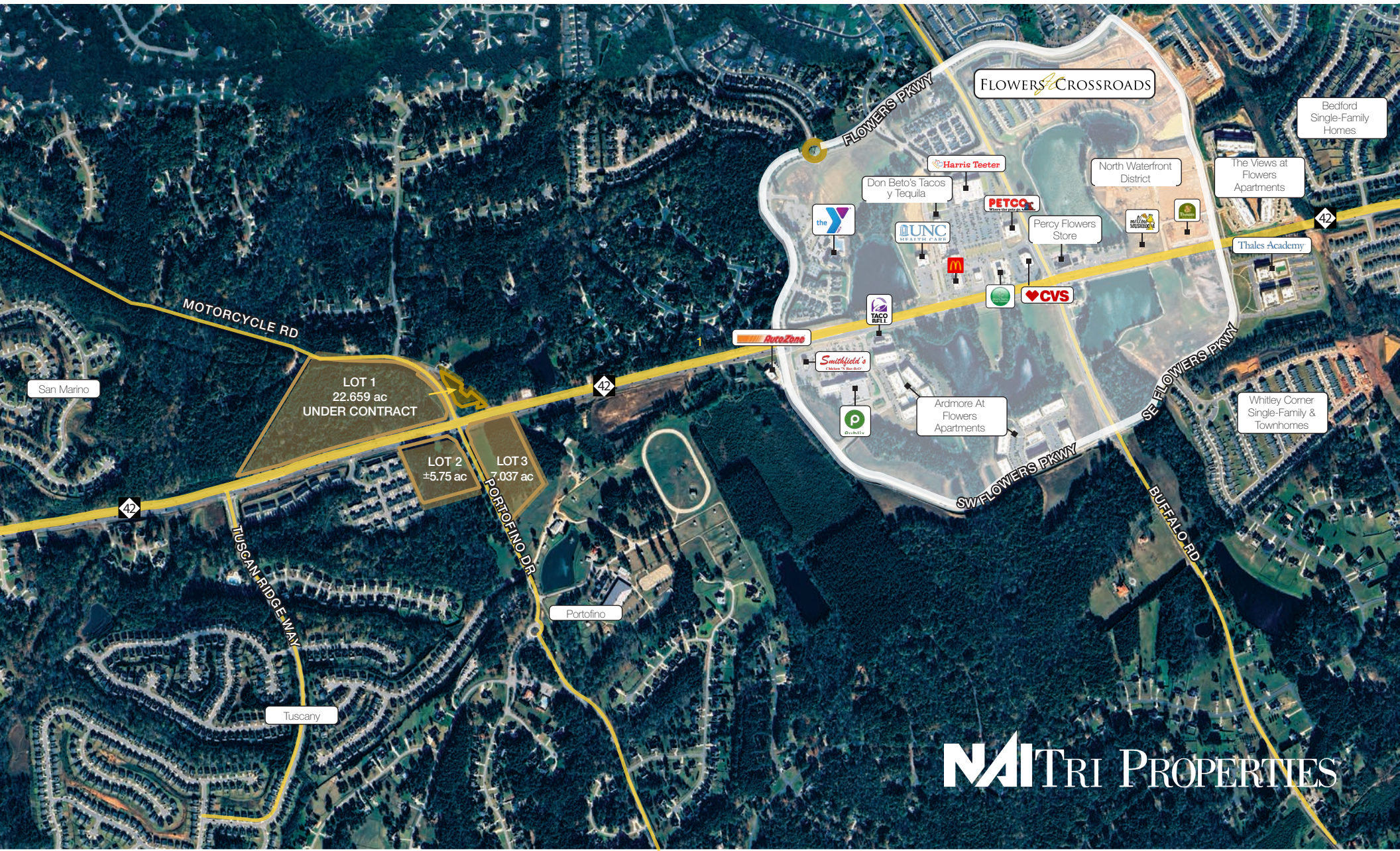


LAND FOR SALE | UP TO +/- 35.5 ACRES

# NC HIGHWAY 42 EAST

CLAYTON, NC 27520 | COMMERCIAL OPPORTUNITY



**NAITRI** PROPERTIES

# PROPERTY HIGHLIGHTS

## LAND FOR SALE

Three lots totaling up to ±35.5 acres available adjacent to Flowers Crossroads, a highly desirable retail village featuring Publix & Harris Teeter as well as several eateries & retail shops. This mixed-use opportunity is located in Clayton, NC, fronting NC 42E.

ADDRESS 3986 NC HWY 42E, 3901 NC HWY 42E,  
and 0 NC HWY 42E, Clayton, NC 27527

ACREAGE Up to ±35.5 acres

WATER/SEWER [Johnston County Water & Sewer Policy](#)

WATER RECLAMATION PROGRAM [Town of Clayton Water Reclamation Program](#)

### PARCELS

LOT #	NC PIN #	ACREAGE	ZONING
Lot 1	168900-82-4729	22.659	AR
Lot 2*	168900-91-2917	±5.75	AR & AR-CZ
Lot 3	168900-92-7167	±7.037	AR

### FEATURES

- Surrounded by more than 40 residential communities
- Traffic count on HWY 42 exceeds 18,000 cars per day
- Flowers Plantation maintains over 20 miles of paved walking trails
- North Waterfront District planned for 2025 delivery

### PRICING

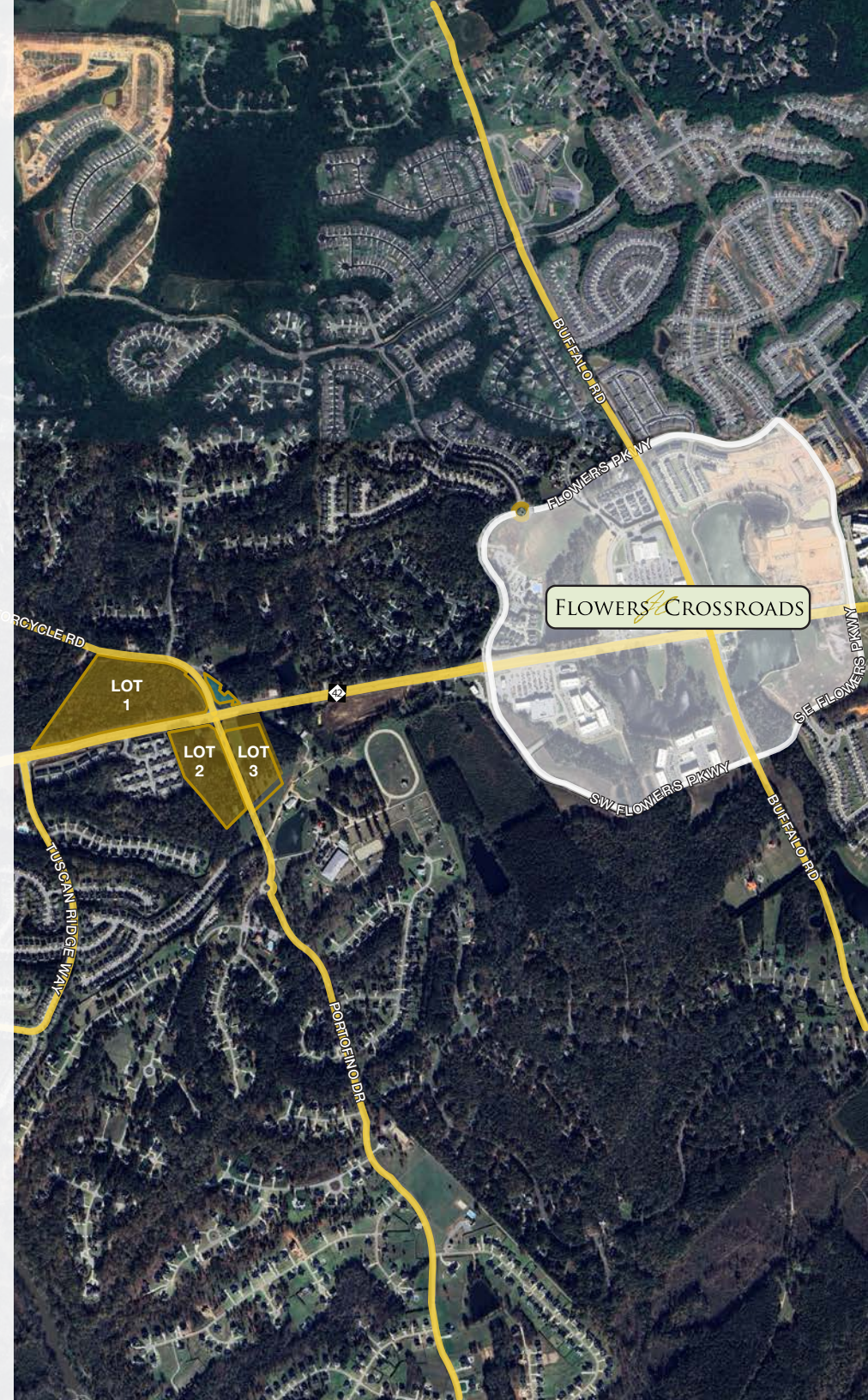
Lot 1 - \$3,955,000 - Under Contract  
Lot 2 - \$1,897,500 - Available  
Lot 3 - \$2,322,210 - Available

