

**15.15 ACRES
FOR SALE**



PROPERTY HIGHLIGHTS

Property Overview

- 15.15± acres at 3158 Swift Creek Road, Clayton, NC
- Asking price: \$1.7 million (\$112,211 per acre)
- Two contiguous parcels, both fully usable according to the Owner

Zoning

- Light Industrial zoning

Site Preparation & Development Status

- Owner recently invested significant capital to clear entire property of all trees
- Delivers a rare industrial site with reduced up front costs and shortened timelines

Strategic Location

- Adjacent to Airport Industrial Park
- Close proximity to Johnston County Airport
- Near major Amazon distribution facility
- Positioned within an established industrial and logistics corridor



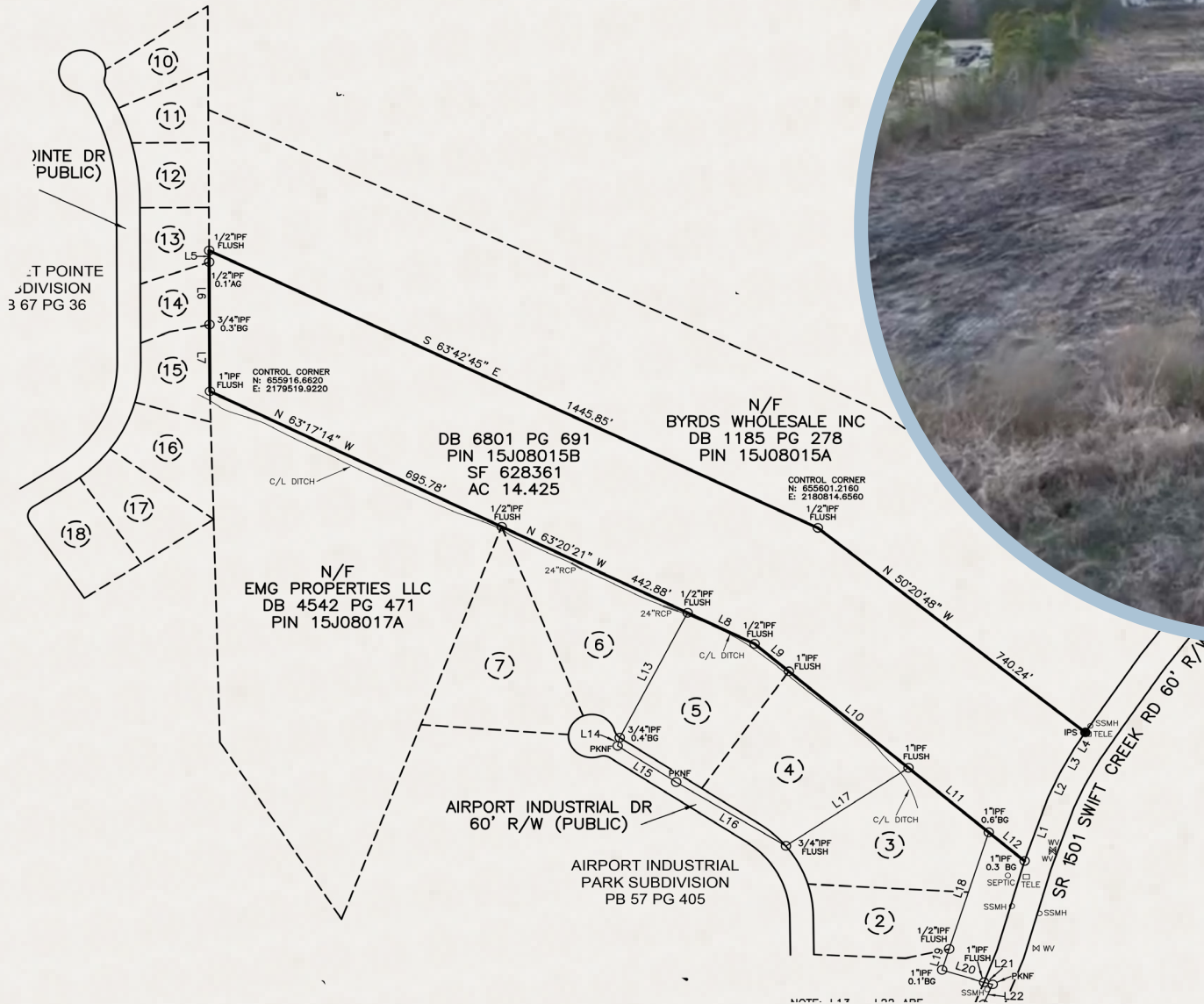
Development Flexibility

- Zoning, site size, and configuration support multiple development scenarios
- Options include phased development, multiple buildings, or larger single-user footprint
- Conceptual design illustrates one potential use case

