

131 CORNWALLIS COMMONS DR.

Clayton, NC 27520

LAND

For Sale



BROKERS

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PROPERTY OVERVIEW

York Properties is proud to present 5.70 acres of ready-to-be developed land for sale at 131 Cornwallis Commons Dr. in Clayton, NC. The property is located at a signalized intersection beside a new Sheetz and Precision Tune Auto Care in fast growing Clayton just outside of Raleigh. A broad range of retail and commercial uses are allowed on this pad-ready site with utilities and retention pond already in place.

Price: \$14.00 PSF (\$3,476,088)

Drive Times

To Hwy 70

3 min. • 1.3 miles

To Hwy 70 bus

10 min. • 4.6 miles

To I-40

4 min. • 1.8 miles

To Clayton

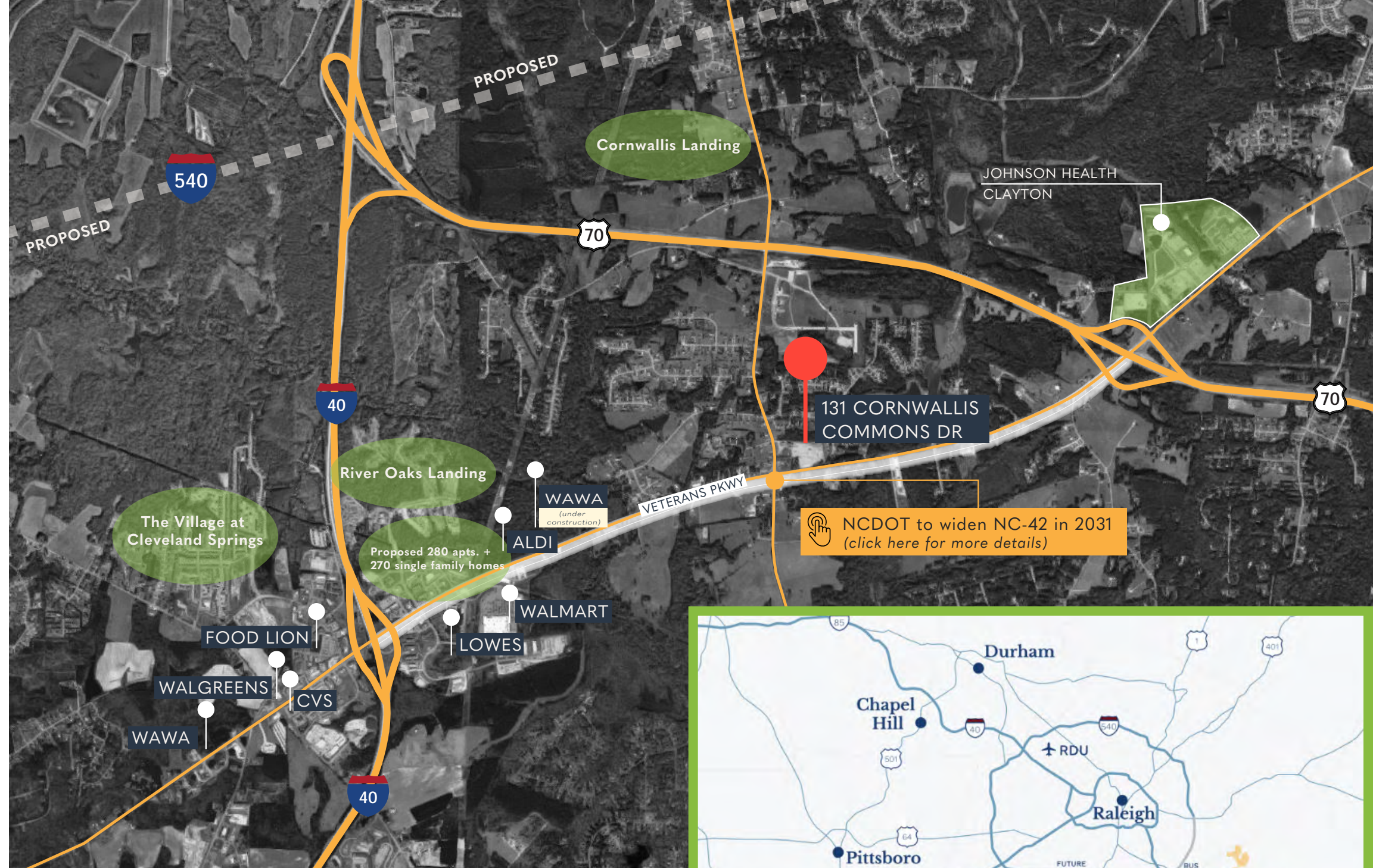
11 min. • 5.1 miles

To Raleigh

25 min. • 15 miles

To Durham

58 min. • 43 miles



PROPERTY DESCRIPTION

LAND FOR SALE

131 Cornwallis Commons Dr, Clayton, NC 27520

SIZE

± 5.70 ACRES

PRICE

\$14.00 PSF (\$3,476,088)

ZONING

GB-CZ (general business - conditional zoning)

Permitted uses include retail, office, flex and restaurants

DETAILS

- Situated on Veterans Parkway (formerly NC 42) between I-40 and NC Hwy 70 in a rapidly expanding area
- Adjacent to new Sheetz and Precision Tune Auto Care
- Located at a signalized intersection providing great exposure. DOT's planned traffic pattern update expected to greatly increase traffic on Cornwallis Commons Dr. (See pg. 6 for improved traffic plan)
- Located within Cornwallis Commons and ownership will become part of the Cornwallis Commons Owners Association
- Pad ready with utilities stubbed to site
- Storm water retention pond in place
- PIN 163800-80-6227 in Johnston County

york





↓  Recently widened to 4 lanes

- Walmart
- Lowes
- Aldi
- Food Lion
- CVS
- Walgreens
- AutoZone
- Draft House
- Cracker Barrel
- Ruby Tuesday
- Bojangles
- Cook Out

CORNWALLIS ROAD

Exxon



Sheetz

Precision Tune
Auto Care

131 CORNWALLIS
COMMONS DR

VETERANS PARKWAY
(Formerly Hwy 42)



