



BUILD-TO-SUIT OPPORTUNITY

4095 NC 42 Hwy

Clayton, North Carolina

**AVISON
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Property highlights

BUILD-TO-SUIT OPPORTUNITY

- Ground lease or build-to-suit
- Highly visible corner lot location
- Owner willing to rezone to GB zoning
- Traffic count on Highway 42 has an average of 22,000 vehicles each day
- Close proximity to I-95, US 70 and I-40

OFFERING SUMMARY

ADDRESS 4095 NC 42 Hwy, Clayton, NC 27527

PARCEL SIZE ±4.59 acres

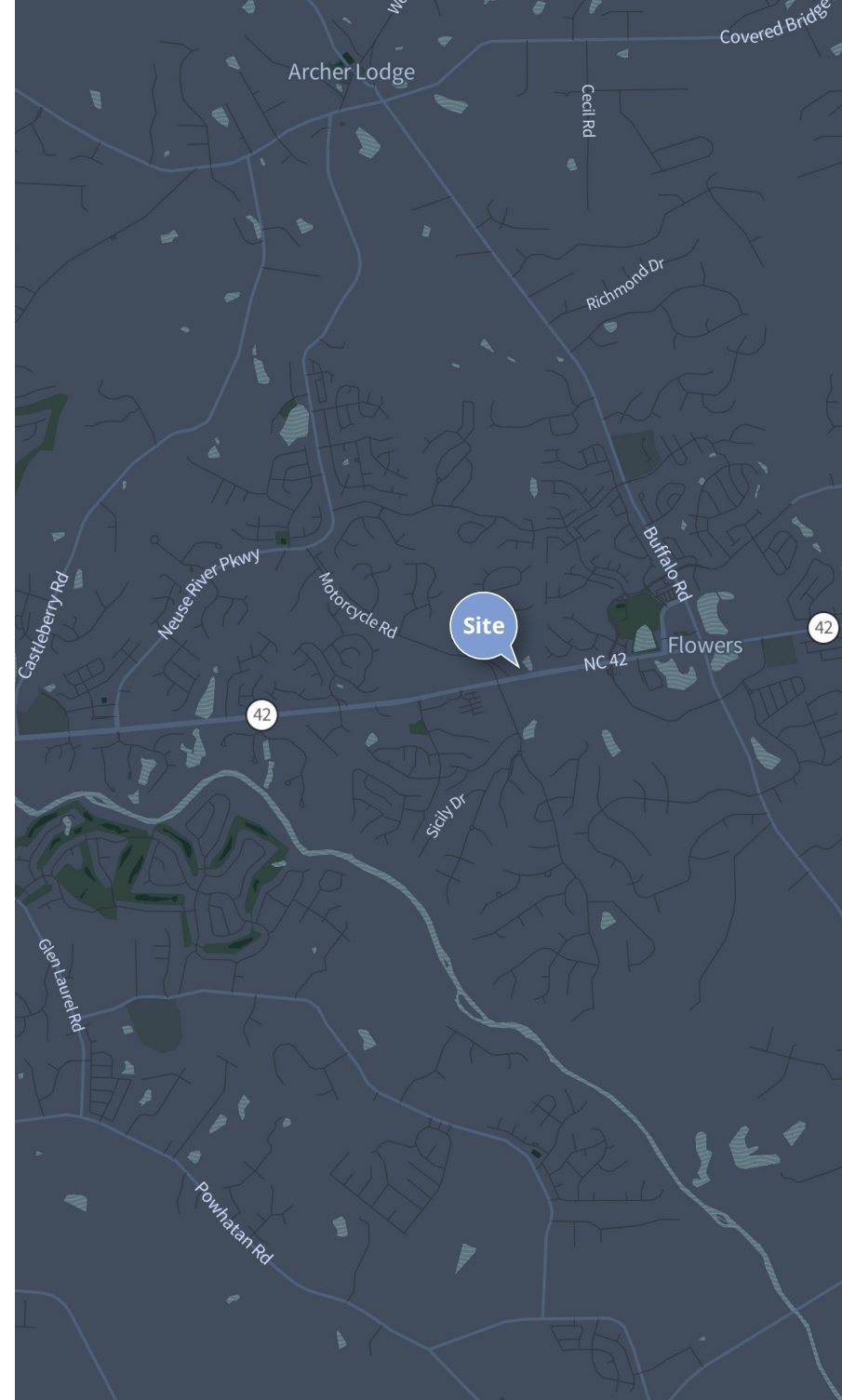
PRICING Contact Broker

ZONING AR (Agricultural Residential)

