

**NAI**TRI PROPERTIES

**RANCH ROAD**

**CLAYTON, NC 27520**

**OFFERING MEMORANDUM**

**±352 ACRES**

**DEVELOPMENT OPPORTUNITY**



RANCH ROAD

ROB GRIFFIN  
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ED BROWN  
919.345.5939  
ebrown@triprop.com

**CALL FOR OFFERS**  
**DUE 7/31/2026**

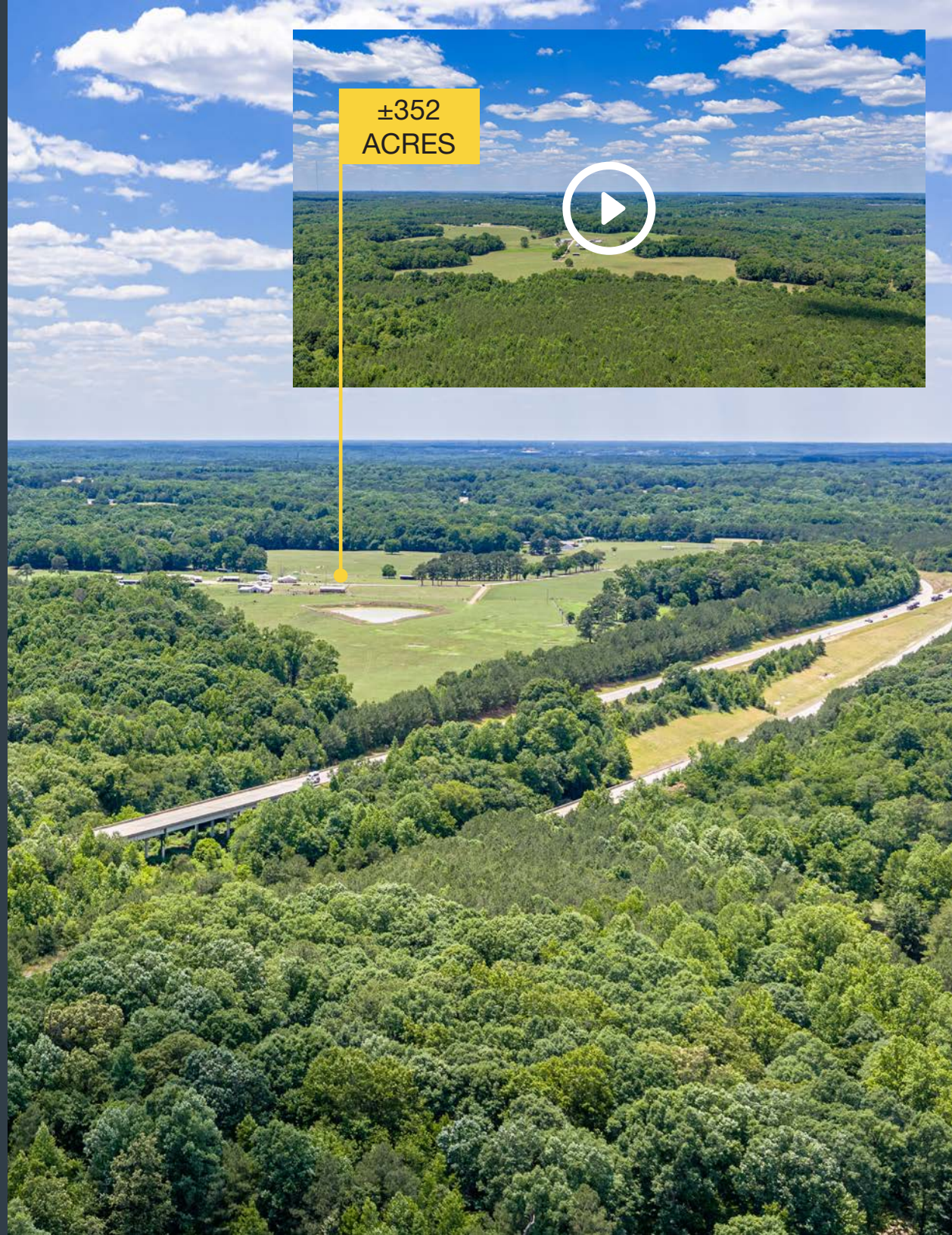
# TABLE OF CONTENTS

|                      |    |
|----------------------|----|
| Executive Summary    | 3  |
| Site Characteristics | 4  |
| Location             | 18 |
| Triangle Overview    | 23 |

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# EXECUTIVE SUMMARY

## DEVELOPMENT OPPORTUNITY

**±352 ACRES | INDUSTRIAL/MIXED-USE OPPORTUNITY**

*NAI Tri Properties is pleased to present the opportunity to acquire approximately ±352 acres of land located in one of the fastest growing communities in the greater Raleigh-Durham region. Situated within Johnston County, this expansive tract offers a rare large-scale development opportunity in a market experiencing significant residential growth and increasing industrial demand.*

*Ideally positioned with convenient access to US Highway 70, Interstate 42, and Interstate 40, the property provides strong regional connectivity to Raleigh, Durham, and the Research Triangle Park (RTP). This accessibility supports efficient distribution capabilities while also appealing to residential developers seeking proximity to major employment centers and urban amenities.*

*The site presents a highly versatile development opportunity, well-suited for a mix of residential communities, industrial uses, or a thoughtfully planned mixed-use project. Surrounded by ongoing residential expansion, new infrastructure investment, and a growing base of employers throughout Johnston County and eastern Wake County, the property is strategically positioned to capitalize on the area's continued growth trajectory.*

*Clayton and the surrounding submarket have emerged as key destinations for both population influx and business expansion, driven by affordability, accessibility, and quality of life. This site provides investors and developers with a unique opportunity to control a significant land position in a high-growth corridor poised for long-term appreciation and development potential.*

