

ATLAS  STARK



SPRING BRANCH PARK

LAND FOR SALE • 1.86 ACRES • CLAYTON, NC



HIGHLIGHTS

Spring Branch Park is a 51-acre master-planned project adjacent to UNC's 50-bed Clayton Hospital. The site is located on NC Highway 42, a 1/4 mile from the 1-40 / Highway 70 by-pass interchange and the future I-540 expansion. The park is a growing hub for medical offices in the Clayton market.

PROPERTY INFO

- 2315 NC Hwy 42
- 1.86 Acres
- Zoned PD-MU: Planned Development Mixed-Use
 - Ideal for office, retail, bank, restaurant, hotel, townhomes, and multi-family
- \$309,129 Price/Acre
- Parcel Id: 05F020431

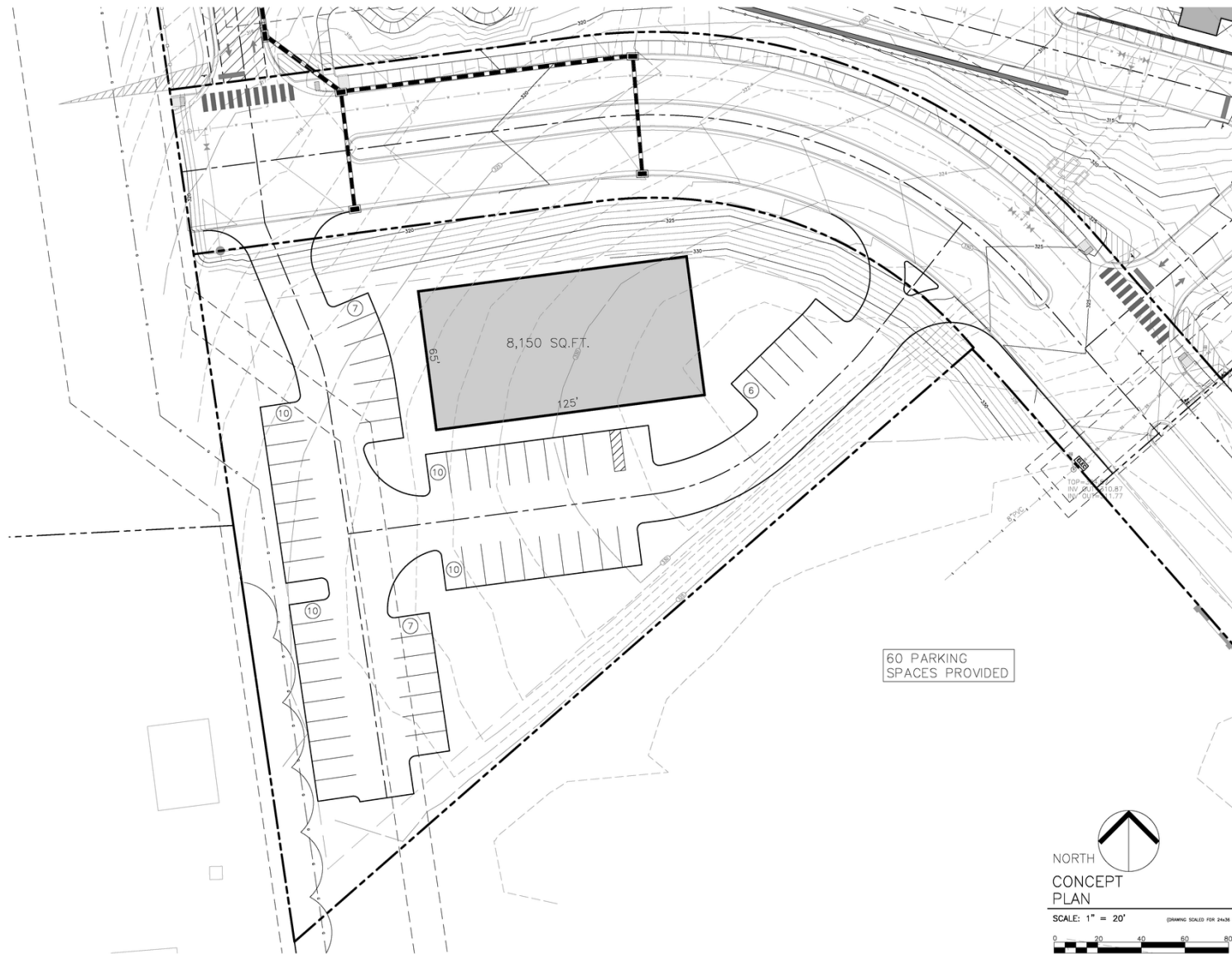
PRICE: \$575,000.00

SPRING BRANCH PARK



- | | | |
|--|--|--|
| 1 Hardee's | 5 • Jeffers, Mann & Artman Pediatrics
• WakeMed | 11 • WakeMed Children's - Pediatric Primary Care
• Advanced Spine & Pain Center
• Pivot PT |
| 2 Emerge Ortho | 6 Gabriel Manor 77-Bed Assisted Living | 12 • UNC Orthopedics and Sports
• Rex Digestive Healthcare
• Cardinal Point Imaging |
| 3 7-Eleven | 7 Springbrook Nursing & Rehabilitation Center | 13 135-Bed Independent Living |
| 4 • Duke Health Center of Clayton
• Beddingfield Drugs
• LabCorp
• Sound Sleep Institute
• Associated Urologists | 8 • NC Retina Associates
• Oral Surgeon Dental Specialist | 14 Future Retail Development |
| | 9 Carolina Dermatology and Endocrinology PA | |
| | 10 Future Medical Office Building | |

CONCEPT SITE PLAN



AERIAL MAP



RALEIGH

WINSTON POINTE

Proposed 448+ single-family homes

UNC JOHNSTON HEALTH CLAYTON HOSPITAL

SITE

THE VILLAGE AT LITTLE CREEK

- 400 single-family homes

FUTURE 540 EXPANSION

CORBETT ROAD ASSEMBLAGE

- 325 multi-family homes
- 400 single-family homes

COPPER DISTRICT

PROPOSED DEVELOPMENT
FIRST OF ITS KIND MIXED-USE DEVELOPMENT

- 700,000 square feet of office space
- 90,000 square feet of commercial/retail use
- up to 480 apartments/condominiums
- up to 140 single family/townhome lots
- 120 hotel rooms

DOWNTOWN CLAYTON



UNC JOHNSTON HEALTH
CLAYTON HOSPITAL

COPPER DISTRICT

42

SITE

+/- 1.8 ACRES

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2023 Population	1,808	26,223	61,163
2028 Population Projection	2,003	28,983	67,514
Annual Growth 2023-2028	2.2%	2.1%	2.1%

LOCATION

- DOWNTOWN CLAYTON-7 MINUTES
- DOWNTOWN RALEIGH-20 MINUTES
- NCSU CAMPUS-21 MINUTES
- RDU INTERNATIONAL AIRPORT-30 MINUTES
- RESEARCH TRIANGLE PARK - 32 MINUTES
- DOWNTOWN CARY -28 MINUTES
- DOWNTOWN DURHAM-40 MINUTES
- THE COAST- 1 HOUR AND 30 MINUTES



CONTACT

Ruffin Jones, Broker

(C) 919.602.6571

(O) 919.289.1338

ruffjones@atlasstark.com

Trent Ragland, Broker

(C) 919.815.8414

(O) 919.289.1338

tragland@atlasstark.com

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Atlas Stark Holdings LLC | 2020 Progress Ct, Suite 130A, Raleigh, NC
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