PERMITTED USES View Permitted Use Table [here](#)

MARKET Raleigh/Durham

SUBMARKET Johnston County

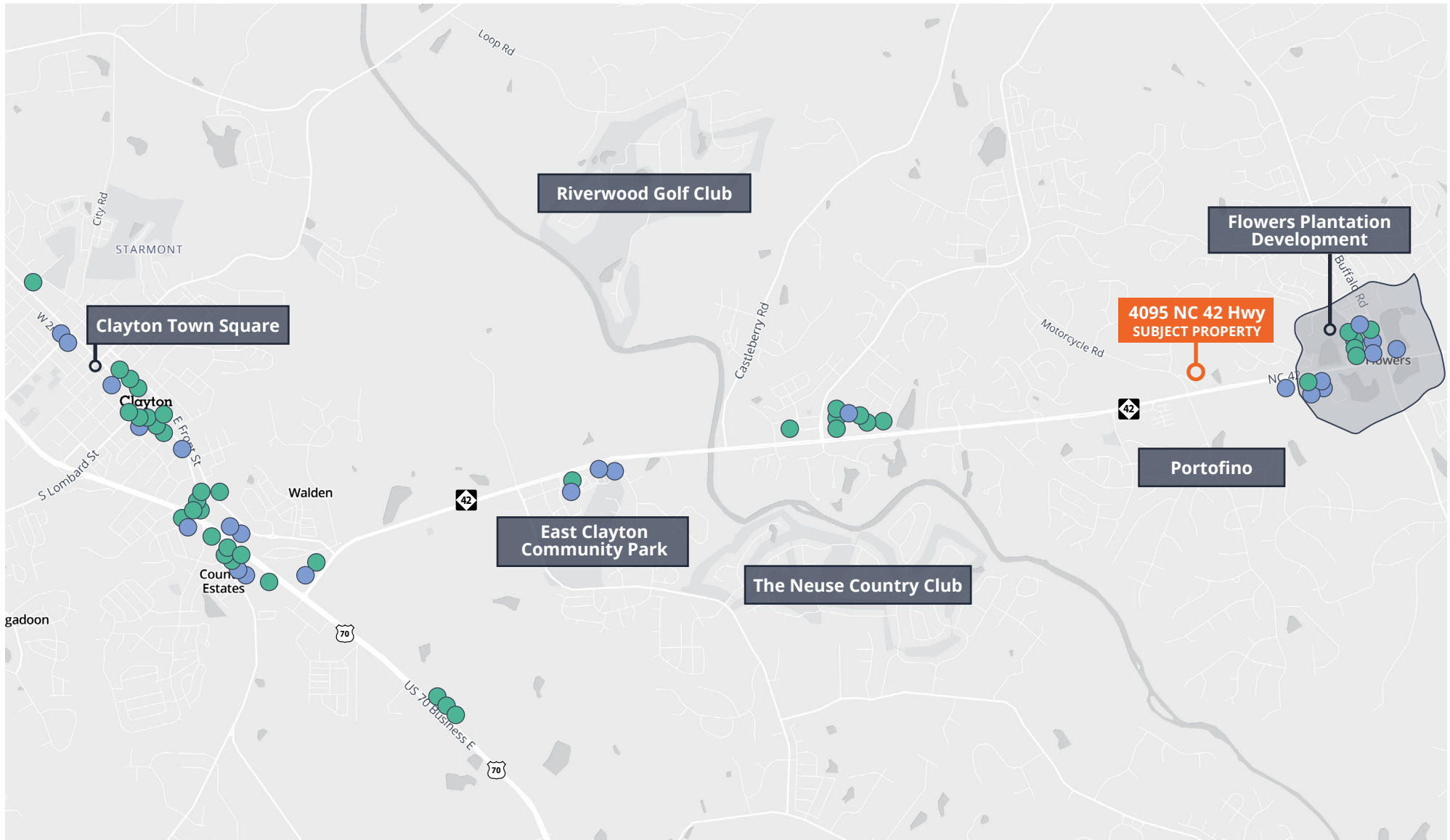


Location overview

BUILD-TO-SUIT OPPORTUNITY

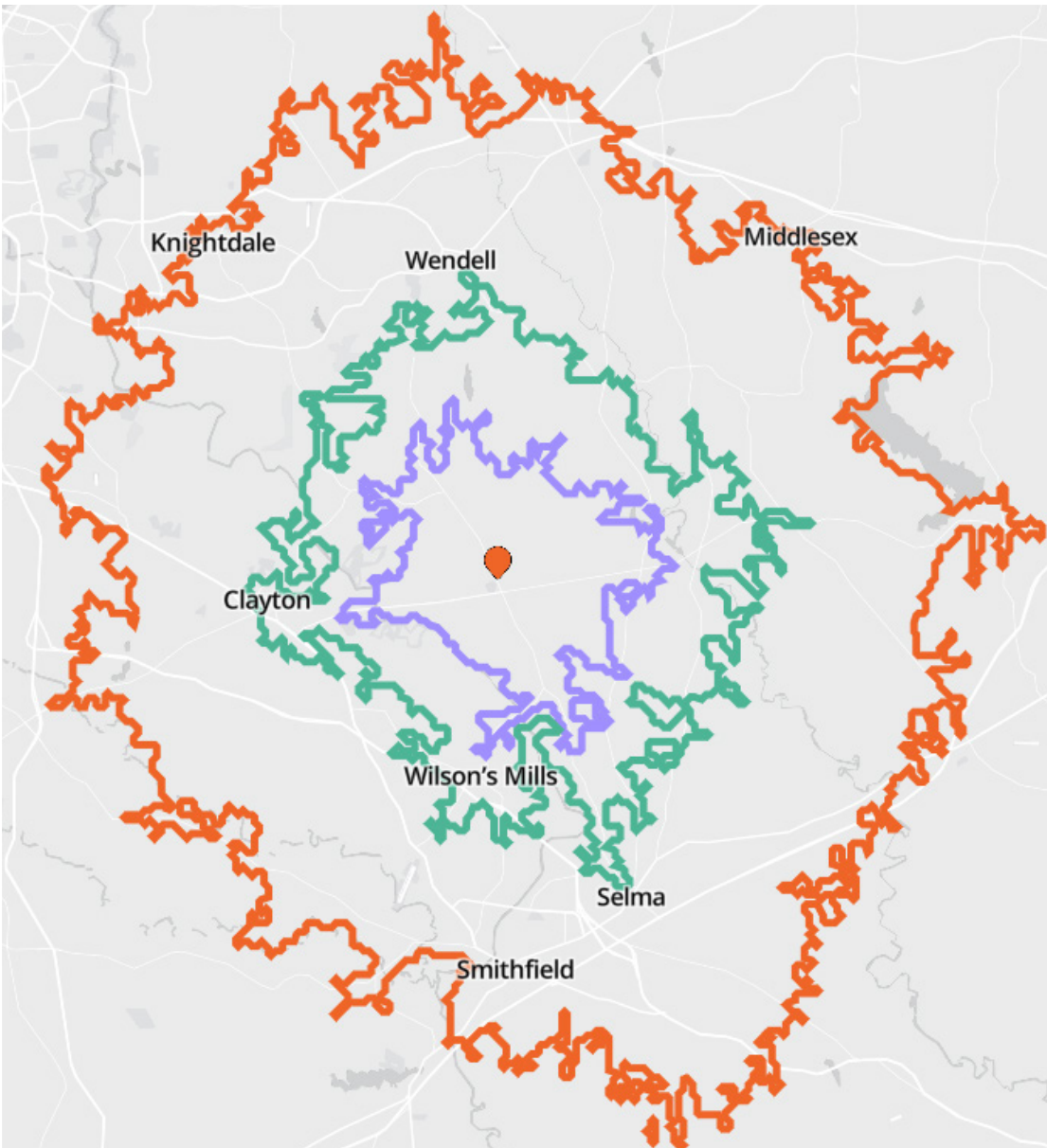
● Retail & Grocery

● Food & Drink



Location overview

BUILD-TO-SUIT OPPORTUNITY



DEMOGRAPHICS

	10 Min	15 Min	25 Min
Business Type			
Full Service Restaurants	\$4,059,839	\$10,219,596	\$131,944,783
Gasoline Stations	\$8,106,558	\$46,612,711	\$218,877,077
Grocery Stores	\$12,689,537	\$34,443,030	\$282,795,405
Education			
Bachelor's Degree or More	46%		
Income			
Average Household Income	\$155,332		

10 MIN 15 MIN 25 MIN

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Johnston County

SUMBARCKET