# DEVELOPMENT OPPORTUNITY SITE CHARACTERISTICS

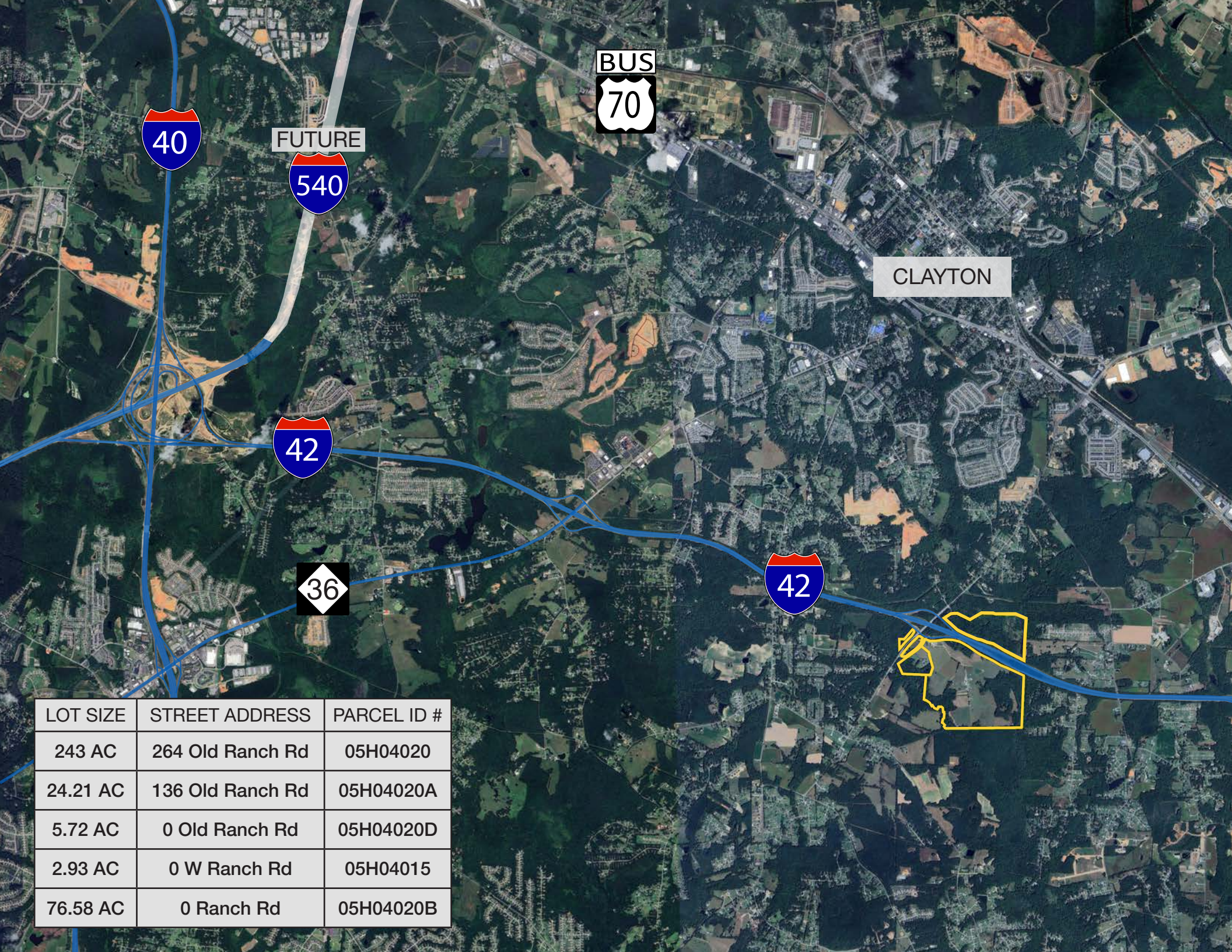
±352 ACRES | INDUSTRIAL/MIXED-USE OPPORTUNITY

|                  |                                                                                                                                                                                                                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:         | Old Ranch Road, W Ranch Road, & Ranch Road<br>Clayton, NC 27520                                                                                                                                                                                                                                        |
| TOTAL ACRES:     | ±352 acres - 5 parcels                                                                                                                                                                                                                                                                                 |
| PARCELS:         | See table on adjacent page                                                                                                                                                                                                                                                                             |
| PRICE GUIDANCE:  | \$52,866,000.00 (\$150,000/acre)<br>See page 26 for Call for Offer Instructions                                                                                                                                                                                                                        |
| ZONING:          | Residential Large Lot (RLL)                                                                                                                                                                                                                                                                            |
| FUTURE LAND USE: | Agricultural and Rural Residential (AR) and<br>Low Density Residential (LDR); located within the<br>Town of Clayton's ETJ.                                                                                                                                                                             |
| UTILITIES:       | Currently, Johnston County water; water and sewer<br>available via extension when annexed into the Town of<br>Clayton                                                                                                                                                                                  |
| FEATURES:        | <ul style="list-style-type: none"><li>• 2 corners of Interstate highway interchange</li><li>• Once in a lifetime opportunity to control a large<br/>site in close proximity to the explosive growth in<br/>Clayton and Johnston County</li><li>• Easy access to I-40, I-540, I-95, and US-70</li></ul> |

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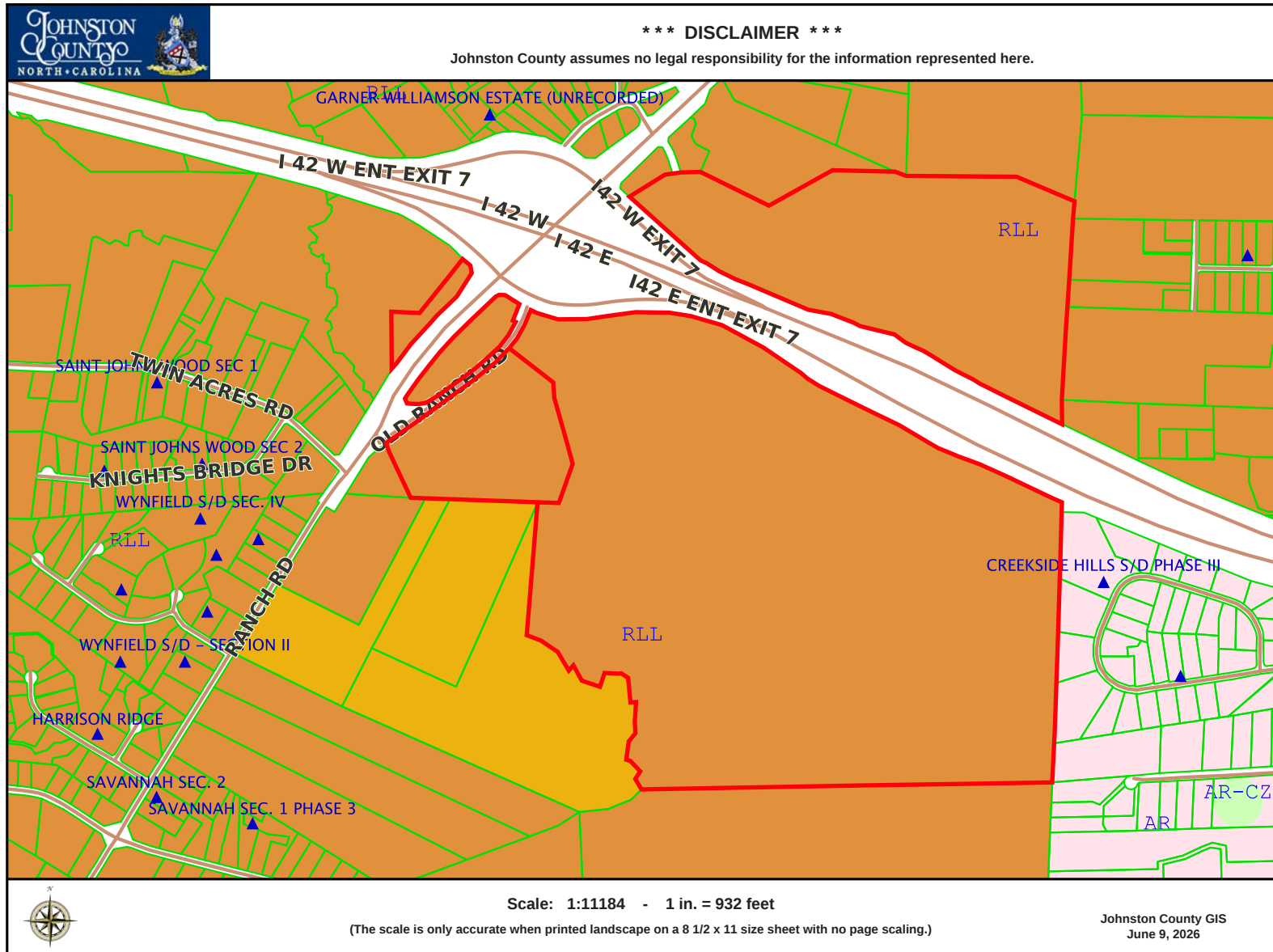
FUTURE



CLAYTON

| LOT SIZE | STREET ADDRESS   | PARCEL ID # |
|----------|------------------|-------------|
| 243 AC   | 264 Old Ranch Rd | 05H04020    |
| 24.21 AC | 136 Old Ranch Rd | 05H04020A   |
| 5.72 AC  | 0 Old Ranch Rd   | 05H04020D   |
| 2.93 AC  | 0 W Ranch Rd     | 05H04015    |
| 76.58 AC | 0 Ranch Rd       | 05H04020B   |