WINSTON POINT
Residential →

JOHNSTON HEALTH CLAYTON
Medical →

↓  3 min. drive

AUSTIN POND
Residential →


131 CORNWALLIS
COMMONS DR


Precision Tune
Auto Care


Sheetz

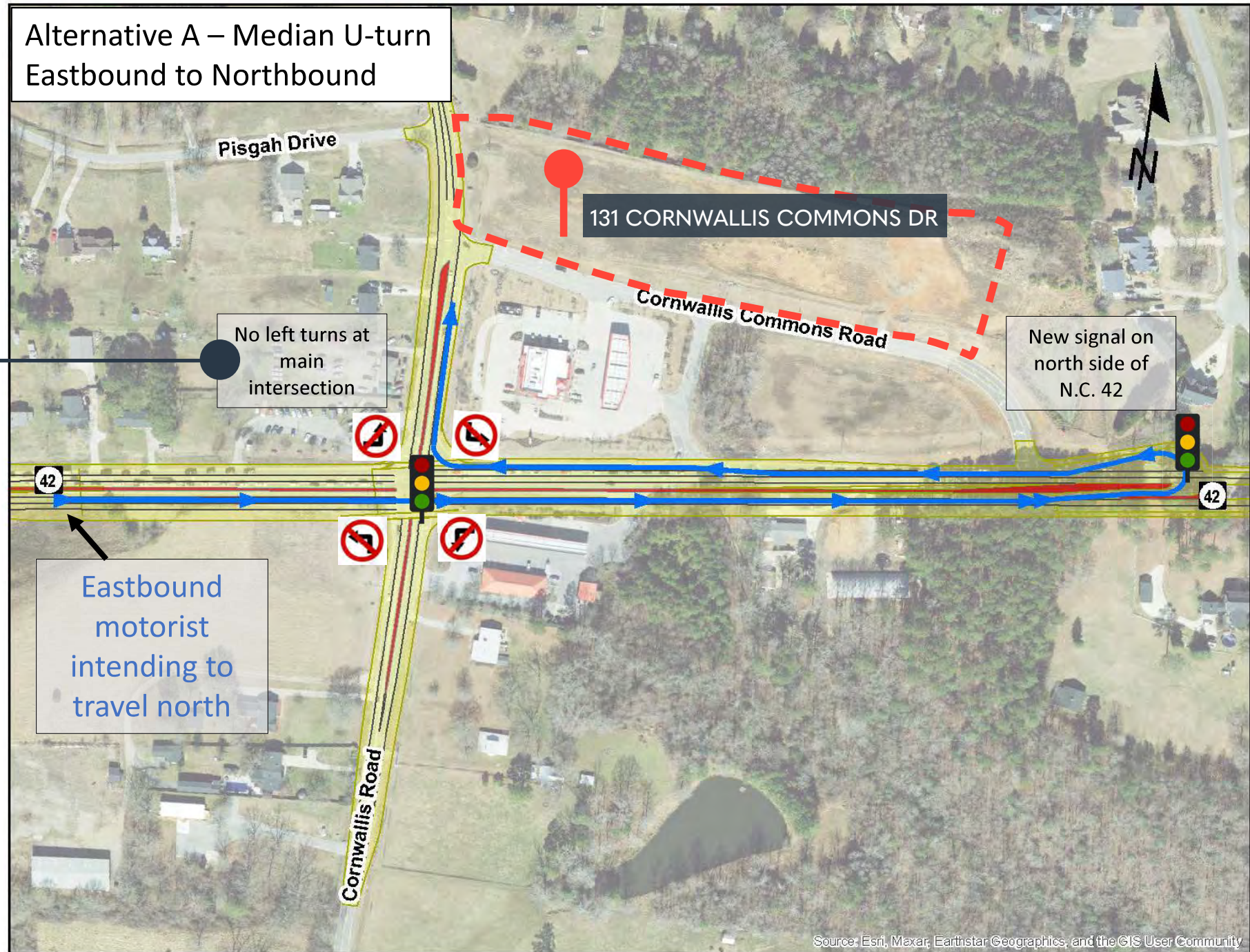


VETERANS PARKWAY
(formerly Hwy 42)


Exxon

CORNWALLIS ROAD





New "No Left Turn" Traffic Pattern will increase site visibility. [Click Here for more information.](#)

For more information about the NCDOT NC-42 Widening in Clayton Project, [Click Here.](#)

CLAYTON PROFILE

14,655

Number of
Employees, 2023

10,300

Number of
Households, 2023

\$73,348

Median Household
Income, 2023

28,043

Total Population,
2023

32.7

Median Age, 2023

\$292,400

Median Property
Value, 2023

32 MIN

Average Commute
Time, 2023

ABOUT CLAYTON

The Town of Clayton is a thriving town where growth contributes to the quality of life enjoyed by long-time residents and newcomers alike; easy access as part of the Triangle region, but with an atmosphere that feels smaller than it is; a system of parks and greenways that connect people and places; neighborhoods with a variety of quality living options; a town that offers opportunities for people to live, create, shop and eat; a bustling and historic downtown, and businesses that are successful, growing, and investing in the community.

<https://www.townofclaytonnc.org>

2025 DEMOGRAPHICS, 131 CORNWALLIS


MILE
RADIUS


POPULATION


HOUSEHOLDS


HOUSEHOLD
INCOME


DAYTIME
POPULATION

1

1,815

698

\$70,546

217

3

24,369

9,038

\$101,724

5,249

5

69,298

26,285

\$100,522

17,652

SALES BROKERS

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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

ADDRESS

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