\*Lot 2 - There is a cell tower located on this site that does not convey with the sale of the parcel. There is a 195' radius around the tower and the lot sized is reduced to ±5.75 acres. See page 13 for additional information.

### CONTACT

ROB GRIFFIN | 919.281.2318 | [rgriffin@triprop.com](mailto:rgriffin@triprop.com)  
ED BROWN, SIOR, CCIM | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

**NAITRI** PROPERTIES



# JOHNSTON COUNTY REZONING REQUIREMENTS

**A PUD Approved Rezoning will be required for commercial, retail and higher density residential, townhome and apartment development.**

ENVISION JOHNSTON COMPREHENSIVE LAND USE PLAN MAP	<a href="https://www.johnstonnc.gov/files/planning/Appendix%20B%20-%20Maps.pdf">https://www.johnstonnc.gov/files/planning/Appendix%20B%20-%20Maps.pdf</a>
JOHNSTON CO REZONING	<a href="https://www.johnstonnc.gov/planning/content.cfm?pageid=40">https://www.johnstonnc.gov/planning/content.cfm?pageid=40</a>
JOHNSTON CO TABLE OF USES	<a href="https://www.johnstonnc.gov/files/planning/tableofuses.pdf">https://www.johnstonnc.gov/files/planning/tableofuses.pdf</a>

**The specific PUD approval process in Clayton, North Carolina, can be found within the Town of Clayton's Unified Development Code. Key Steps Generally Involved (Note: This may not be an exhaustive list):**

PRE-APPLICATION MEETING	It's highly recommended to schedule a pre-application meeting with the Town of Clayton Planning Department. This allows you to discuss your proposed PUD with staff, understand the specific requirements and expectations, and address any initial concerns.
APPLICATION SUBMISSION	Submit a formal application to the Planning Department. This will typically include detailed plans, site analysis, and supporting documentation.
PLANNING STAFF REVIEW	The Planning Department will review your application for completeness and compliance with the Unified Development Code.
PLANNING BOARD REVIEW	The Clayton Planning Board will conduct a public hearing to review the proposed PUD. This allows for public input and discussion.
TOWN BOARD OF COMMISSIONERS REVIEW	The Town Board of Commissioners will hold a public hearing to consider the Planning Board's recommendations and make a final decision on the PUD approval.
<b>IMPORTANT CONSIDERATIONS</b>	
UNIFIED DEVELOPMENT CODE	Carefully review the relevant sections of the Unified Development Code for specific requirements, regulations, and procedures related to PUDs in Clayton.
PUBLIC INPUT	Be prepared to address public concerns and comments during the public hearing process.
PROFESSIONAL GUIDANCE	Consider consulting with a land use attorney or a qualified planner who is familiar with the Clayton development process.

## **Johnston County contact information:**

JOHNSTON CO PUBLIC UTILITIES	Rudy Wells, PE, Civil Engineer Johnston Co Public Utilities 309 E Market St   PO Box 2263, Smithfield, NC 27577 (o) 919.209.5477   (m) 919.628.5477
JOHNSTON CO PUD REZONINGS	Braston Newton Johnston Co Planning Director 309 E Market St, Smithfield, NC 27577 (o) 919.989.5150