# ZONING MAP



## CONTACT

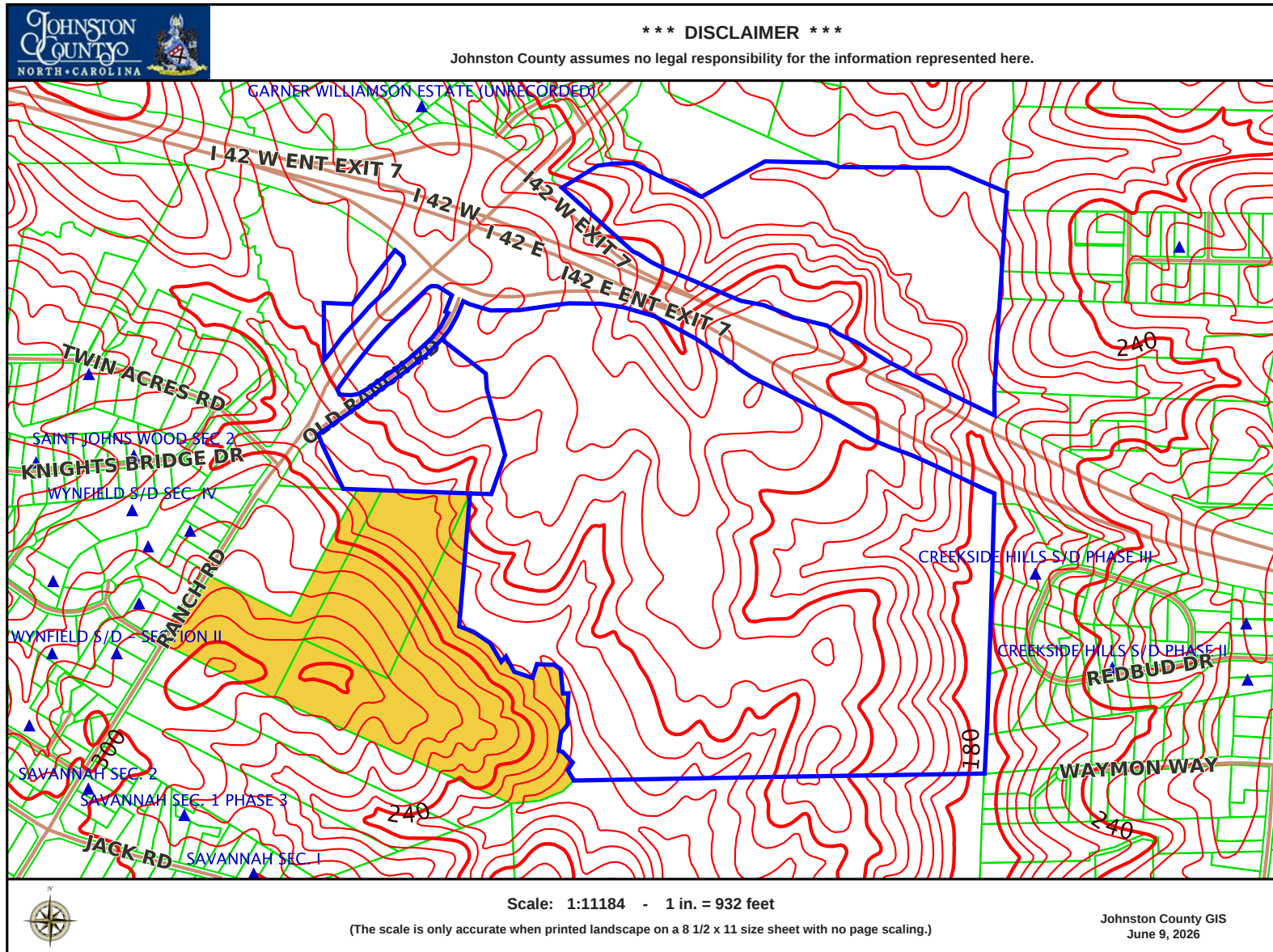
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**NAI TRI PROPERTIES**

# TOPOGRAPHY MAP



## CONTACT

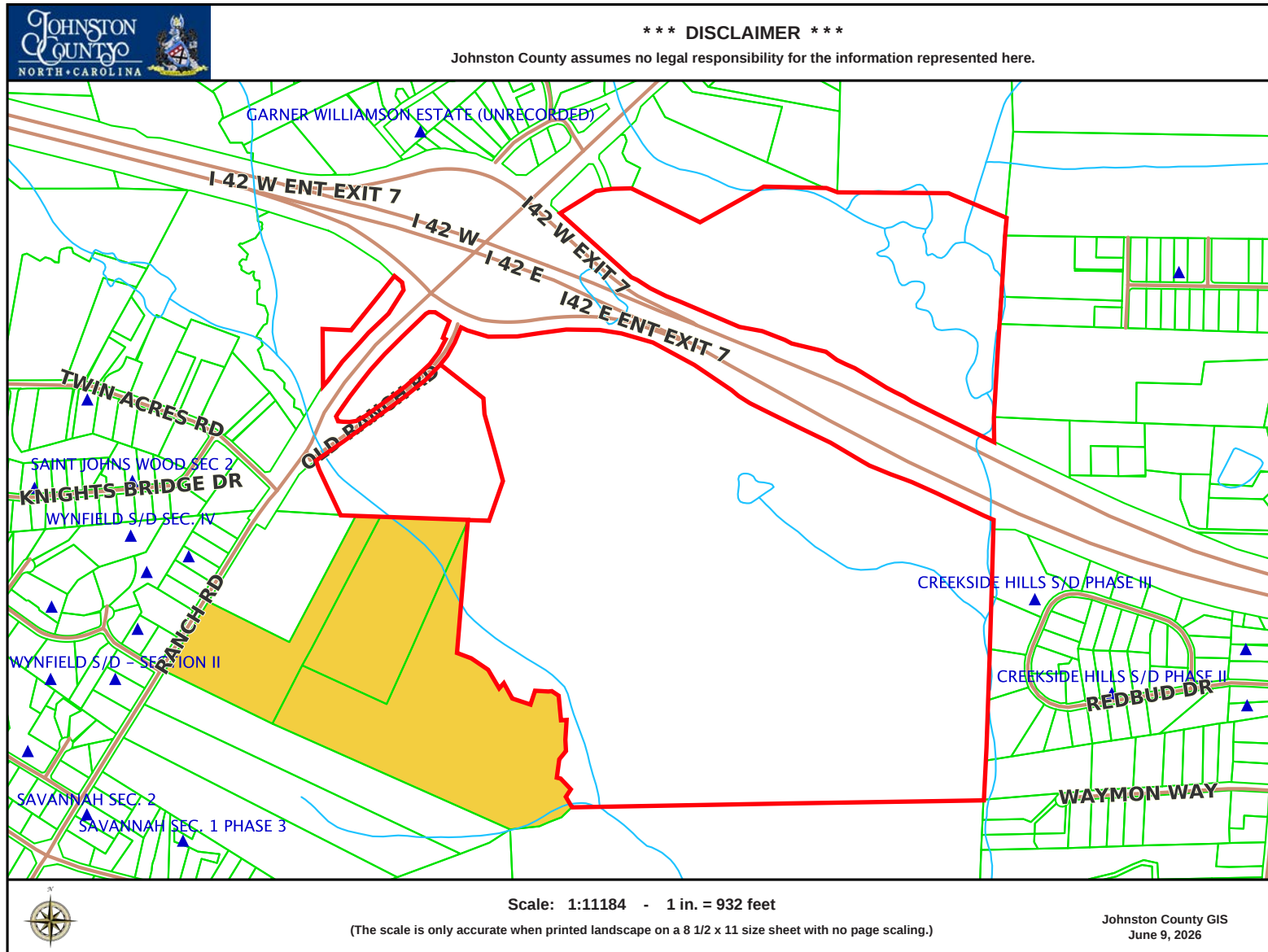
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# WATER FEATURES MAP