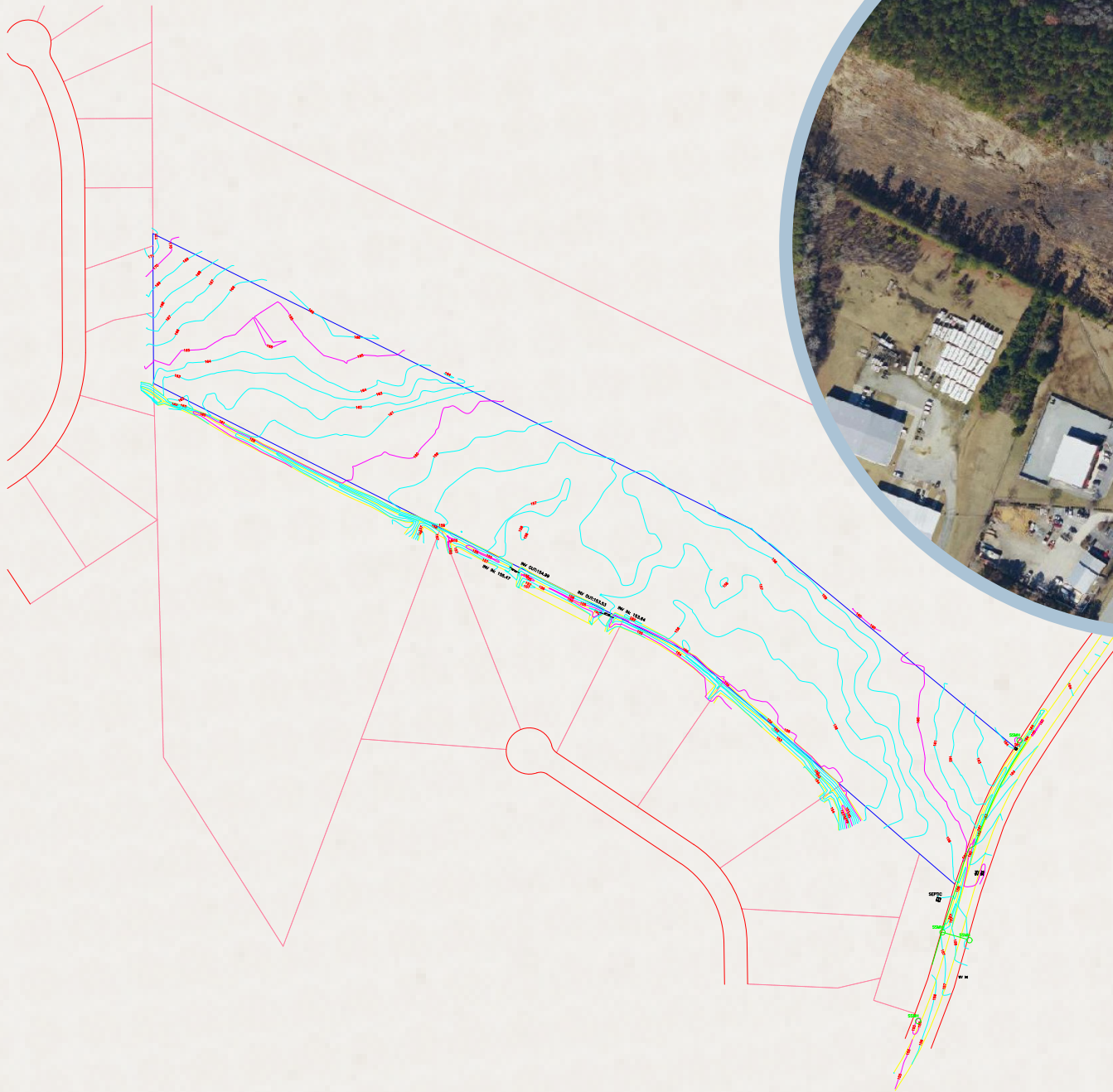
Market Opportunity

- Located in high-growth area of Johnston County
- Limited supply of cleared industrial land in the market
- Compelling opportunity for owner-users, developers, and investors seeking flexibility and long-term upside

ALTA SURVEY



TOPOGRAPHY SURVEY





Nick Kasprzak, CCIM

Vice President

(984) 202-0066

nkasprzak@richcommercialrealty.com

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Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612

Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412