

LAND FOR SALE

HIGH-VISIBILITY 4.5 ACRES AT HWY 70 & RANCH ROAD | RARE DEVELOPMENT OPPORTUNITY



Ranch Rd, Clayton, NC 27520



OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	4.45 Acres
Zoning:	RE
Market:	Raleigh/Durham
Submarket:	Clayton

PROPERTY OVERVIEW

This 4.5-acre land package sits at the powerhouse intersection of Ranch Road and Hwy 70 along the Clayton Bypass—prime frontage in one of Johnston County's hottest growth corridors. With four tracts (1.71, 1.66, 0.58, 0.50 acres) and direct positioning near the future I-42, this property is a rare chance to lock in a high-traffic, high-visibility site before values surge. Currently zoned residential but primed for rezoning, it's an ideal play for commercial, retail, office, or self-storage development. Simply put, locations like this do not last.

More than just land, this offering delivers options. It's legally one property despite being split by right-of-way, giving buyers the flexibility to subdivide, combine, or rezone to maximize value. Minimum lot-size requirements can be met, access can be secured with easements, and rezoning opens the door to higher-return uses. Developers, investors, and businesses ready to seize a strategic corner in Clayton's explosive growth corridor won't want to miss this, opportunities at this level are few and moving fast.

PROPERTY HIGHLIGHTS

- 4 Potential Tracts: Split by ROW but legally one parcel
- Residential Play: Subdivide into conforming lots (25,000+ Sq. Ft.)
- Flexibility: Smaller tract can be combined or rezoned
- Access: Easements/agreements available, no full abandonment required
- Upside: Rezoning possible for commercial or self-storage use