## CONTACT

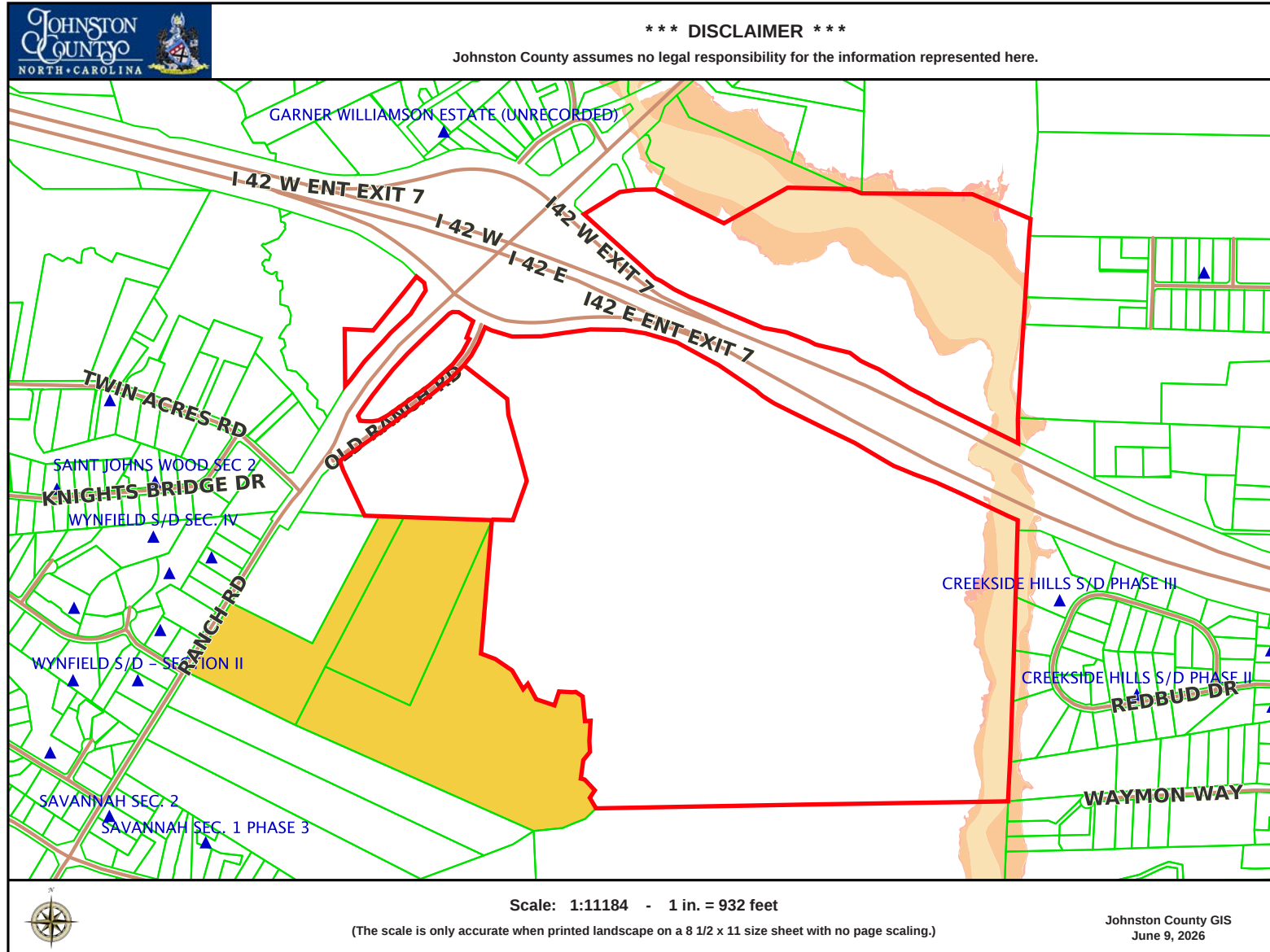
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# FLOOD ZONE MAP



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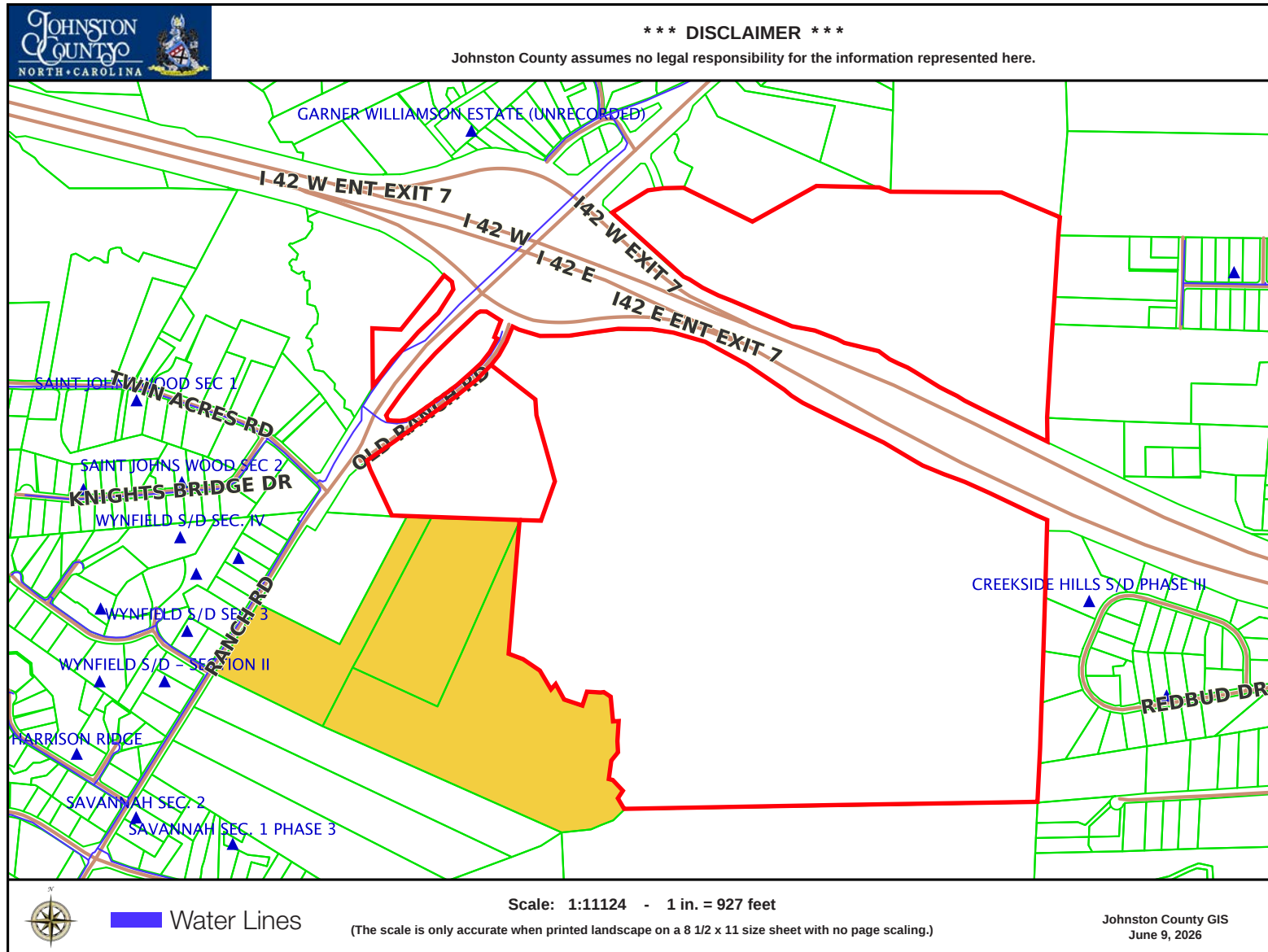
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# WATER LINE MAP