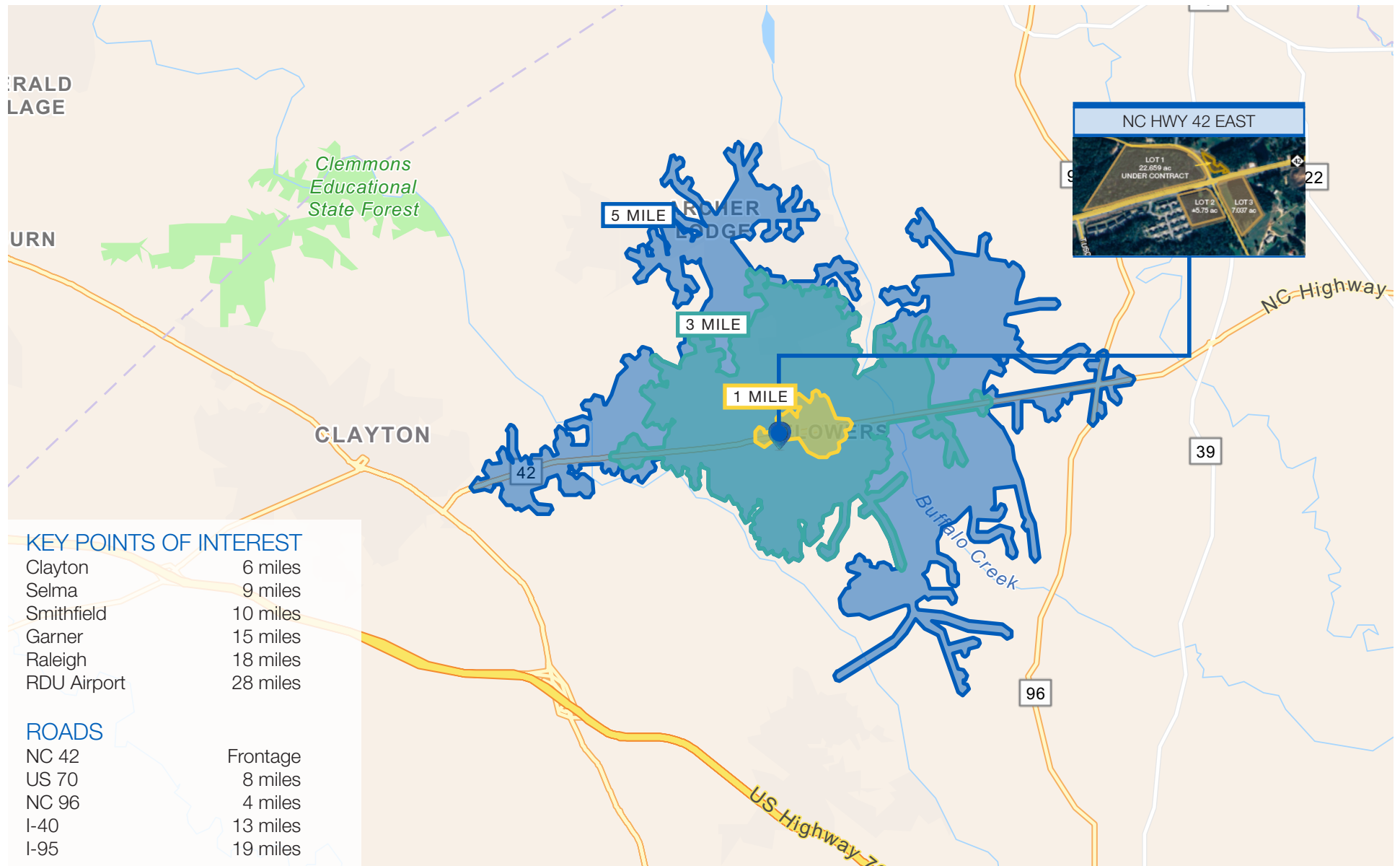
## **CONTACT**

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# TRIANGLE REGION



## CONTACT

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**NAI TRI PROPERTIES**

# AERIAL LOTS 1-3



## CONTACT

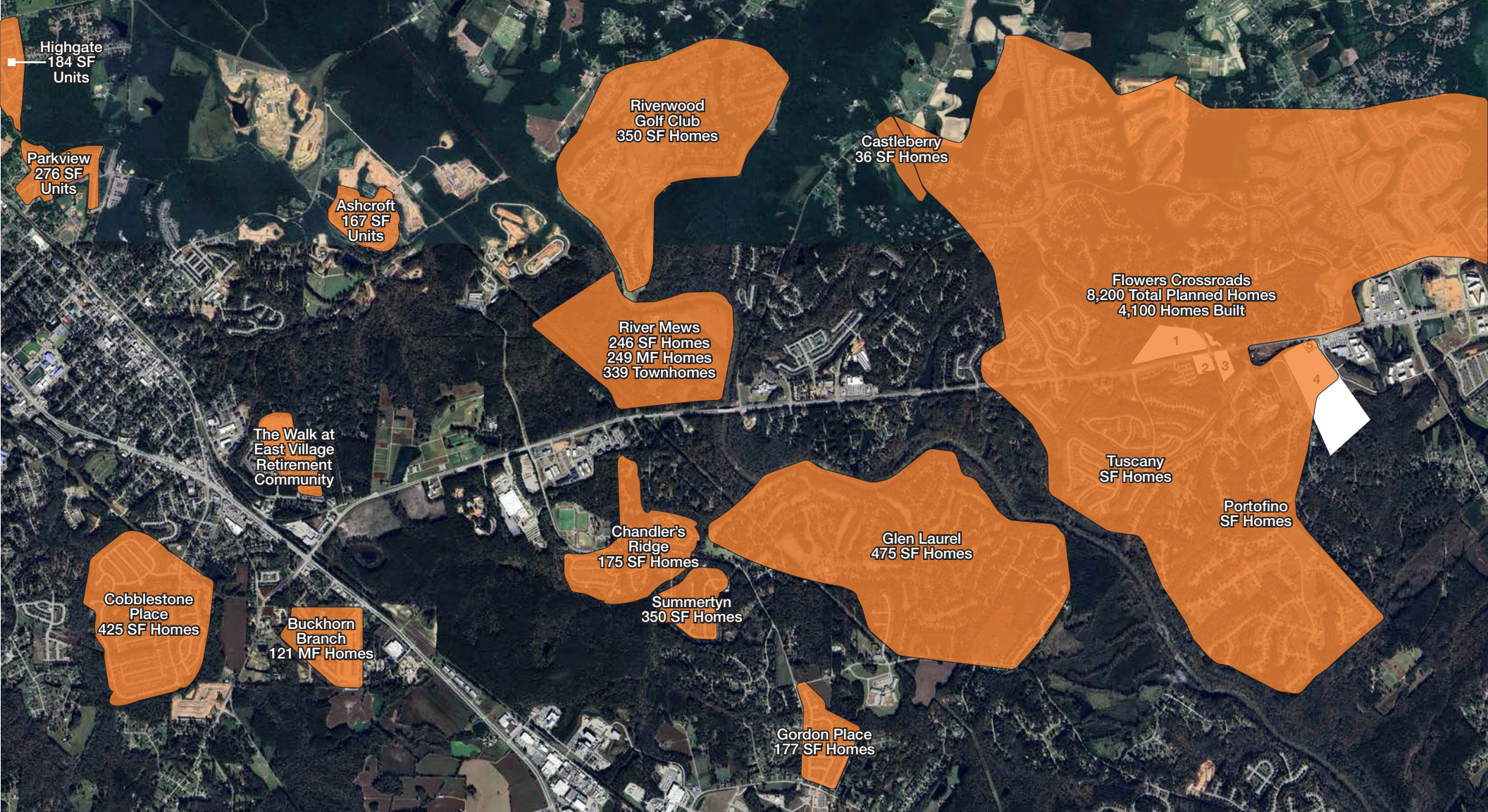
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**NAI**TRI PROPERTIES

# AREAL VIEW - SURROUNDING NEIBORHOODS



## CONTACT

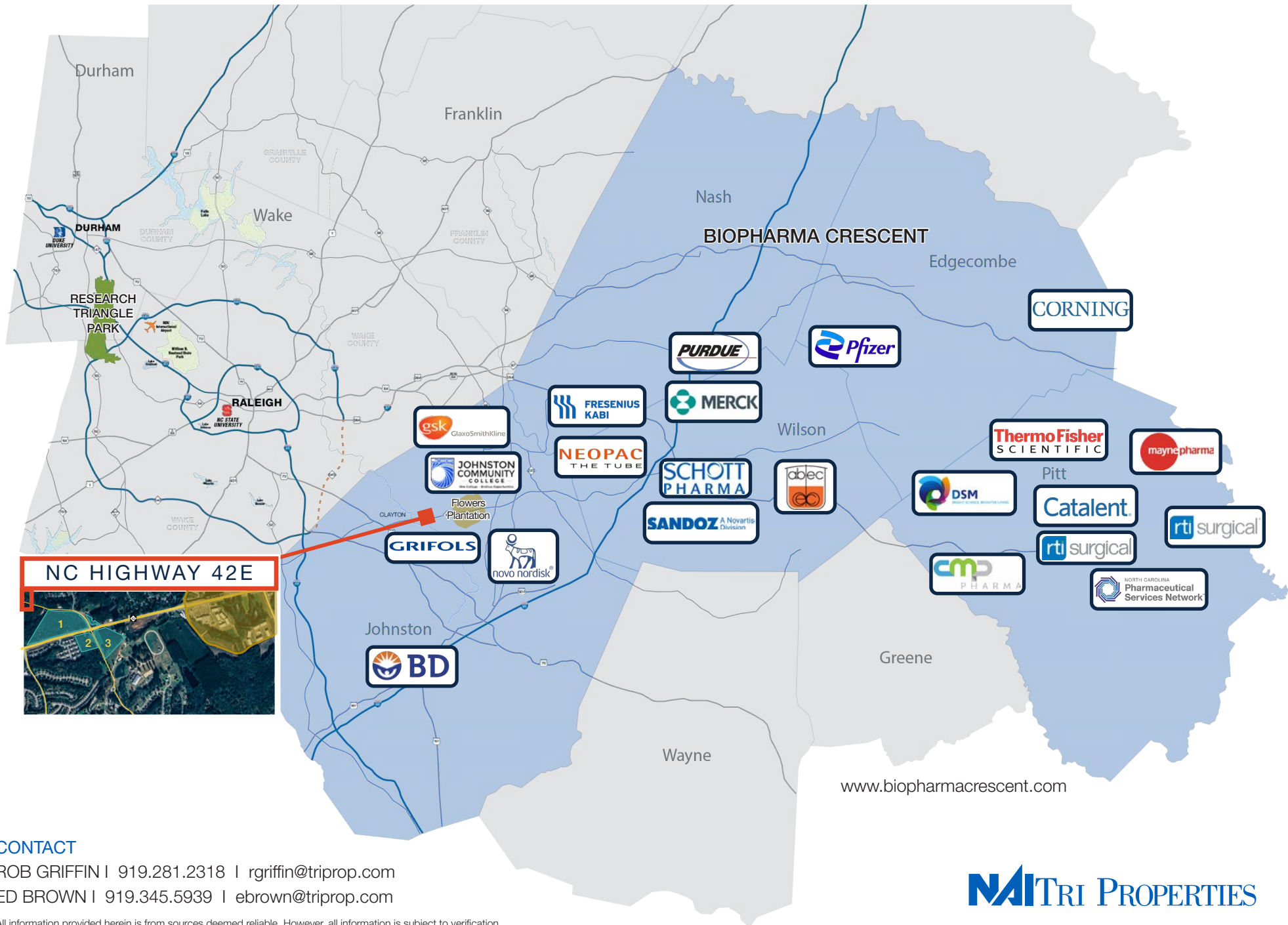
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**NAI TRI PROPERTIES**