Johnston County is strategically located at the junction of North Carolina Interstates 95 and 40, making the county the North-South and East-West connection of the state. Ideally situated only 30 minutes east of Raleigh, NC and the Triangle region's esteemed Research Triangle Park, Johnston County continues to attract diverse industries and opportunities for companies and residents alike. The region has emerged as a key destination for bio-manufacturing jobs and investments. The County is home to eleven municipalities including Benson, Clayton, Four Oaks, Kenly, Selma and Smithfield. Smithfield is mid-way along I-95 and is the 0-mile marker between New York City and Jacksonville, Florida.

Travel throughout North Carolina rose 15.2 percent in 2022 to set a record \$33.3 billion in visitor spending - \$284.9 million of which was in Johnston County alone. Johnston County saw an 11.5% increase in visitor spending from 2021 and is ranked third in the Triangle region behind Wake and Durham counties.

ECONOMY / DEMOGRAPHICS

Johnston County continues to demonstrate healthy economic growth and strong demographics. The county's unemployment rate stood at 3% as of September 2023.

Johnston County is now the fastest growing county in the state of North Carolina. The county's population of 277,924 has expanded by 36.27% since 2010 and is projected to expand by another 2.09% annually over the next few years.

Smithfield, nestled between the Neuse River and Interstate 95, is bustling with thriving, independently-owned business. It is a destination for art, history, shopping, dining, and more. Over the past year, 140 townhome units were recently completed in Smithfield with over 1,100 single and multifamily units approved for development.