## CONTACT

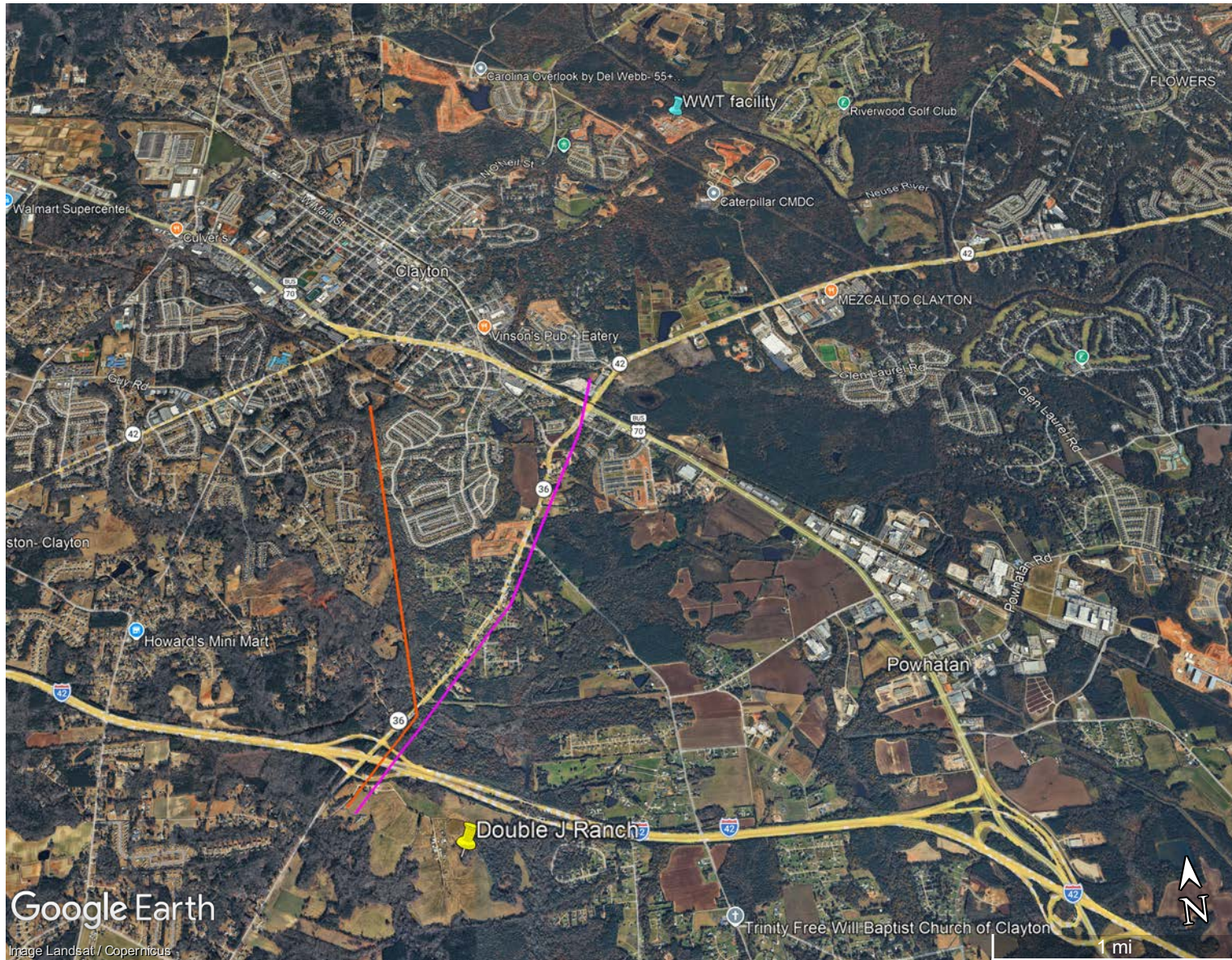
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# POSSIBLE SEWER PATHS MAP



## CONTACT

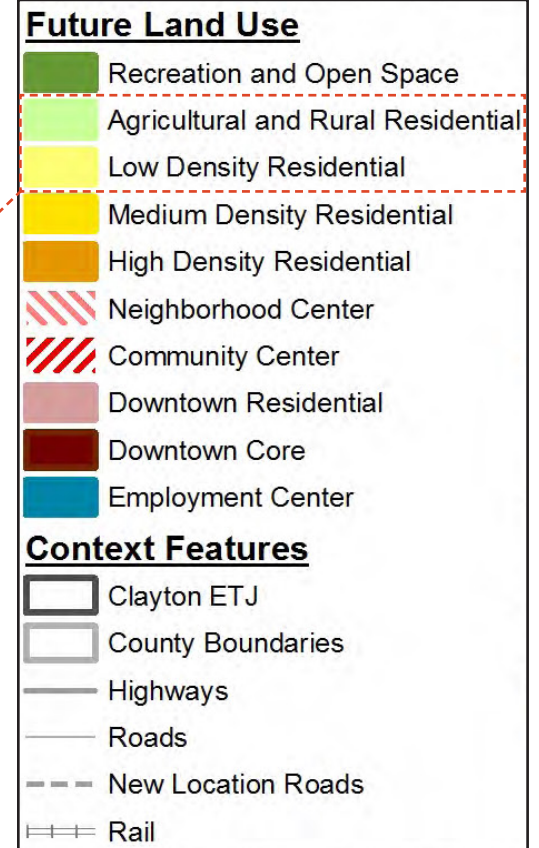
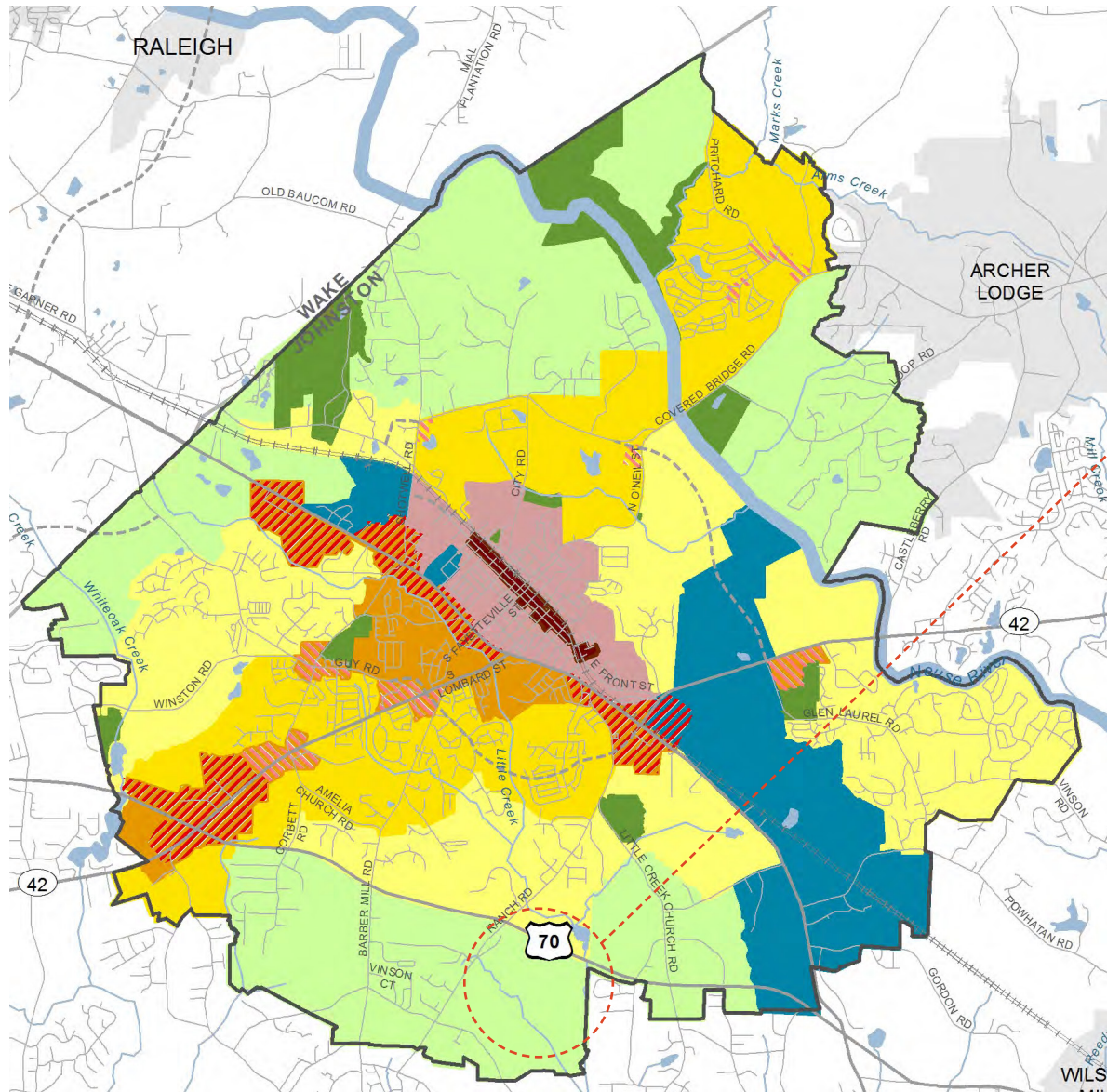
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# CLAYTON FUTURE LAND USE MAP



