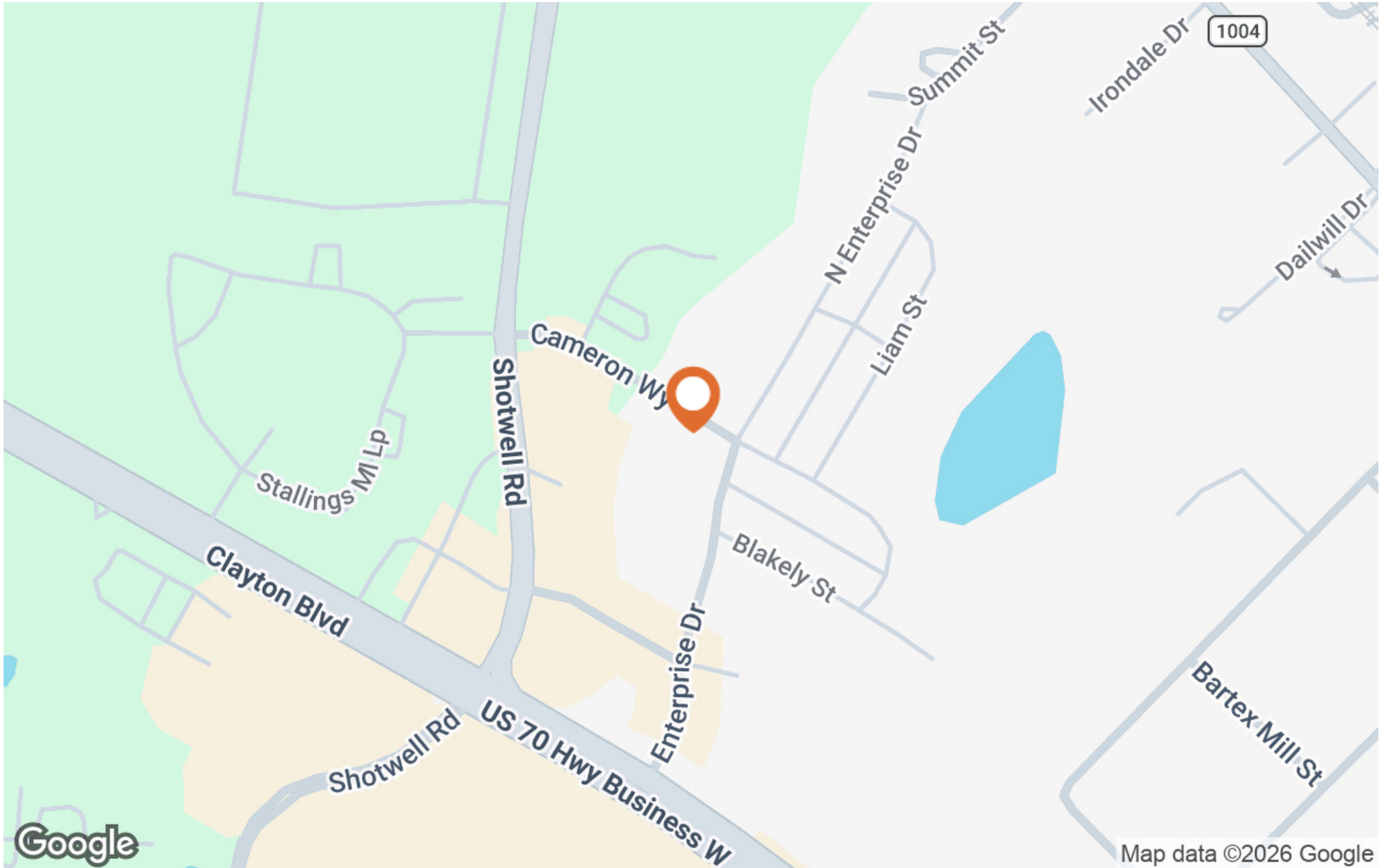
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Location Map



