

# 7635 US-70 Bus Highway

Clayton, NC 27520

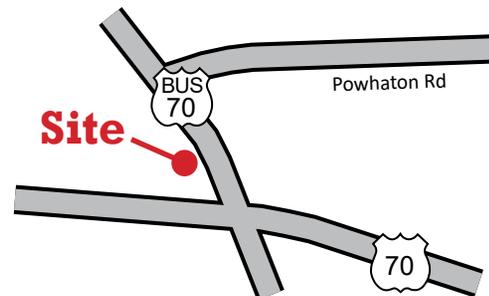
FOR  
SALE



## Outstanding Development Opportunity

### Features

- +/- 17.63 Acres Available
- Access to the Gordon Rd and US70 bus intersection.
- Last intersection before getting on US 70 bypass.
- New K-12 private school proposed behind property
- Utilities available
- Asking Price: Contact Broker



For more information,  
please contact:

**Doug Roan**

919.671.2782

[droan@  
insightpropertygroup.com](mailto:droan@insightpropertygroup.com)

**Insight Property Group**

209 W. Millbrook Road

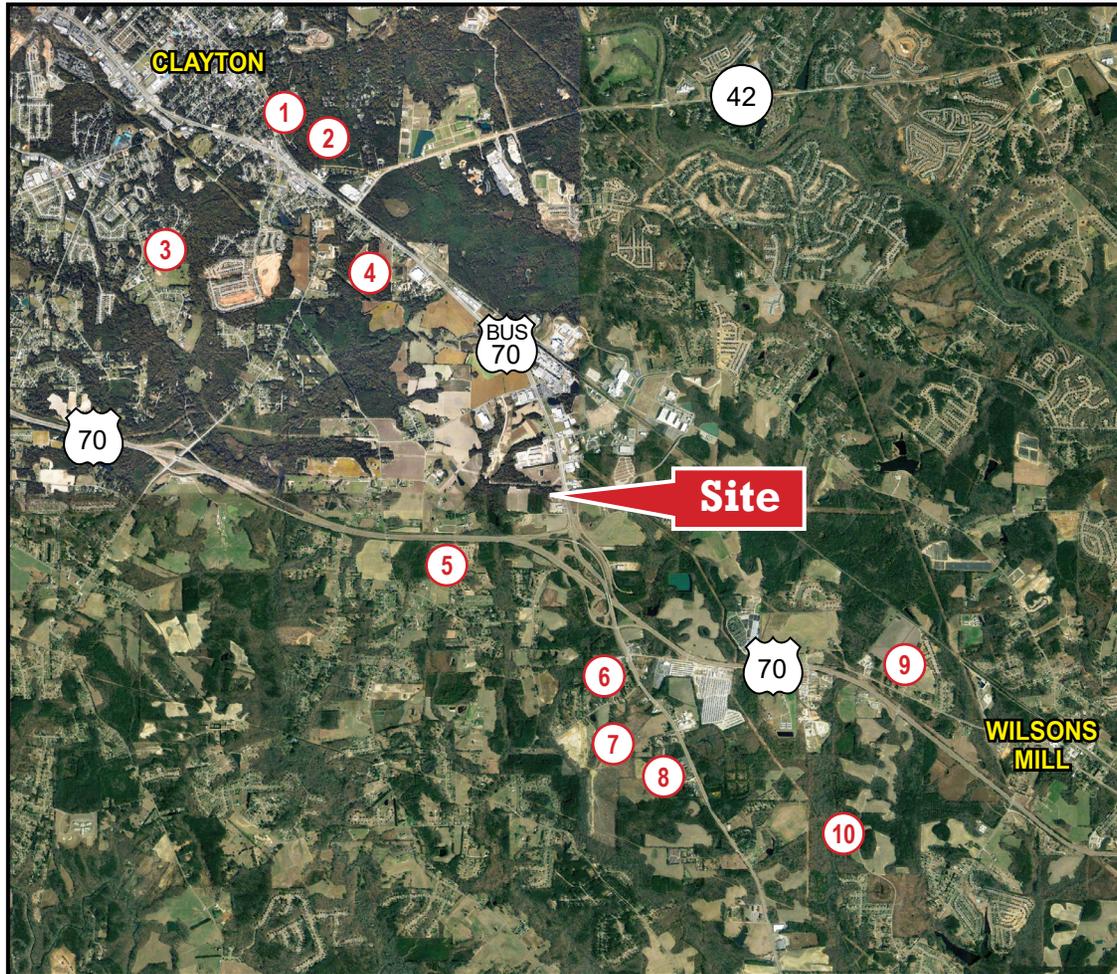
Raleigh, NC 27609

919.833.2200

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## New Residential Developments

- 1 Spinning Mill Lofts  
Apartments - 25 Units
- 2 Walk at East Village  
Single Family - 83 Homes
- 3 Village at Little Creek  
Single Family - 150 Homes
- 4 Buckhorn Branch Park  
Single Family - 332 Homes
- 5 Coopers Meadow  
Townhomes - 17 Units
- 6 Wilsons Walk  
Single Family - 350 Homes
- 7 Olive Branch  
Single Family - 363 Homes
- 8 East Hampton  
Single Family - 87 Homes
- 9 Crescent Mill  
Single Family - 753 Homes
- 10 Tralee  
Single Family - 93 Homes

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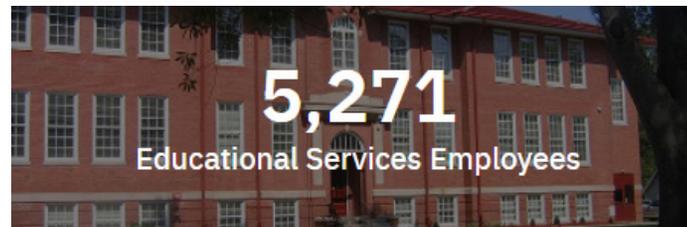
**+/-4,000 Employees  
Located Around the Site**

## Johnston County Major Employers

|                                |                  |
|--------------------------------|------------------|
| Johnston County Public Schools | 1,000+ Employees |
| Johnston Health                | 1,000+ Employees |
| Grifols Therapeutics           | 1,000+ Employees |
| Johnston County                | 1,000+ Employees |
| Asplundh Tree Expert Company   | 1,000+ Employees |
| Novo Nordisk Pharmaceutical    | 500+ Employees   |
| Food Lion                      | 500+ Employees   |
| Wal-Mart                       | 500+ Employees   |
| Johnston Community College     | 500+ Employees   |
| AAF Flanders                   | 500+ Employees   |
| Caterpillar, Inc               | 500+ Employees   |

Source: Johnston County Economic Development

## Johnston County Employment Stats



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Traffic Counts



Demographics

|                             | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------------|-----------|-----------|-----------|
| 2021 Total Population       | 330       | 15,162    | 54,991    |
| 2026 Population Projections | 375       | 17,309    | 62,838    |
| Pop Growth 2021-2026        | 13.64%    | 14.16%    | 14.27%    |
| Average Age                 | 37.40     | 37.20     | 37.10     |
| 2021 Total Households       | 117       | 5,318     | 19,588    |
| HH Growth 2021-2026         | 12.82%    | 13.90%    | 14.02%    |
| Median Household Income     | \$78,500  | \$79,263  | \$76,570  |
| Ave Household Size          | 2.80      | 2.80      | 2.80      |
| Median Home Value           | \$236,363 | \$235,746 | \$226,805 |

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