JOHNSTON COUNTY

277,000⁺ Population

\$93,718 Average HH income

96.9% Employed population

91,840 Housing units

\$289,600 Average home value

30⁺ Average commute time to work

Johnston County

SUBMARKET

EDUCATION

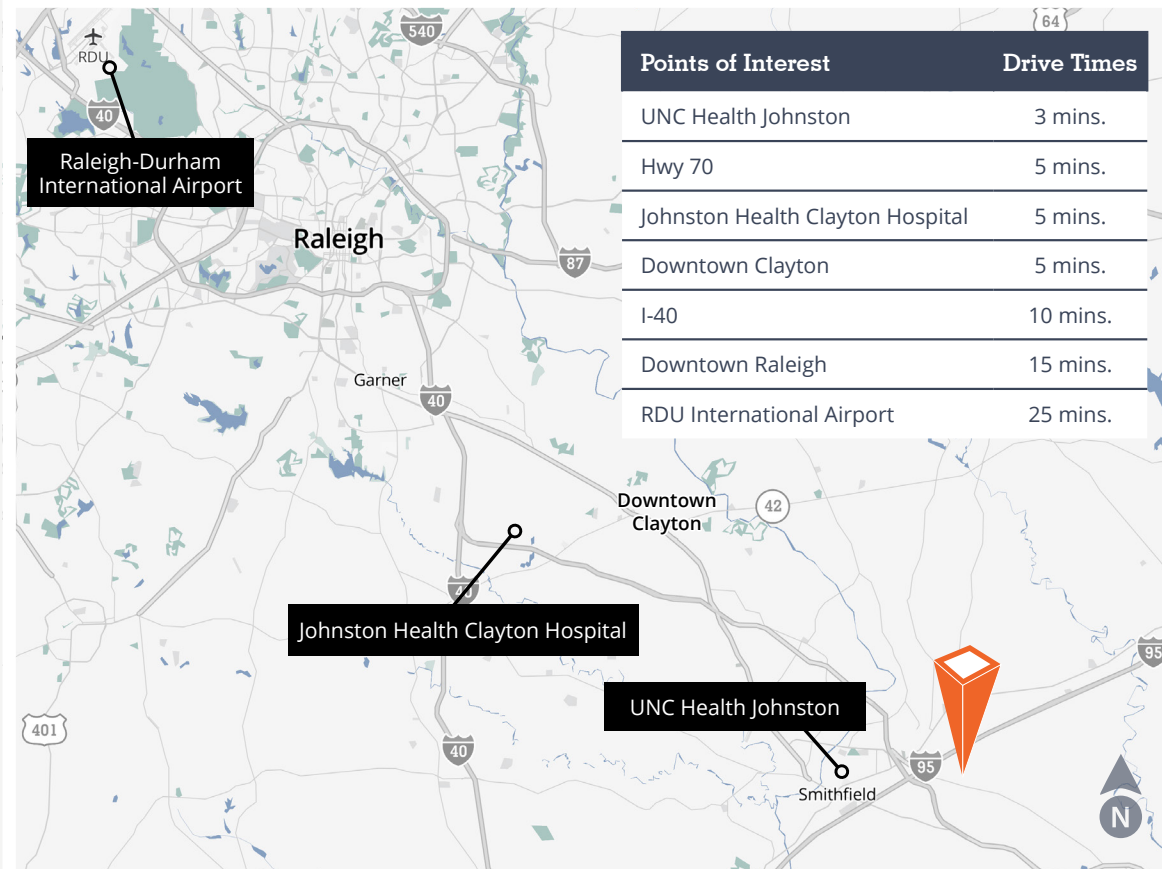
Located in Smithfield, Johnston Community College is an award-winning two-year school. The community college offers several associate degree programs and specialty training for many industries while serving more than 15,000 students with an annual budget of \$400 million.

Within 50 miles of Johnston County, residents have access to both private colleges and internationally recognized, research-driven universities. Campbell University, Barton College, Shaw University, Meredith College, and North Carolina Wesleyan College are private colleges that are near Johnston County and contribute significantly to the Triangle's exceptional workforce. Major universities in the Research Triangle Park area such as Duke University, UNC-Chapel Hill and North Carolina State University provide an exceptional talent pipeline and intellectual capital for the region's growing businesses. In 2020, 24% of Johnston County residents held a bachelor's, graduate or professional degree.