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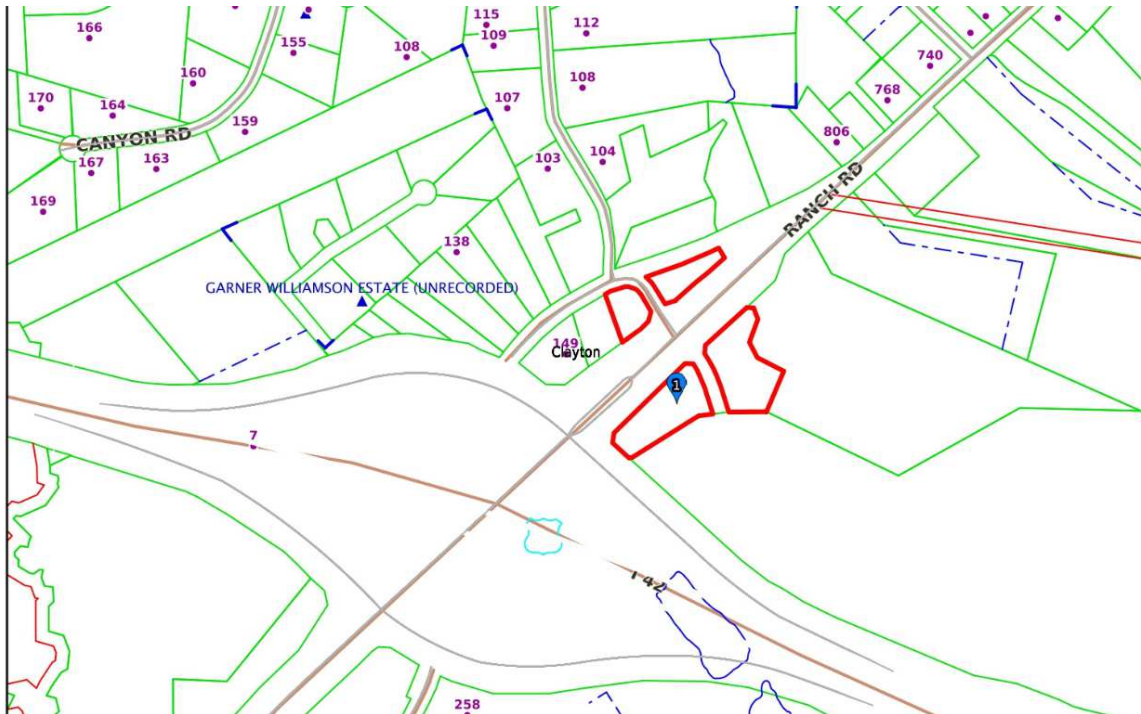
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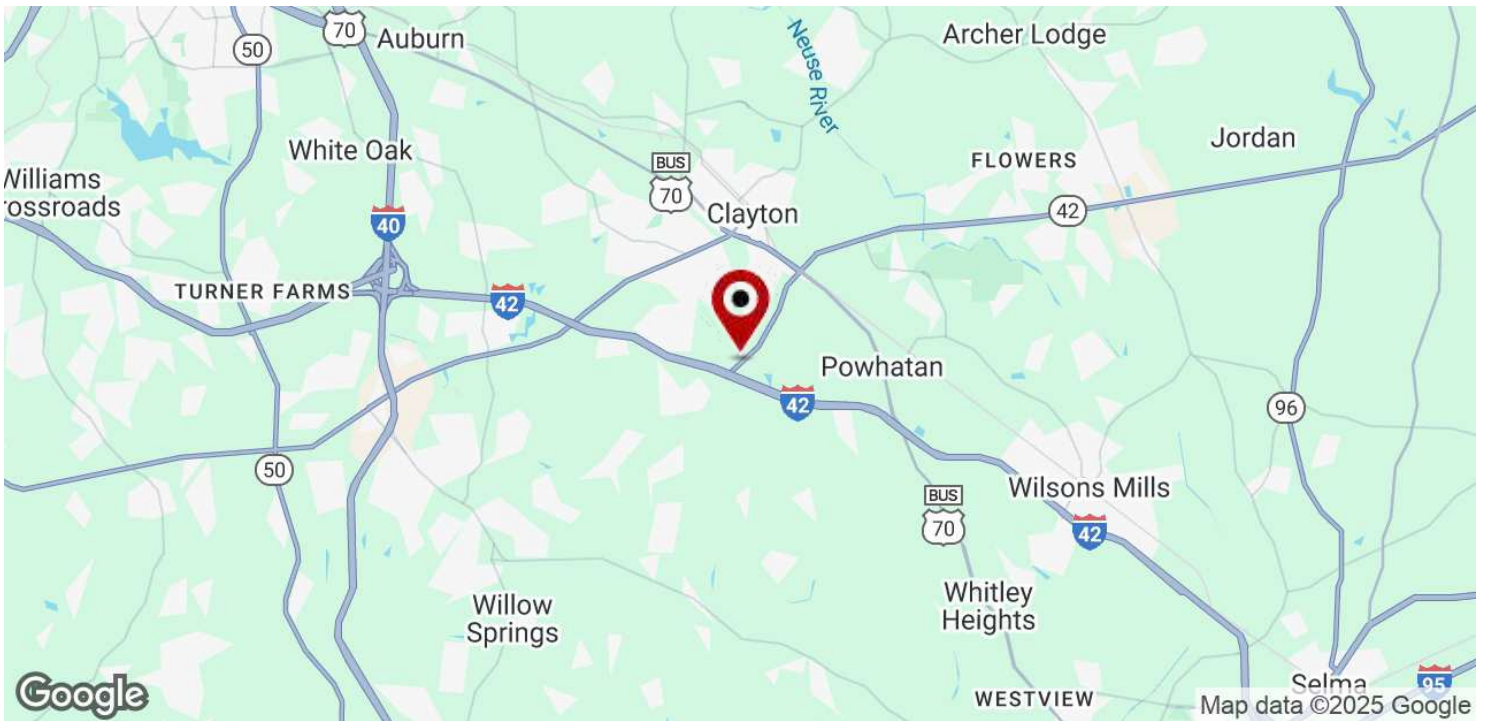
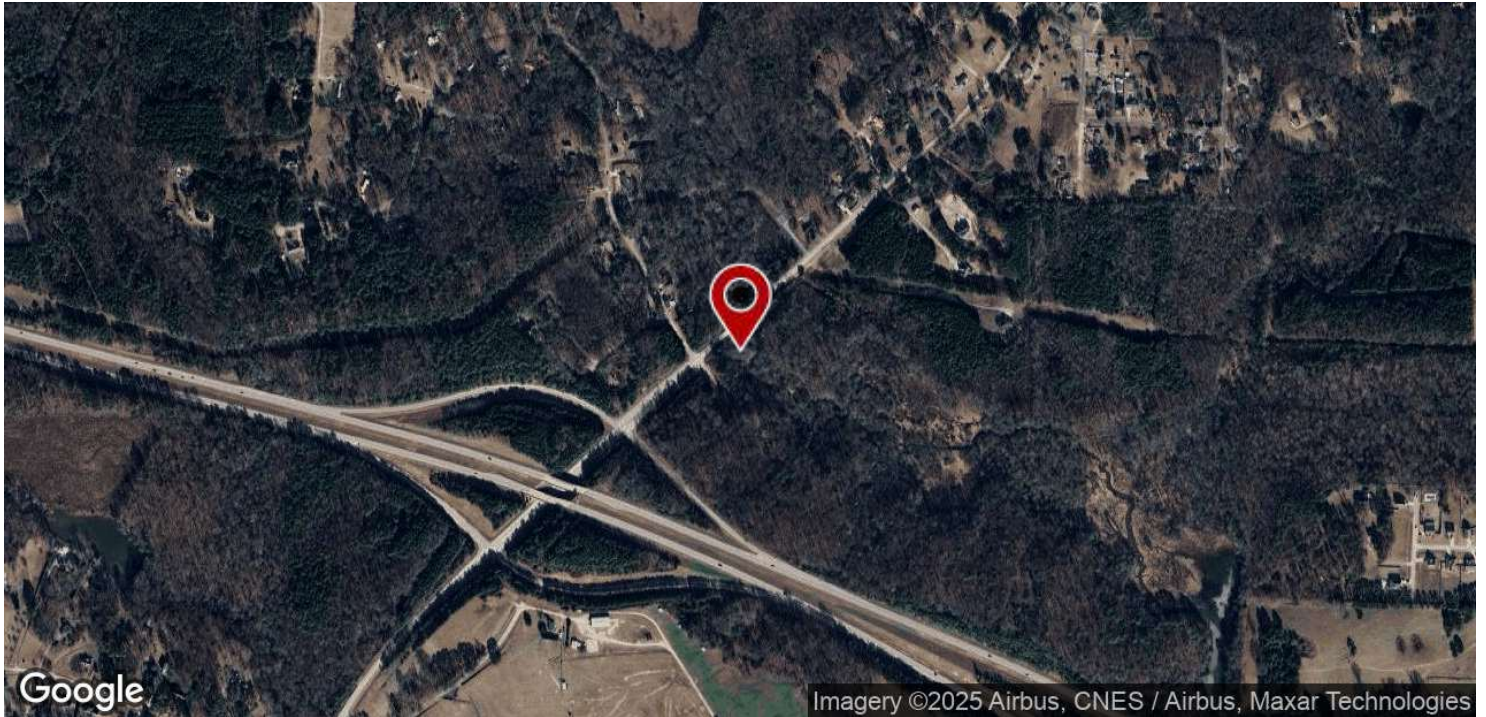
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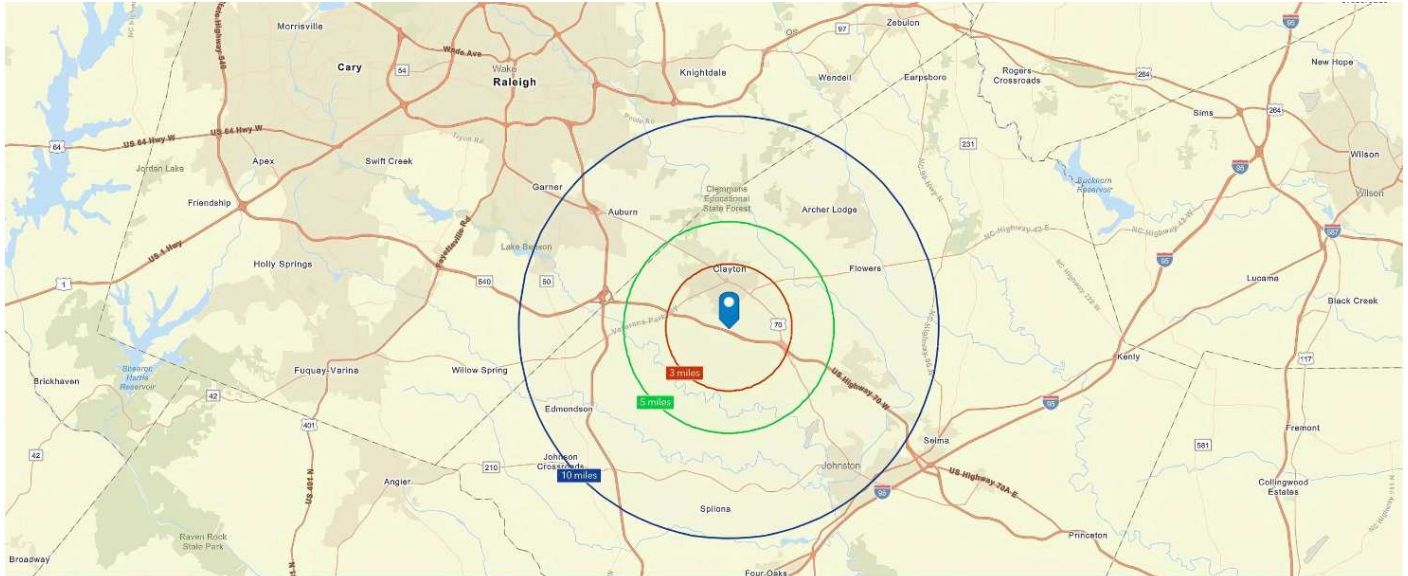
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	1 MILE	5 MILES	10 MILES	
2024 Estimated Population	26,174	61,659	203,903	POPULATION
2029 Projected Population	29,642	72,652	231,203	
2024 Estimated Household	10,104	22,741	74,061	HOUSEHOLD
2029 Projected Household	11,582	26,987	84,625	
2024 Estimated Owner Occupied Housing	7,057	17,319	57,933	HOUSING
2024 Estimated Renter Occupied Housing	3,047	5,422	16,128	
2024 Estimated Total Business	967	1,642	4,809	BUSINESS
2024 Estimated Total Employees	7,951	12,978	42,064	EMPLOYEES

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