# SUPERIOR LOCATION



## CONTACT

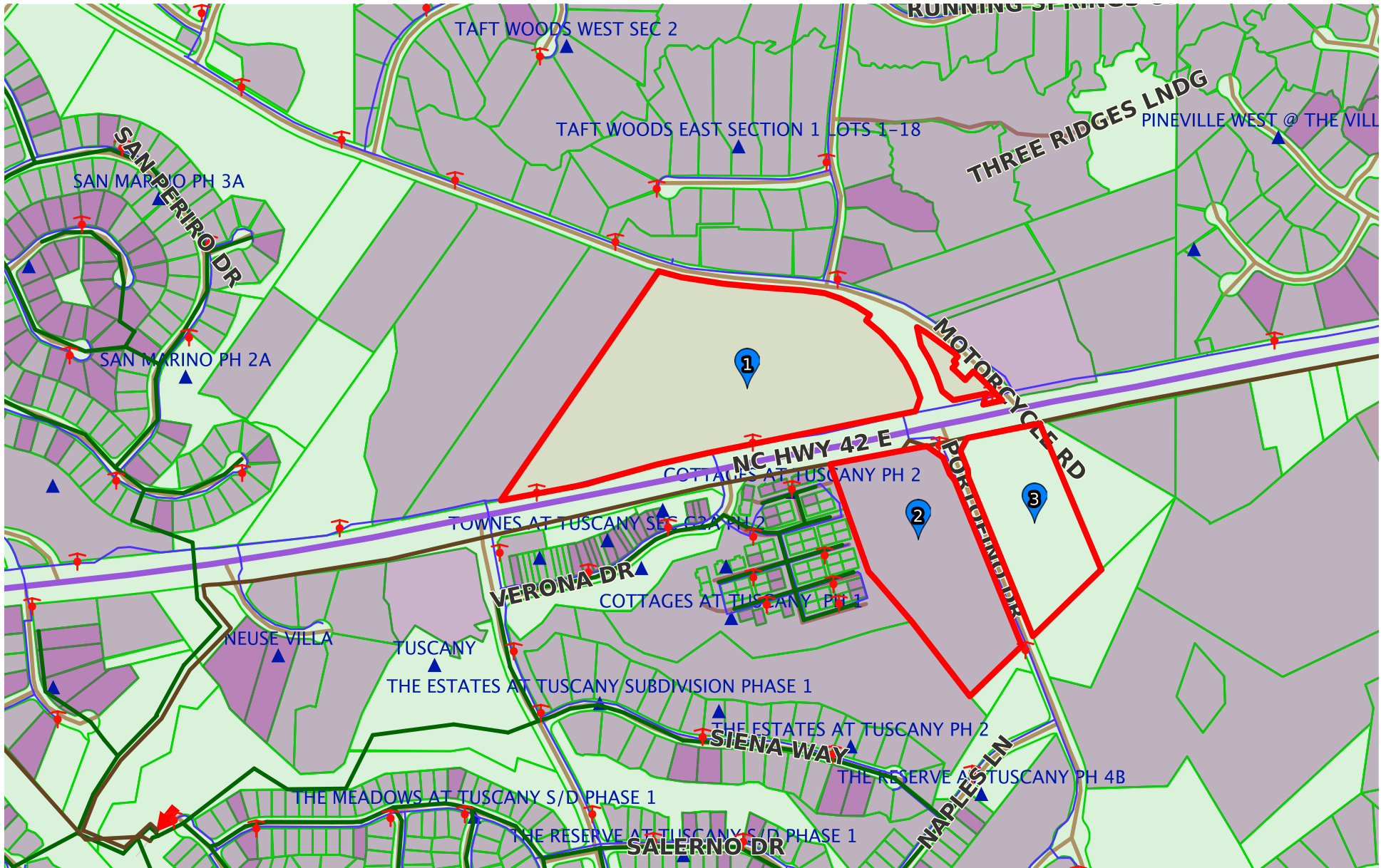
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**NAI TRI PROPERTIES**

# UTILITIES



## CONTACT

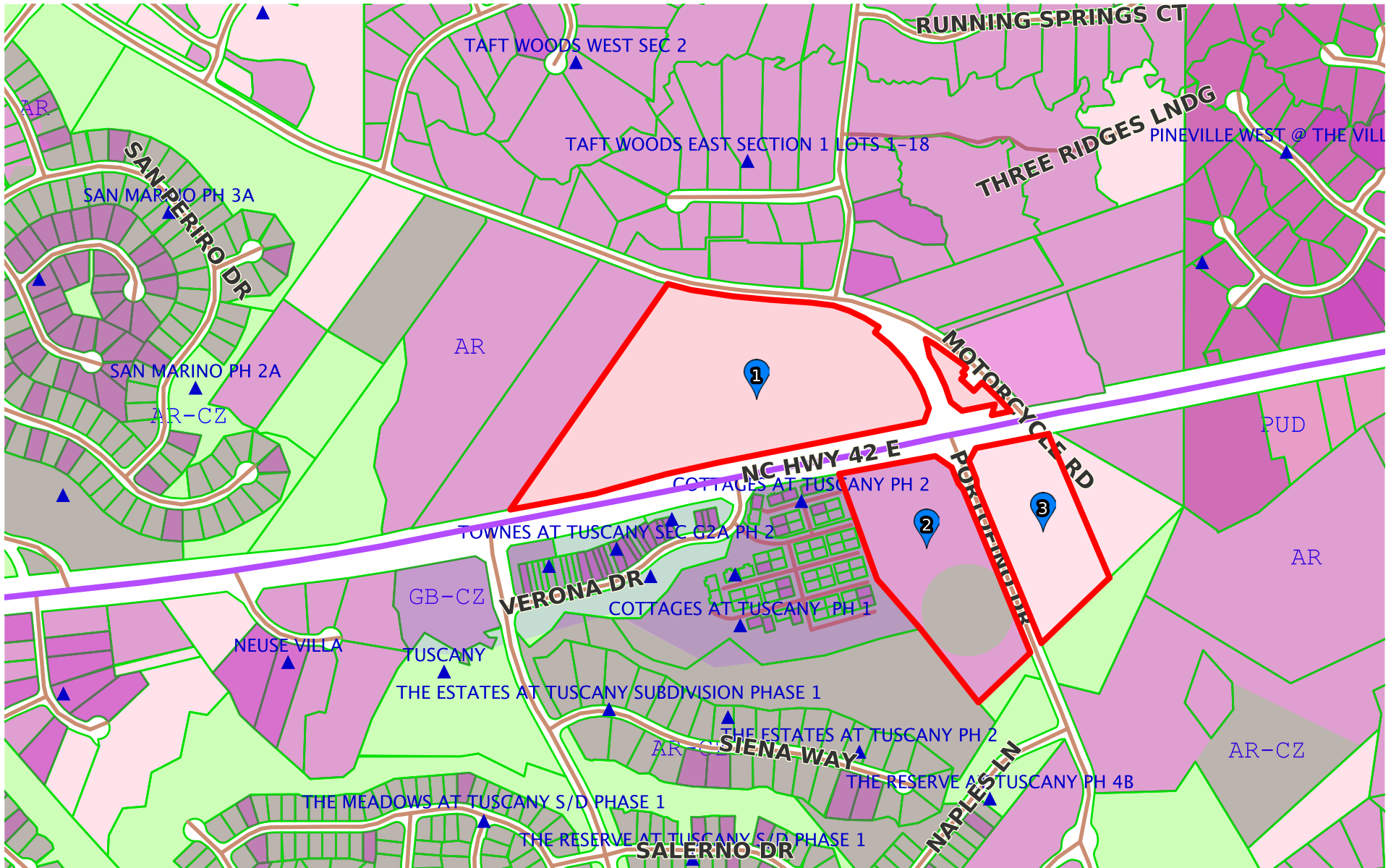
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**NAI TRI PROPERTIES**