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# FUTURE LAND USES

## *Residential Land Uses*

### ARR

#### Agricultural/Rural Residential (ARR)



The predominate existing land uses include low-density residential uses, as well as large tracts of agricultural land. The rural character in these areas can be retained by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate. Most of these areas rely on septic systems for wastewater treatment, have a limited road network, with some areas within the water supply watershed. These areas are primarily located outside of existing sewer service areas and may or may not have sewer service in the future. Large lots are required if new development is not connected to sewer. Conservation subdivisions, which are subdivisions with smaller lots and more open space, are encouraged if new development is connected to sewer.

- **Gross Residential Density\*:**  $\leq 2$  units/acre
- **Unit Type:** Single family detached homes
- **Open Space:** Larger lots if on septic systems, minimum of 30+% open space\*\* if lots are under 20,000 square feet and development is connected to town sewer. Open space should primarily be passive and consist of sensitive natural features such as floodplain, wetlands, riparian areas, steep slopes, mature forests, habitat areas, and viewsheds.

### LDR

#### Low Density Residential (LDR)



Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on smaller lots than those in Rural Residential areas. However, a mix of residential housing types may occur under a conditional zoning district to support conservation of open space, as long as a gross density of 3 units per acre is not exceeded.

- **Gross Residential Density\*:**  $\leq 3$  units/acre
- **Unit Type:** Mostly single family detached homes, generally less than 25% attached units
- **Open Space:** Minimum of 25%\*\* . Open space should be a mix of preserved natural features with passive recreation such as greenways and trails and more formal or developed open space such as common greens, playgrounds or sports fields.

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# TRANSPORTATION PLAN



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# CONCEPTUAL SITE PLAN



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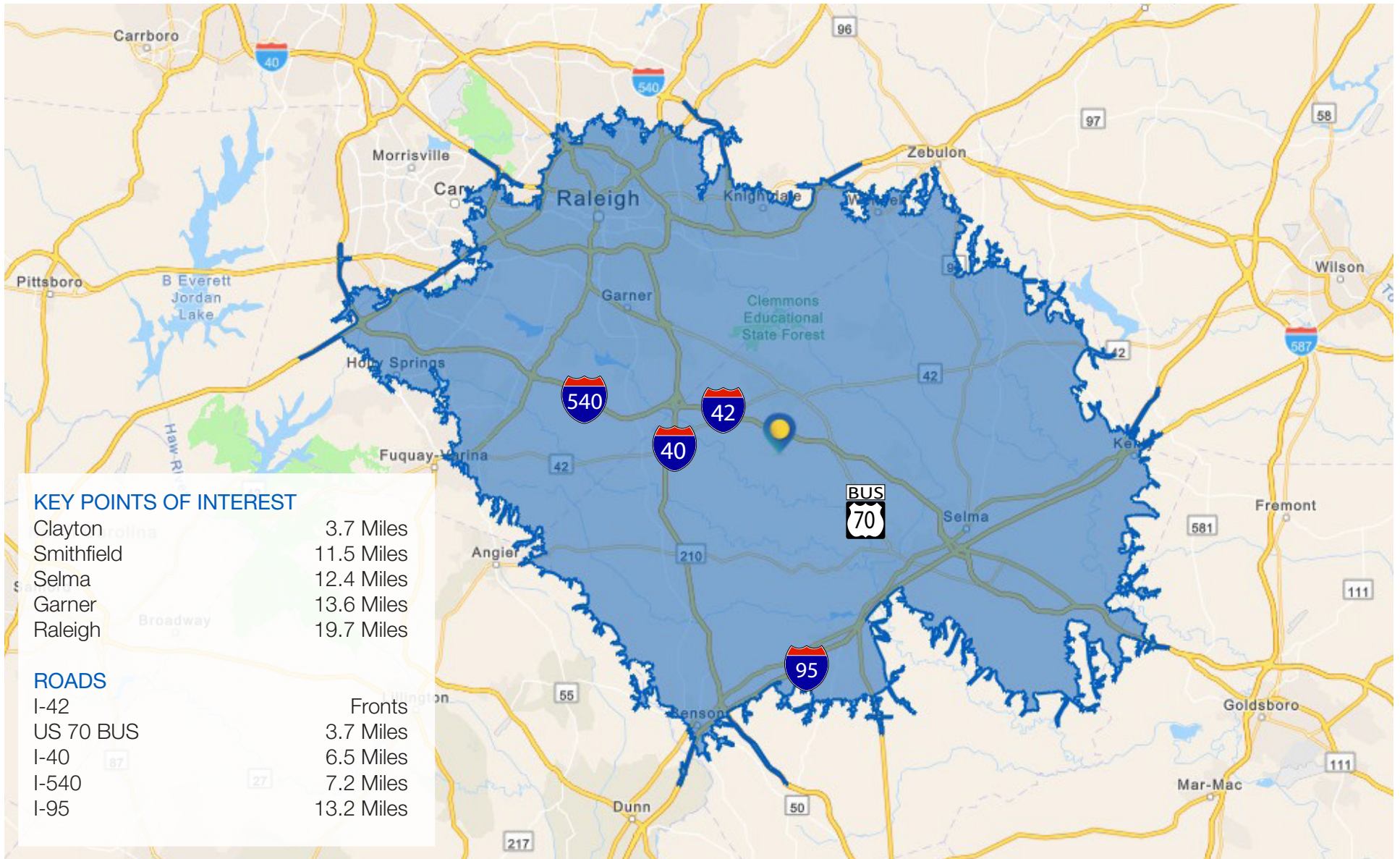
# SITE AERIAL PHOTOS



