

# FLOWERS PLANTATION

COMMERCIAL LAND FOR SALE

4880 NC Hwy 42  
Clayton, NC 27527

**york**

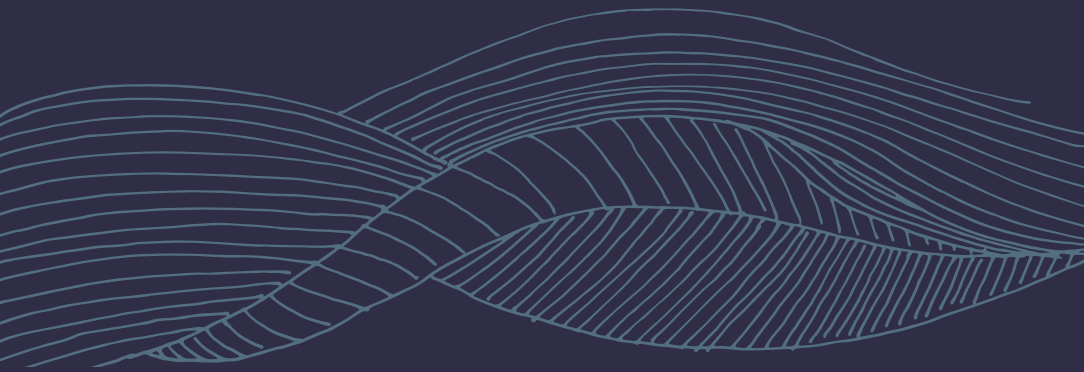
LEASING

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# FLOWERS PLANTATION

- Flowers Plantation is an approximately 3,000 acre mixed use PUD at the intersection of Hwy 42 and Buffalo Rd
- Surrounded by over 40 residential neighborhood developments with over 7900 single family homesites
- Flowers Plantation has received numerous statewide “Community of the Year” awards
- Publix, Harris Teeter, UNC-PN, Thales Academy and the Triangle YMCA anchor the commercial development
- Hwy 42 road widening to 4 lanes recently completed in 2023
- Flowers Parkway, the “beltline”, will be completed in 2024
- Site Plan, architectural, landscape and all signage are approved by Flowers, not Johnston County or Clayton
- Northeast Flowers Crossroads master planned for 900 residential units and 50,000 sf commercial delivering 2022-2027
- Traffic count on HWY 42 exceed 20,000 cars per day





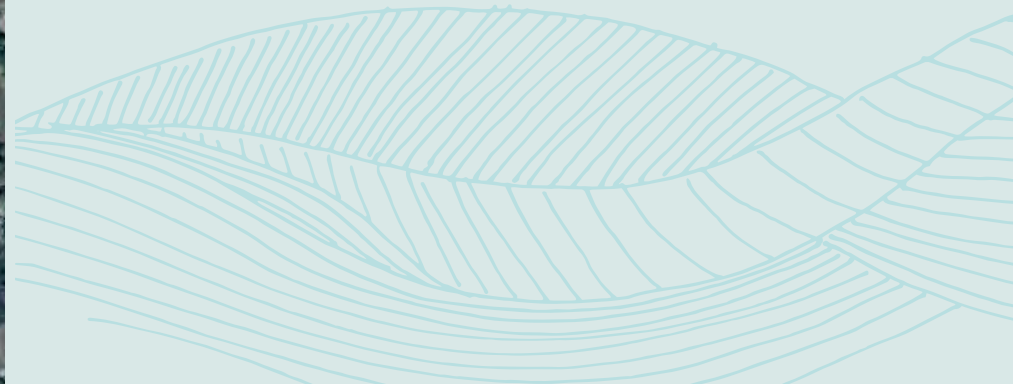
## AVAILABILITY

LOT 1	2.748 ac	\$2,000,000
LOT 2	2.24 ac	\$1,350,000
LOT 3	7.39 ac	Under contract
LOT 5	1.95 ac	Under contract
LOT 6	1.45 ac	Under contract
LOT 7	1.65 ac	Under contract
LOT 8	1.1 ac	\$95,000/year

## 2024 DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME
1	5,888	2,087	\$153,177
3	25,649	9,121	\$150,106
5	43,142	15,512	\$135,123

source: REGIS Online



**FLOWERS CROSSROADS**



**THALES ACADEMY**



**ARDMORE AT FLOWERS**



**MARKETPLACE AT FLOWERS**



**PORTOFINO**  
Homes from \$400k - \$1M

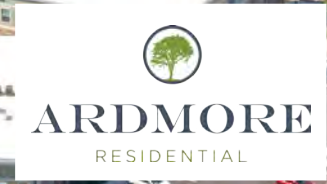
**LOT 5**  
1.95 AC  
**LOT 6**  
1.45 AC  
**LOT 7**  
1.65 AC

**FLOWERS PKWY**

**LOT 3**  
7.39 AC

**LOT 2**  
2.24 AC

**LOT 1**  
2.74 AC



42

**FORREST**  
Homes from \$250k - \$400K

**BEDFORD**  
Homes from \$280k - \$450K

**THALES ACADEMY**

**WHITLEY CORNER**  
Townhomes from \$280k - \$340K



42



**BUFFALO RD**



**LOT 8**  
1.1 AC

**WILDER WOODS**  
Homes from \$380k - \$450K

**EVERGREEN**  
Homes from \$300k - \$400K

**THE MEADOWS**  
Homes from \$250k - \$380K

**PINEVILLE EAST**  
Homes from \$380k - \$600K

**THE CROSSINGS**  
Townhomes from \$250k

**CHATHAM**  
Homes from \$380k - \$550K

**LOT 8**  
1.1 AC

**Harris Teeter**

**petco**

**BUFFALO RD**

**CVS**

**UNC HEALTH CARE**

**McDonald's**  
i'm lovin' it

**HEARTLAND DENTAL**

**Harris Teeter Fuel Center**



# FLOWERS

## P L A N T A T I O N

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