# ZONING



## CONTACT

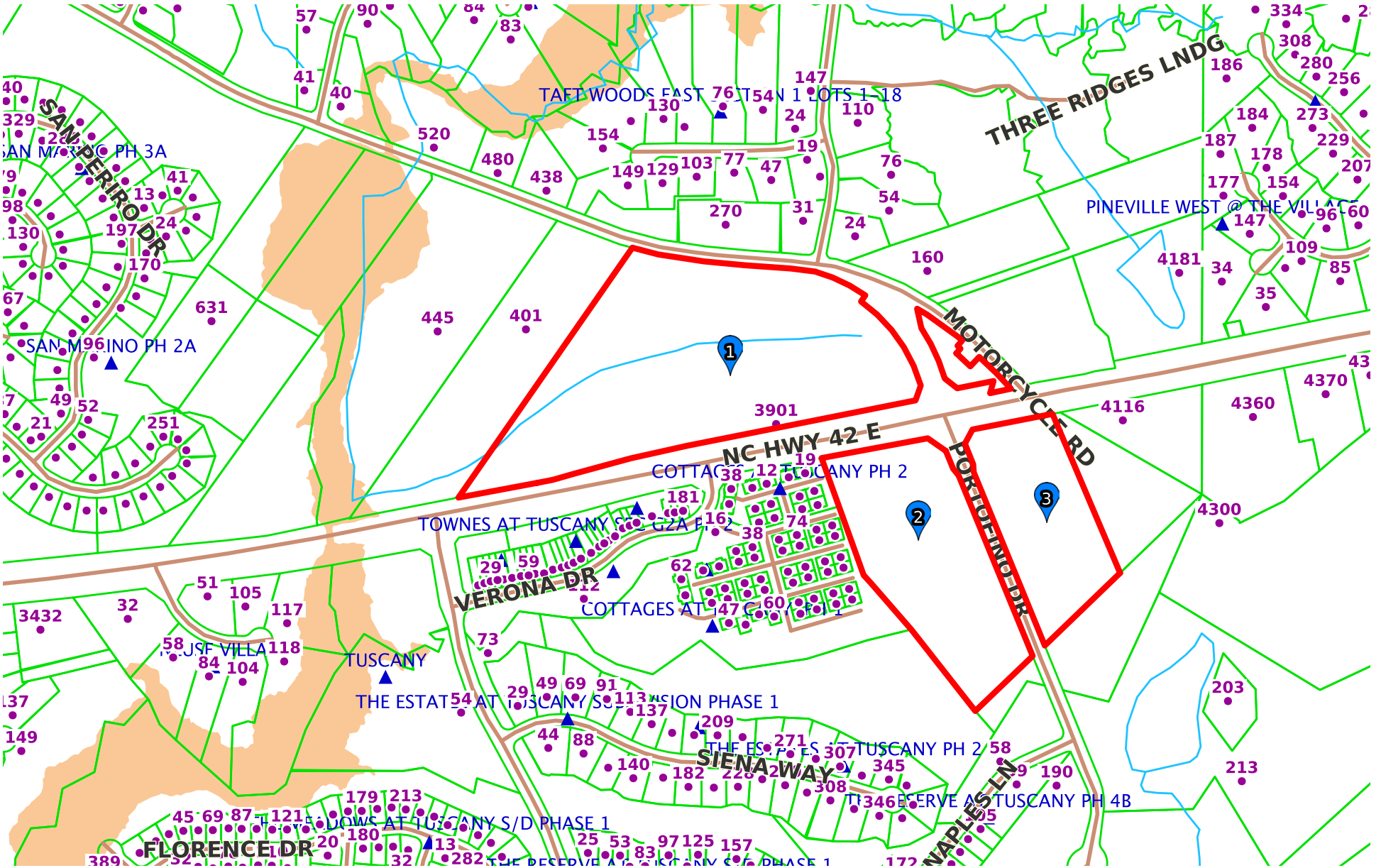
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**NAI**TRI PROPERTIES