# LOCATION



# DRIVE TIME - 27 MINUTES



## CONTACT

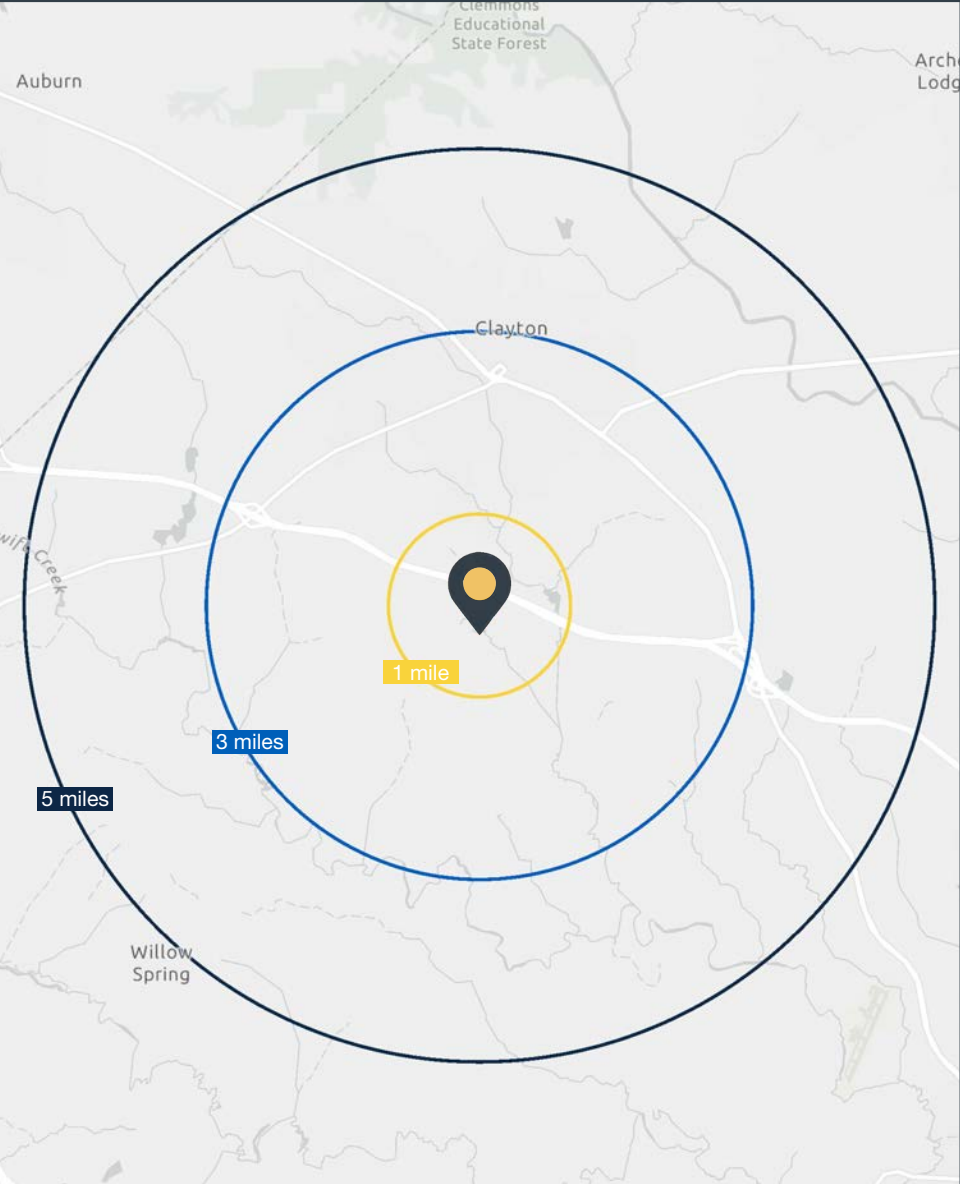
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# DEMOGRAPHICS - 2025 KEY FACTS



|                             | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------------|-----------|-----------|-----------|
| KEY FACTS                   |           |           |           |
| Population                  | 1,575     | 24,470    | 60,898    |
| Average Household Size      | 2.6       | 2.6       | 2.6       |
| Median Age                  | 37.4      | 37.5      | 37.8      |
| Median Household Income     | \$69,068  | \$75,568  | \$87,538  |
| EDUCATION                   |           |           |           |
| Bachelor's/Grad/Prof Degree | 16%       | 28%       | 35%       |
| Some College                | 32%       | 35%       | 34%       |
| High School Graduate        | 40%       | 30%       | 26%       |
| No High School Diploma      | 13%       | 7%        | 5%        |
| EMPLOYMENT                  |           |           |           |
| Unemployment Rate           | 4.6%      | 2.7%      | 3.3%      |
| White Collar                | 69.0%     | 30.1%     | 65.7%     |
| Blue Collar                 | 22.4%     | 23.2%     | 19.5%     |
| Services                    | 8.7%      | 16.7%     | 14.8%     |
| INCOME                      |           |           |           |
| Median Household Income     | \$69,068  | \$75,568  | \$87,538  |
| Per Capita Income           | \$32,837  | \$36,400  | \$40,329  |
| Median Net Worth            | \$176,908 | \$215,428 | \$269,902 |
| BUSINESS                    |           |           |           |
| Total Businesses            | 117       | 926       | 1,661     |
| Total Employees             | 608       | 8,109     | 14,337    |

# SURROUNDING AMENITIES

The site is ideally positioned within five miles of all Clayton, NC amenities, providing convenient access to the town's full complement of retail, dining, shops, services, and recreational options.

## DINING

Arby's  
Bojangles  
Burger King  
Char-Grill  
Chipotle  
Cook Out  
Culver's  
Dairy Queen  
Domino's Pizza  
Don Beto's Tacos  
Emperor's Choice Chinese  
Luna Pizza Café  
McDonald's  
Outback Steakhouse  
Papa John's Pizza  
Pizza Hut  
Popeyes  
Scooter's Coffee  
Smithfield's Chicken 'N Bar-BQ  
Subway  
Taco Bell  
Venero's Pizza  
Vinson's Pub + Eatery  
Wendy's

Wingstop

## SHOPPING/SERVICES

76  
Advance Auto Parts  
AutoZone Auto Parts  
Bank of America  
Bp  
Cato Fashions  
Circle K  
CVS  
Dollar General  
Exxon  
Walgreens  
Family Dollar  
First Citizens Bank  
Food Lion  
Goodwill  
Jiffy Lube  
Lowe's Foods  
Meineke Car Care Center  
O'Reilly Auto Parts  
Pep Boys Auto Service & Tires  
Play It Again Sports  
Sheetz  
Sherwin-Williams Paint Store  
Speedway

Speedway  
Strickland Brothers Oil Change  
Take 5 Oil Change  
Truist  
USPS  
Verizon  
Zips Car Wash

## MEDICAL

Carolina Dermatology  
Clayton Family Dental  
FastMed Urgent Care  
Fresenius Kidney Care Stallings Station  
Johnston Endoscopy Center  
UNC Health Johnston-Clayton  
UNC Urgent Care at Clayton

## PARKS & RECREATION

Clayton Community Park  
East Clayton Community Park  
Neuse River Trail Capital Area Greenway  
Pine Hollow Golf Club  
Riverwood Athletic Club  
Riverwood Golf Club  
Sam's Branch Greenway

The Neuse Country Club

## ENTERTAINMENT

Cleveland Draft House  
Deep River Brewing Company  
Happy Feet Planet Clayton  
Rainbow Lanes Family Fun Center

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# TRIANGLE REGION



## Exponential Population Growth

Considered the fastest growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The region is expected to continue to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest growing area with a population of more than 1,072,000, adding approximately 65 people per day.

## Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. With a diversified and prosperous business climate and an environment attractive to tomorrow's technology, the Triangle boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

## Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices, acquire and develop the latest technology to enable new companies and industries to thrive.

