

RAMBLEWOOD VILLAGE

US 70 HWY BUS, CLAYTON, NC 27520

Ramblewood Dr



RETAIL / INDUSTRIAL OPPORTUNITY

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 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

Lee & Associates - Raleigh Durham Wilmington is pleased to present a prime 22.02-acre retail or industrial development opportunity in Clayton, North Carolina.

Strategically located along US-70 Hwy Bypass, the site sits midway between Downtown Clayton and I-40, in one of Johnston County's fastest-growing corridors. With major residential, commercial, and industrial projects already underway nearby and the planned extension of I-540 enhancing regional connectivity, this property is positioned at the forefront of Clayton's growth.

Currently zoned Conditional Residential (CZ-R), the site offers rezoning potential for retail or industrial uses, creating flexibility for a wide range of development opportunities.

PROPERTY HIGHLIGHTS

| | |
|--------------|----------------------------------------------------------------------------------------------|
| Address | Ramblewood Drive Clayton, NC 27520 |
| GIS PINs | 164900-79-1785 164900-78-3824 164900-69-6350 |
| Acres | 22.02 |
| County | Johnston |
| Jurisdiction | Town of Clayton |
| Zoning | Conditional Zoning - Residential (CZ-R) <i>Willing to rezone for Retail or Industrial</i> |
| Utilities | Municipal |
| Sale Price | \$8,500,000 (\$386,012 /acre) |

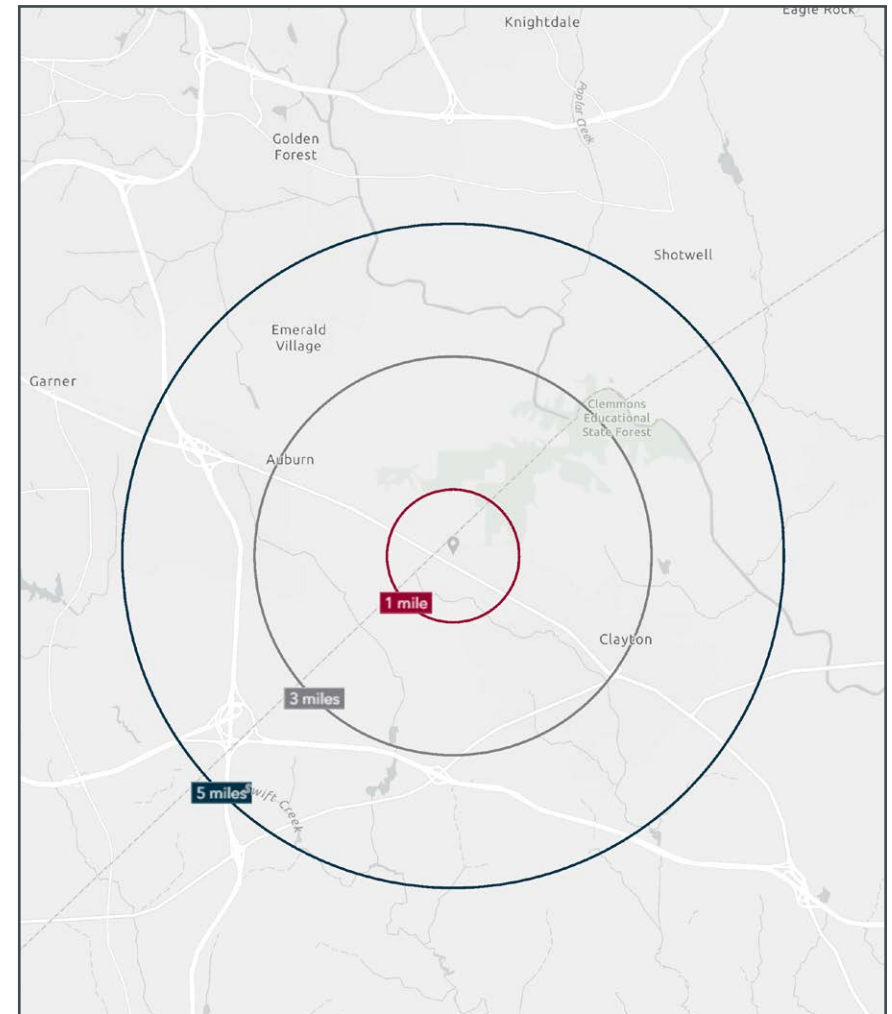
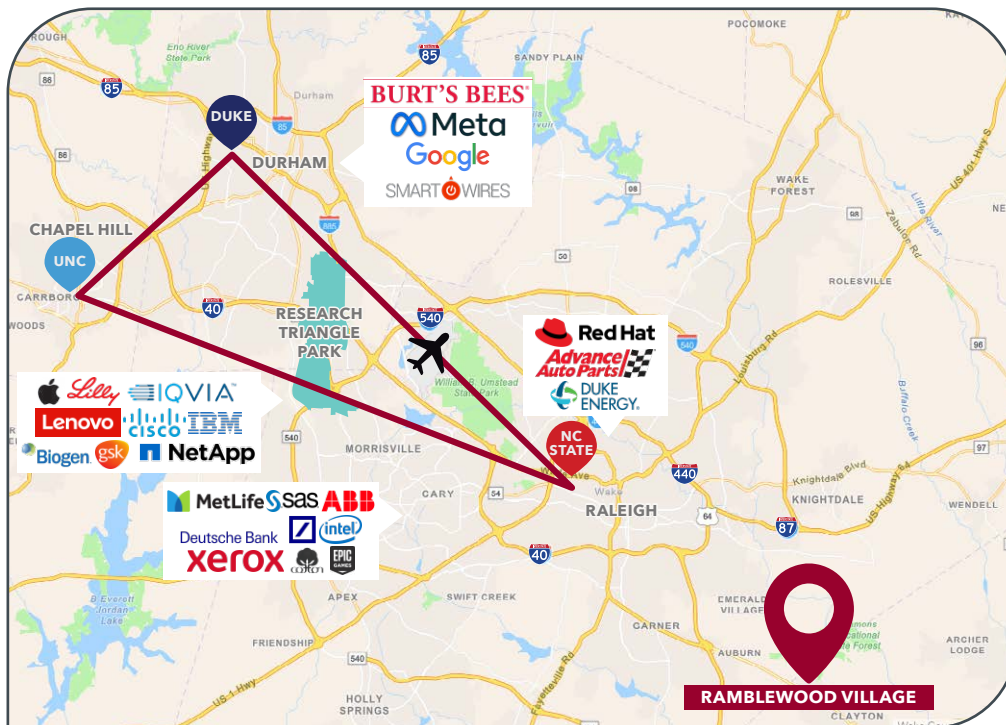


AREA OVERVIEW



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2025) | 1,549 | 23,216 | 69,521 |
| Daytime Population | 1,548 | 22,240 | 58,029 |
| Median Age | 40.0 | 38.5 | 36.9 |
| Average Household Income | \$111,024 | \$103,428 | \$105,600 |
| Average Home Value | \$402,571 | \$374,391 | \$383,972 |
| Bachelor's Degree or Higher | 30.7% | 35.4% | 36.9% |



**#1 Top State
for Business
(North Carolina)**
CNBC, 2022 & 2023

**#7 Top Tech
Metro in the U.S.
(Raleigh-Cary MSA)**
NC Tech Association, 2023

**#3 Best Large
Metro for
Business Climate
(Raleigh-Cary)**
Business Facilities, 2023

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