## BLUE LINE STREAM & FLOOD ZONE



## CONTACT

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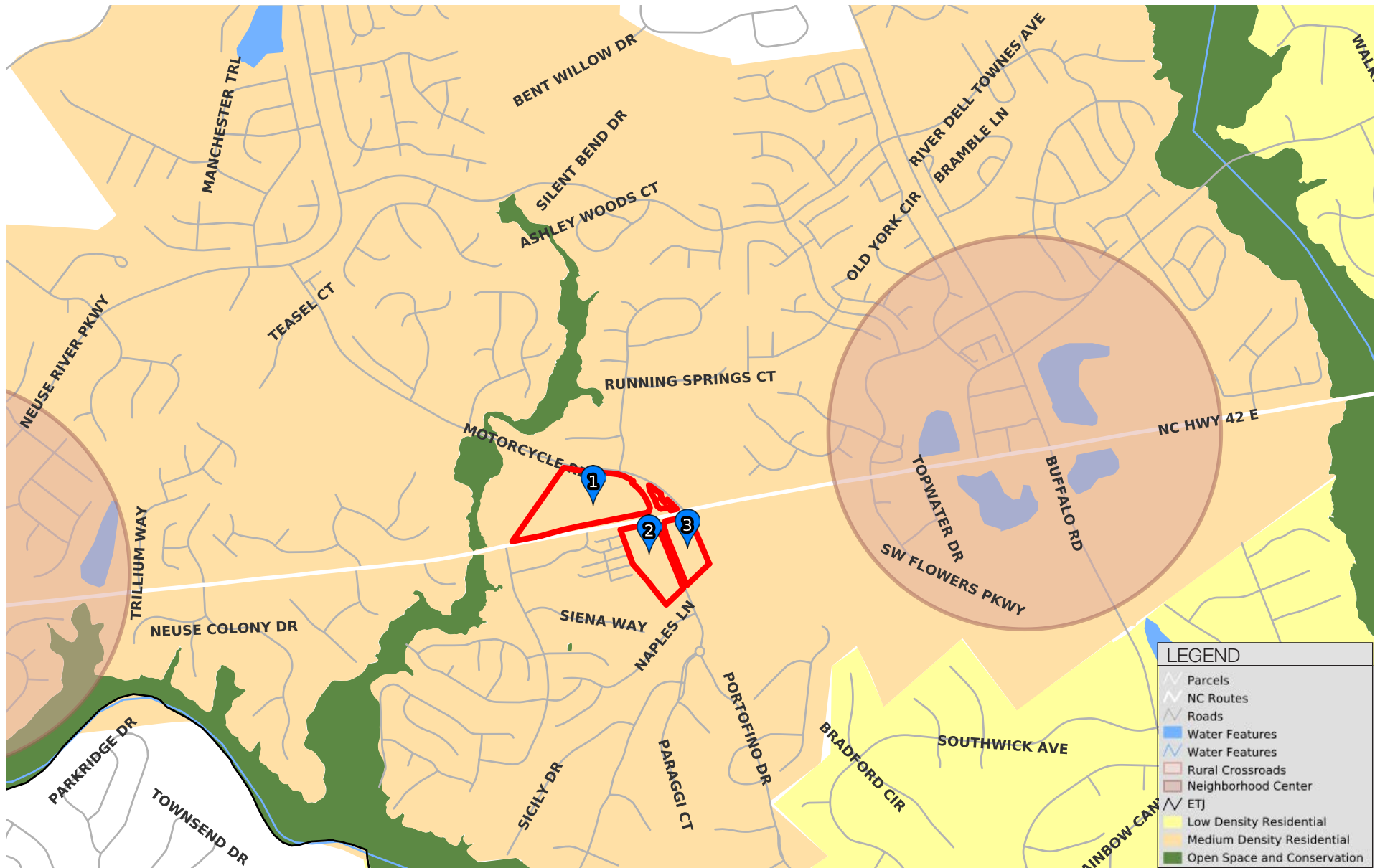


Topographic map of the Tuscany area in North Carolina. The map displays contour lines and various subdivisions. Key features include:

- Subdivisions and Roads:** TAFT WOODS WEST SEC 2, TAFT WOODS EAST SECTION 1 LOTS 1-18, THREE RIDGES LNDG, PINEVILLE WEST @ THE VILL, SAN MARINO PH 3A, SAN MARINO PH 2A, SAN PERIRO DR, COTTAGES AT TUSCANY PH 2, TOWNES AT TUSCANY SEC G2A PH 2, VERONA DR, COTTAGES AT TUSCANY PH 1, NEUSE VILLA, TUSCANY, THE ESTATES AT TUSCANY SUBDIVISION PHASE 1, THE ESTATES AT TUSCANY PH 2, THE MEADOWS AT TUSCANY S/D PHASE 1, THE RESERVE AT TUSCANY S/D PHASE 1, THE RESERVE AT TUSCANY PH 4B, SALERNO DR, SIENA WAY, MAPLES LN, MOTORCYCLED RD, PORT OF SPAIN DR, NC HWY 42 E, RUNNING SPRINGS CT, and PINEVILLE WEST @ THE VILL.
- Contour Lines:** The map shows contour lines with elevation markers such as 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6



# FUTURE LAND USE



## CONTACT

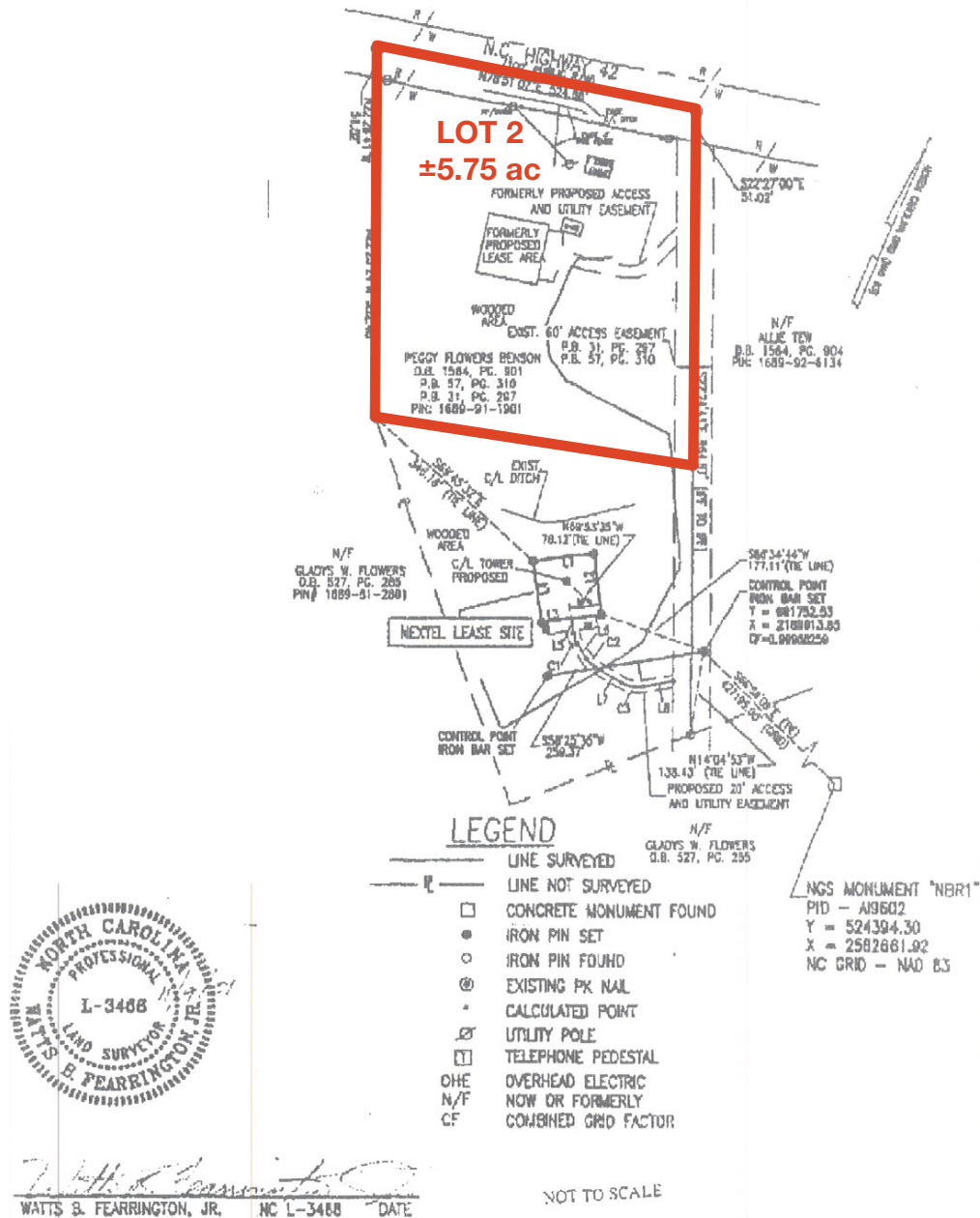
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**NAI TRI PROPERTIES**