EMPLOYMENT

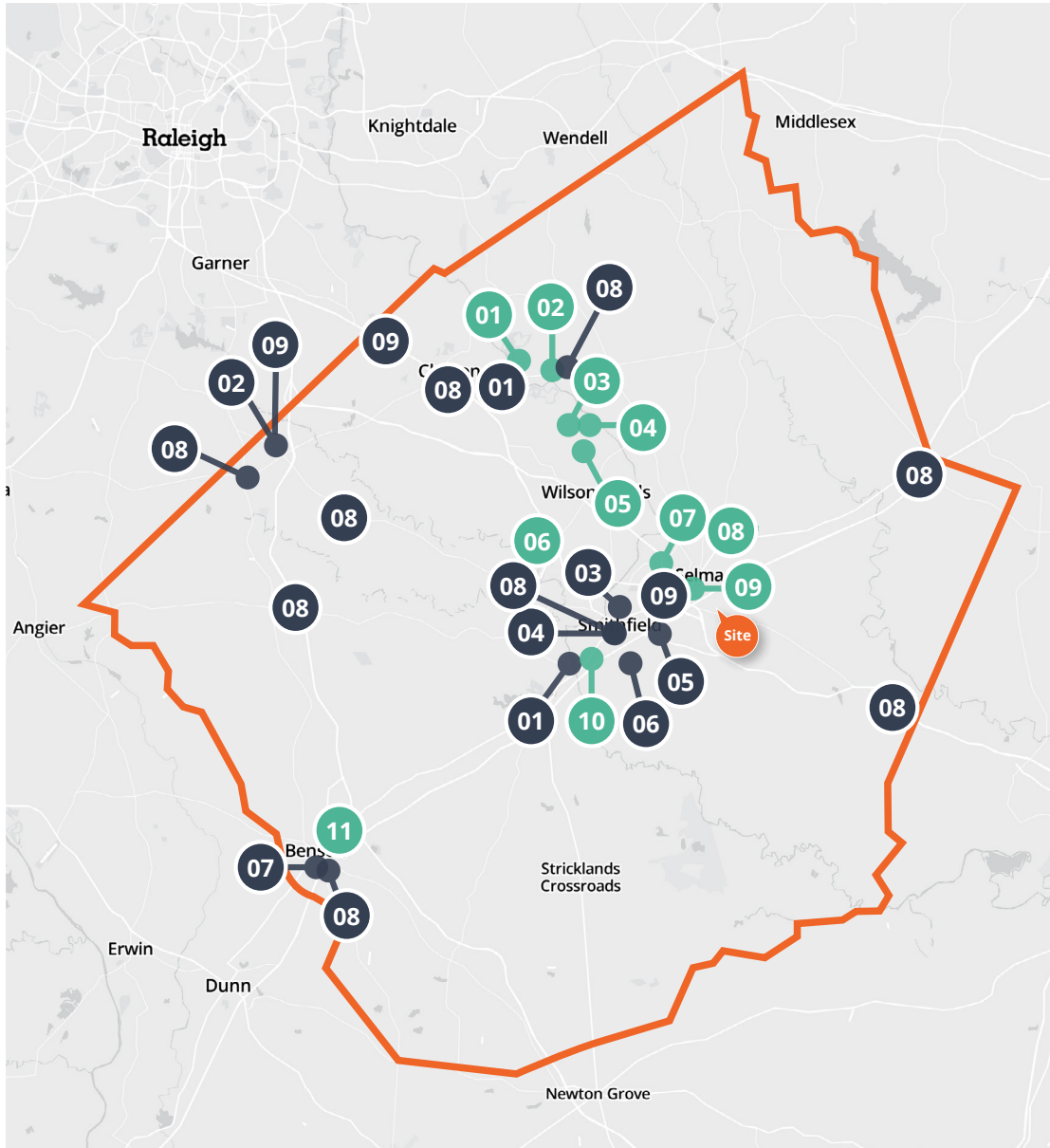
Johnston County's favorable business climate and access to the region's highly educated workforce continue to attract major corporations, driving innovation and economic opportunity. New and expanding businesses are creating thousands of jobs in Johnston County, resulting in a vibrant community and strong tax base. While the county benefits from a diverse industry base, 22% of Johnston County's workforce is employed in manufacturing. Major manufacturing operations include companies such as Novo Nordisk, Grifols and Caterpillar. Other major employers include Johnston County Schools and Johnston Health.

Ideally situated 30 minutes east of Raleigh, NC and the Triangle region's esteemed Research Triangle Park, Johnston County continues to attract diverse industries and opportunities for companies and residents alike.



Johnston County

SUMBARKET



Local Employers		Employment Range
01.	Caterpillar	500-999
02.	Asplundh Tree Expert	1,000+
03.	Johnston Health	1,000+
04.	Johnston County	1,000+
05.	Johnston County Public Schools	1,000+
06.	Johnston Community College	500-999
07.	Grifols Therapeutics	1,000+
08.	Food Lion*	500-999
09.	Walmart*	500-999

* multiple locations

International Employers		Employment Range
01.	SBM; France	500-999
02.	Bayer CropScience; Germany	1-50
03.	Grifols; Spain	1,000-2,499
04.	Master-Halco; Japan	
05.	Novo Nordisk; Denmark	1,000-1,500
06.	Studio TK; Canada	
07.	BP Products; United kingdom	
08.	BC Special Wire; China	
09.	Linamar; Canada	
10.	AAF-Flanders; Japan	500-999
11.	Metallum; China	

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