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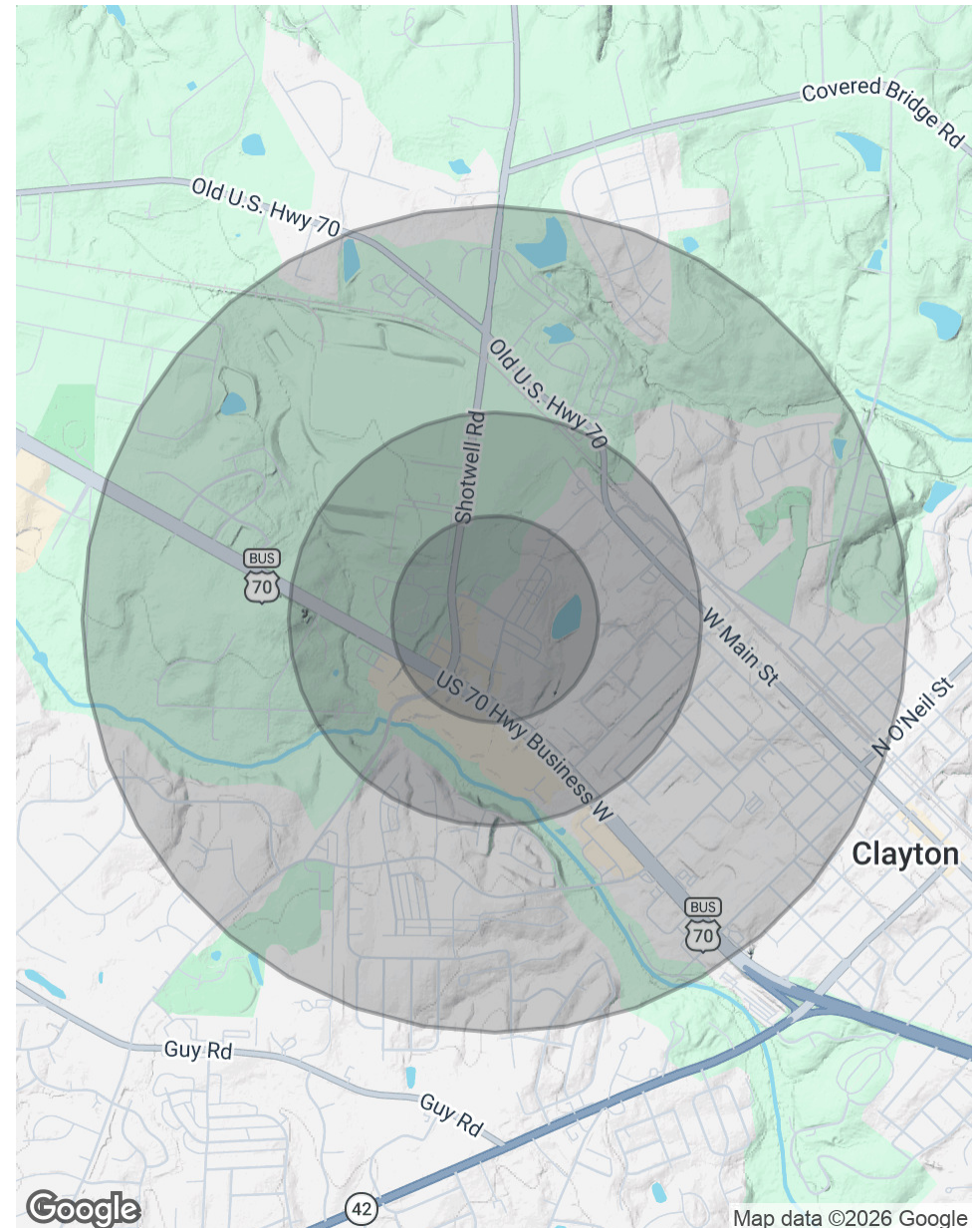


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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	218	814	3,655
Average Age	28.0	32.1	34.7
Average Age (Male)	28.6	32.1	32.6
Average Age (Female)	28.0	32.5	37.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	87	335	1,502
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$66,759	\$71,526	\$86,100
Average House Value	\$183,684	\$226,184	\$262,746

2023 American Community Survey (ACS)



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