# LOT 2 SURVEY



## CONTACT

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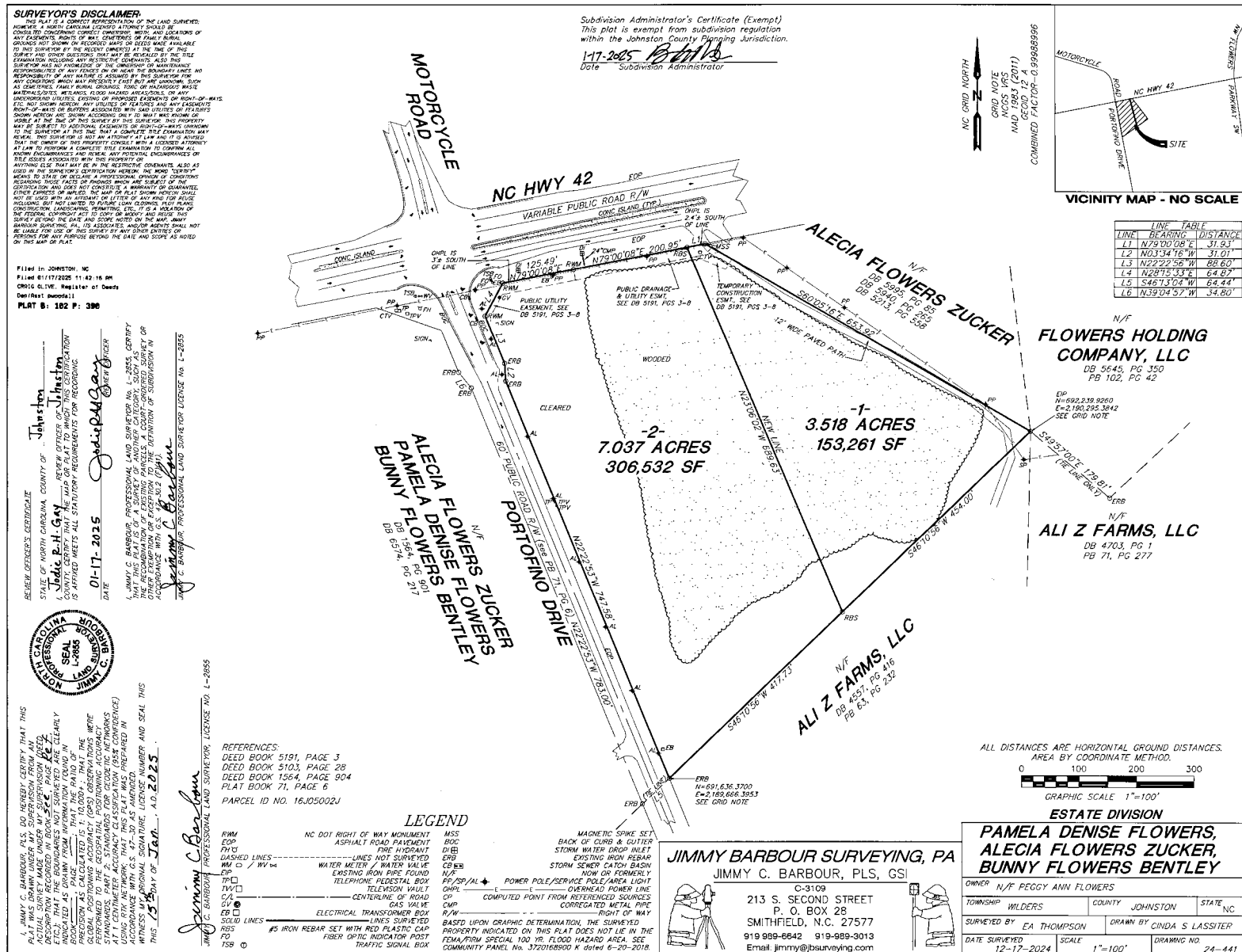
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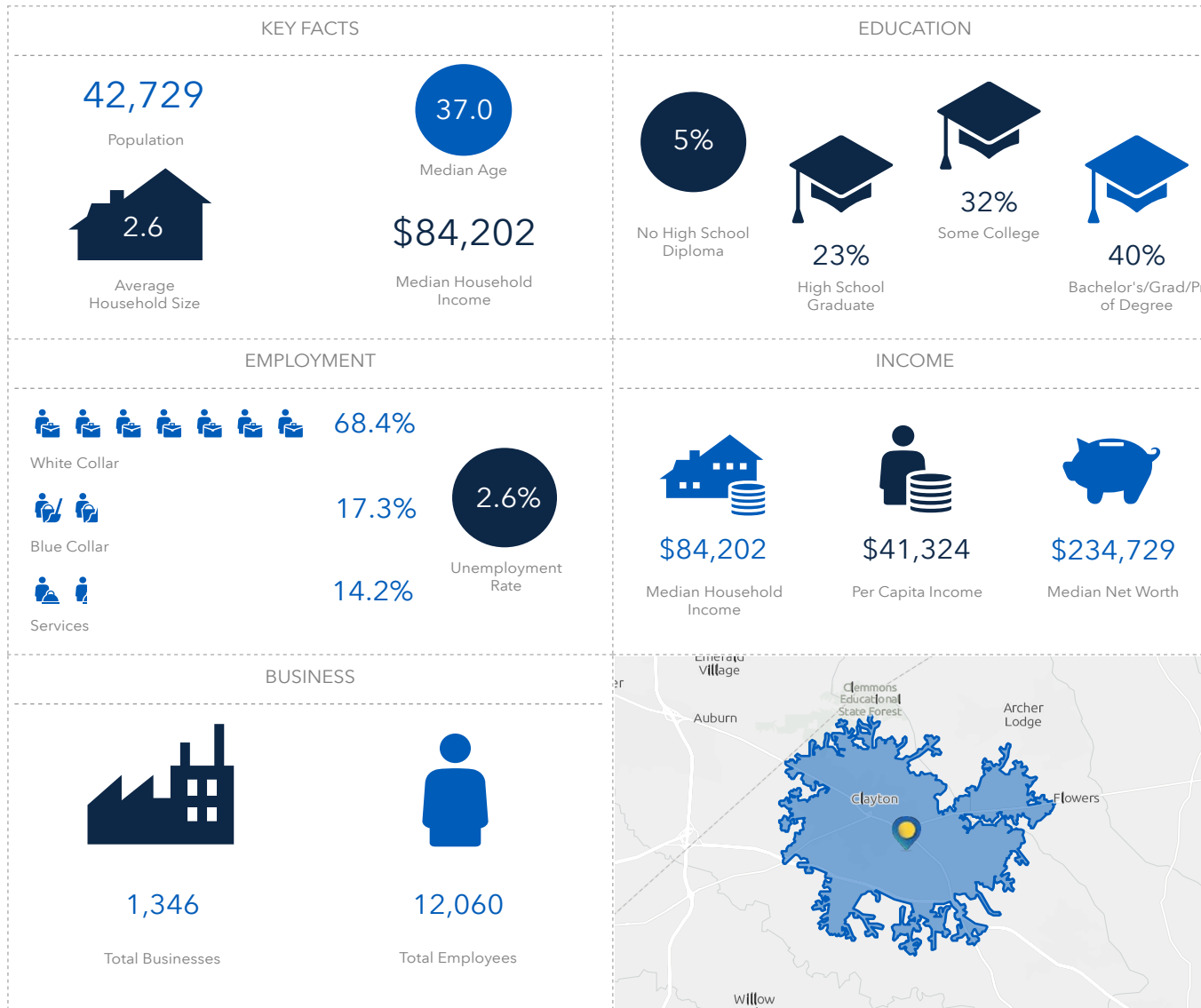
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# DEMOGRAPHICS