## Quality of Life

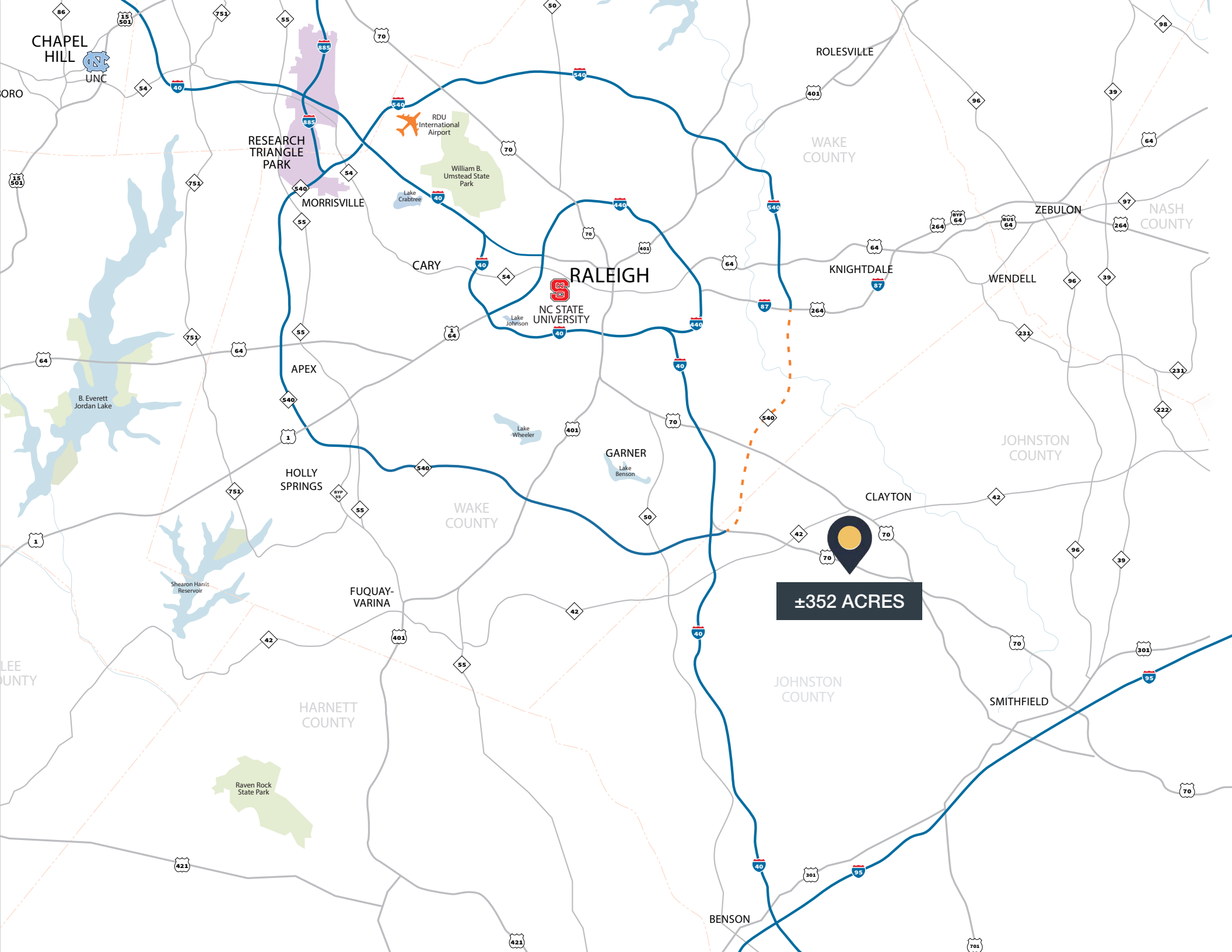
The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks and Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

## Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success.

## Consistent Employment Growth

The Triangle area has had consistently low unemployment rates accompanied by high rates of job growth. The area's unemployment is consistently below the statewide unemployment rate as well as the national rate. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this strong economic performance is projected to continue to increase over the next 15 years.



±352 ACRES

# RESEARCH TRIANGLE PARK Accolades & Research Hubs

More than a location and an engine for economic growth, the Research Triangle Park is a center of innovation where educators, researchers, and businesses come together as collaborative partners. It is home to winners of the Nobel and the Pulitzer prizes, as well as recipients of the U.S. Presidential Award and National Foundation Awards.



THE UNIVERSITY  
of NORTH CAROLINA  
at CHAPEL HILL

\$1.6 billion+ in research annually  
Top 5 public university nationally (US News and World Report)  
#5 for federal research among universities  
Top 10 US research university in volume and annual expenditures

**Duke** UNIVERSITY

Top 10 nationally ranked universities (US News and World Report)  
\$1.2 billion+ annually invested in research and development

**NC STATE UNIVERSITY**

Largest four-year institution in NC  
#6 in research expenditures nationally for public universities without a medical school  
Centennial Campus - 1,000+ acre campus with 70+ corporate, nonprofit and government partners and over 3,000+ employees



**RESEARCH TRIANGLE PARK**

55,000+ Employees  
385+ Companies  
Billions in ongoing public and private investments

**#1**

**STEM HUB IN THE  
NATION: DURHAM**

CoWorkingCafe  
2025

**#4**

**MOST ECONOMICALLY  
RESILIENT METRO:**

**RALEIGH**  
CardRates  
2026

**#1**

**TOP METRO FOR  
RECENT COLLEGE  
GRADS: RALEIGH**

ADP Research  
2025

**NORTH CAROLINA  
NAMED TOP STATE  
FOR BUSINESS**

CNBC  
2025

**#1**

**BEST CITY FOR  
EMPLOYMENT  
OPPORTUNITY AND  
EARNING POTENTIAL:**

**RALEIGH**  
New York Post  
2025

**TOP 5 METRO  
IN THE U.S. FOR ITS  
TECH IMPACT ON THE  
LOCAL ECONOMY:**

**RALEIGH**  
CompTIA  
2025

**#2**

**TOP INNOVATIVE  
HUBS ACROSS THE  
SOUTH: RALEIGH**

CommericalCafe  
2025

**#2**

**MOST EDUCATED  
CITIES IN THE  
NATION: DURHAM -  
CHAPEL HILL**

WalletHub  
2025

# CALL FOR OFFER INSTRUCTIONS

**Initial Offers Due 5:00pm EST, Friday, July 31, 2026.**

Thank you for your interest Ranch Road. Please submit your LOI by emailing to:

Rob Griffin: rgriffin@triprop.com  
and  
Ed Brown: ebrown@triprop.com

Please make sure your LOI includes (at a minimum):

- Purchase Price
- Source of Purchaser's Capital (Including debt and equity)
- Earnest Money Deposit & structure for entitlement period(s), if requested
- Due Diligence Period (shorter due diligence period will be favorably considered)
- Any entitlement period(s) required
- Closing Period

Timing Guidance:

- Due Diligence - 90 days
- Rezoning Period - 12 months
- Site Plan Period - 8 months
- Closing - Earlier of site plan approval or expiration of site plan period

No buyer broker fee is being offered by the seller.

Please note the following in relation to a sales transaction for this property, as set forth by the seller's attorney, Manning Fulton & Skinner.

Some or all of the real property (the "Real Estate") will be sold by a non-traditional means, i.e., in the form of a stock purchase of the company that is the owner of such Real Estate. Prior to the consummation of any sale, the company will own no other assets except for said Real Estate. Furthermore, Seller reserves the right to structure any sale to accommodate anticipated tax implications, all subject to agreement with any proposed purchaser.

## CONFIDENTIALITY & DISCLAIMER

NAI Tri Properties, ("Broker") has been retained by the Seller in Raleigh, NC ("Property") as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

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NAI Tri Properties  
5121 Kingdom Way, Suite 200  
Raleigh, NC 27607  
tel 919.832.0594  
fax 919.832.7385  
triprop.com