10 MILE RADIUS



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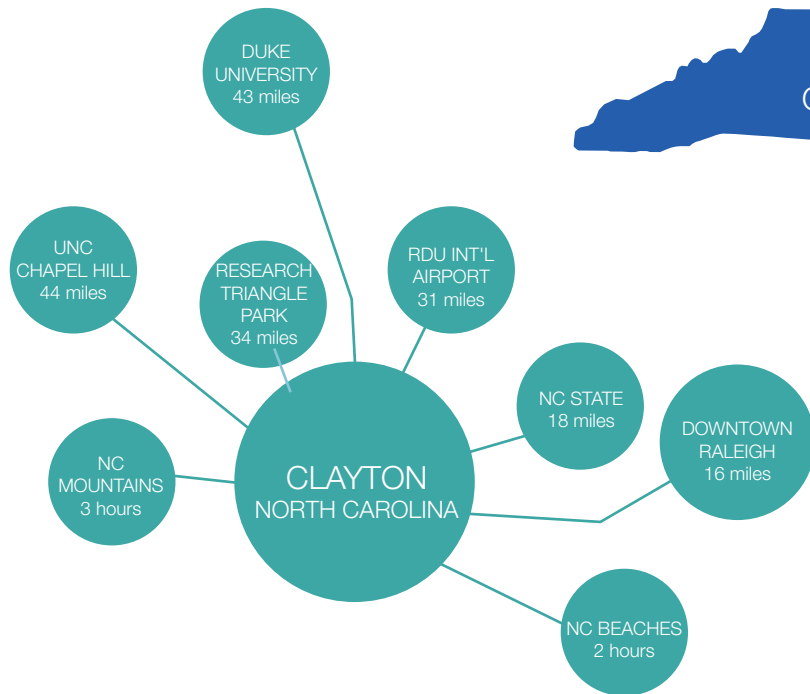
**NAI TRI PROPERTIES**

# CLAYTON

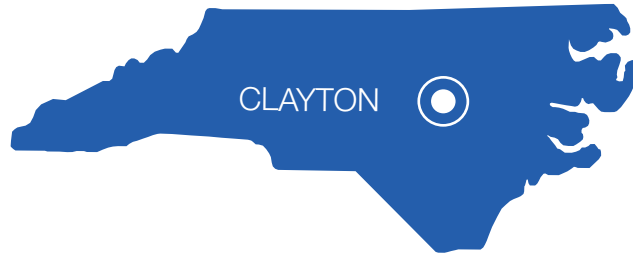
Located just outside of Raleigh, North Carolina and the Research Triangle Park (RTP), Clayton is the largest town in Johnston County with a population just over 30,000. Affordable housing options, great schools, diverse arts, and recreation options make Clayton the perfect place to live if you are looking to work within one of Clayton's own expanding business sectors (manufacturing, bio-pharmaceutical, health care, etc.). And Clayton's proximity to the future Southeast Extension of the Triangle Expressway (I-540) make Clayton a first choice if you plan to work in the nearby RTP area. Clayton's best asset, however, will never show up in the numbers. What makes Clayton a true gem is its small town heart and wonderful sense of community.

## DEMOGRAPHICS

- Population growth: 60,043 (2024) 12% growth from 2019 - 2024
- Educational attainment: 65% received their bachelor's degree or higher
- Median household income: \$75,000 (2024) 13% growth from 2019 - 2024
- Housing unit growth: projected to increase by 11.5%
- Median Age: 37 years old
- Unemployment rate: 4.1%



Source: Clayton Chamber of Commerce



## MAJOR EMPLOYERS

- Caterpillar
- Grifols
- Nova Nordisk
- JCPS
- UNC Johnston Health

Top 10

Places in NC to  
Grow a Family

Top 10

Fastest Growing  
Municipalities

5th

Fastest Growing  
County in North  
Carolina

3.14

people moved to  
Clayton, NC each  
day in 2016

## CONTACT

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**NAI TRI** PROPERTIES

# AMENITIES

These sites are surrounded by a wealth of amenities to live, work, and play within a 15 minute drive. The sites are conveniently located adjacent to Flowers Plantation a 3,000 acre mixed use PUD at the intersection of Hwy 42 and Buffalo Rd.

## DINING

Arby's  
Asia Café\*  
Big Cheese Pizza  
Biscuitville  
Bojangles  
Boba Beans Bistro\*  
Burger King  
Carolina Bleu Grille  
Char Grill  
Clayton Bakery & Café  
Cleveland Draft House  
Cook Out  
Crab Seafood House  
Culver's  
Deep River Brewing Company  
Domino's Pizza  
Don Beto's Tacos\*  
Dunkin'\*  
Eggs Up Grill  
El Patron 323  
Fat Boys BBQ  
Fiesta Mexicana  
Fiori Italian Restaurant & Bar\*  
Green Banana Restaurante Hondureno  
Hwy 42 Café\*  
Hwy 55 Burgers Shakes & Fries\*  
Inspire Nutrition\*  
Kobe Japanese Steak House  
La Cucina Italiana\*  
Las Carolinas Restaurant  
Las Costenas  
Liki Hibachi & Sushi  
Lil Hombre Smoked Taco Joint

Luna Pizza Café  
Mannings Restaurant  
Marco's Pizza  
McDonalds\*  
McKinley's Restaurant & Pub  
Mezcalito  
New Jumbo China  
Nils Mediterranean Cuisine  
Pizza Hut  
Popeyes  
Primo Pizza  
Pure Green Juice Bar\*  
Sak's Deli  
Salsa Azteca  
Scooter's Coffee  
Skyline Café  
Smithfield's Chicken & BBQ\*  
St George Subs & Grill  
Starbucks\*  
Sushi Iwa  
Taco Bell\*  
Tacos Y Burritos California  
Tavern 42  
Venero's Pizzeria  
Vinson's Pub + eatery  
Wendy's  
Wok & Grill  
Zaxbys

## BANKS

Bank of America  
First Citizens Bank  
Truist  
Wells Fargo

## HEALTH

CVS Pharmacy\*  
FastMed Urgent Care  
Flowers Crossroads Dental\*  
Subliminal Massage Body & Energy Therapy\*  
UNC Health Primary Care\*  
Raleigh Orthopaedic\*

## SERVICES

Apple Law\*  
Blink Charging Station  
Coldwell Banker\*  
Clayton Fire Station #2  
Clayton High School  
East Clayton Elementary School  
Edward Jones\*  
Invictus Media\*  
Johnston Charter Academy  
Kenneth F Jones, CPA, PLLC\*  
Powhatan Elementary School  
State Farm Insurance\*  
Strickland Brothers 10-Minute Oil Change\*  
Thales Academy  
Thanksgiving Elementary School  
Twin Rivers IV\*  
West Clayton Elementary

## RECREATION

Clayton Swim Club  
East Clayton Community Park  
Element Gymnastics & Sports Center  
Fit4life Health Club

Glen Laurel Playground  
Municipal Park  
Rainbow Lanes Family Fun Center  
River Hill Aquatic Center  
Riverwood Golf Club  
Sam's Branch Greenway  
The Neuse Country Club

## RETAIL

Advance Auto Parts  
AutoZone\*  
BP  
Crossroads Boutique & Gifts\*  
CVS Pharmacy\*  
Dollar General  
Dollar Tree  
Fantastic Sams\*  
Food Lion  
Harris Teeter\*  
Harris Teeter Fuel Center\*  
La Bonita Market  
La Vie Nail Salon\*  
Lowes Foods  
Mobil  
O'Reilly Auto Parts  
Petco\*  
Publix\*  
Sheetz  
The Grocery Bag\*  
The Percy Flowers Store\*  
The UPS Store  
USPS  
Walgreens  
Walmart Supercenter

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