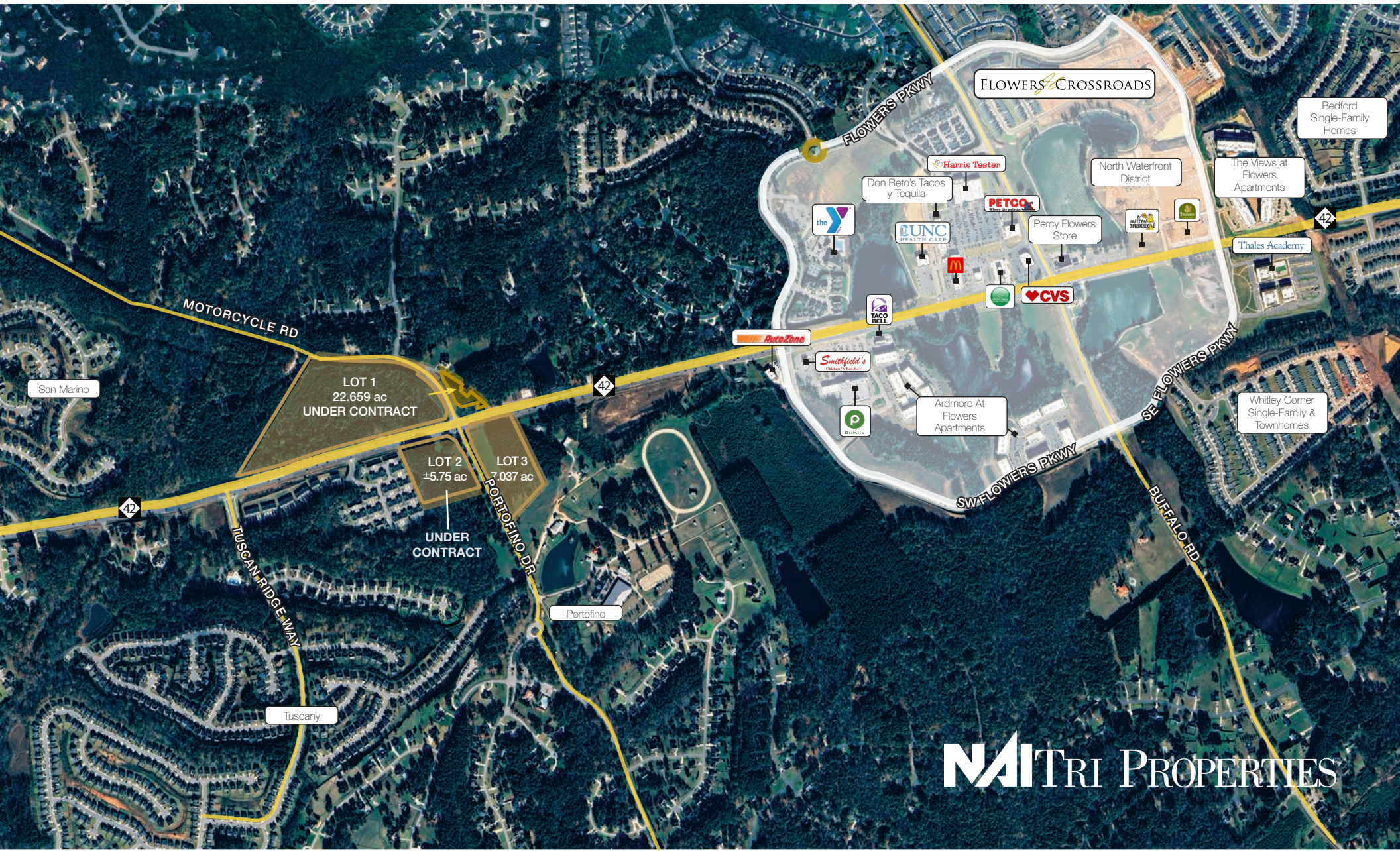


LAND FOR SALE | UP TO +/- 35.5 ACRES

NC HIGHWAY 42 EAST

CLAYTON, NC 27520 | COMMERCIAL OPPORTUNITY



NAITRI PROPERTIES

PROPERTY HIGHLIGHTS

LAND FOR SALE

Five lots totaling up to ±35.5 acres available adjacent to Flowers Crossroads, a highly desirable retail village featuring Publix and Harris Teeter as well as several eateries and retail shops. This mixed-use opportunity is located in Clayton, NC, fronting NC 42E.

ADDRESS 3986 NC HWY 42E, 3901 NC HWY 42E,
and 0 NC HWY 42E, Clayton, NC 27527

ACREAGE Up to ±35.5 acres

WATER/SEWER [Johnston County Water & Sewer Policy](#)

WATER RECLAMATION PROGRAM [Town of Clayton Water Reclamation Program](#)

PARCELS

LOT #	NC PIN #	ACREAGE	ZONING
Lot 1	168900-82-4729	22.659	AR
Lot 2*	168900-91-2917	±5.75	AR & AR-CZ
Lot 3	168900-92-7167	±7.037	AR

FEATURES

- Surrounded by more than 40 residential communities
- Traffic count on HWY 42 exceeds 18,000 cars per day
- Flowers Plantation maintains over 20 miles of paved walking trails
- North Waterfront District planned for 2025 delivery

PRICING

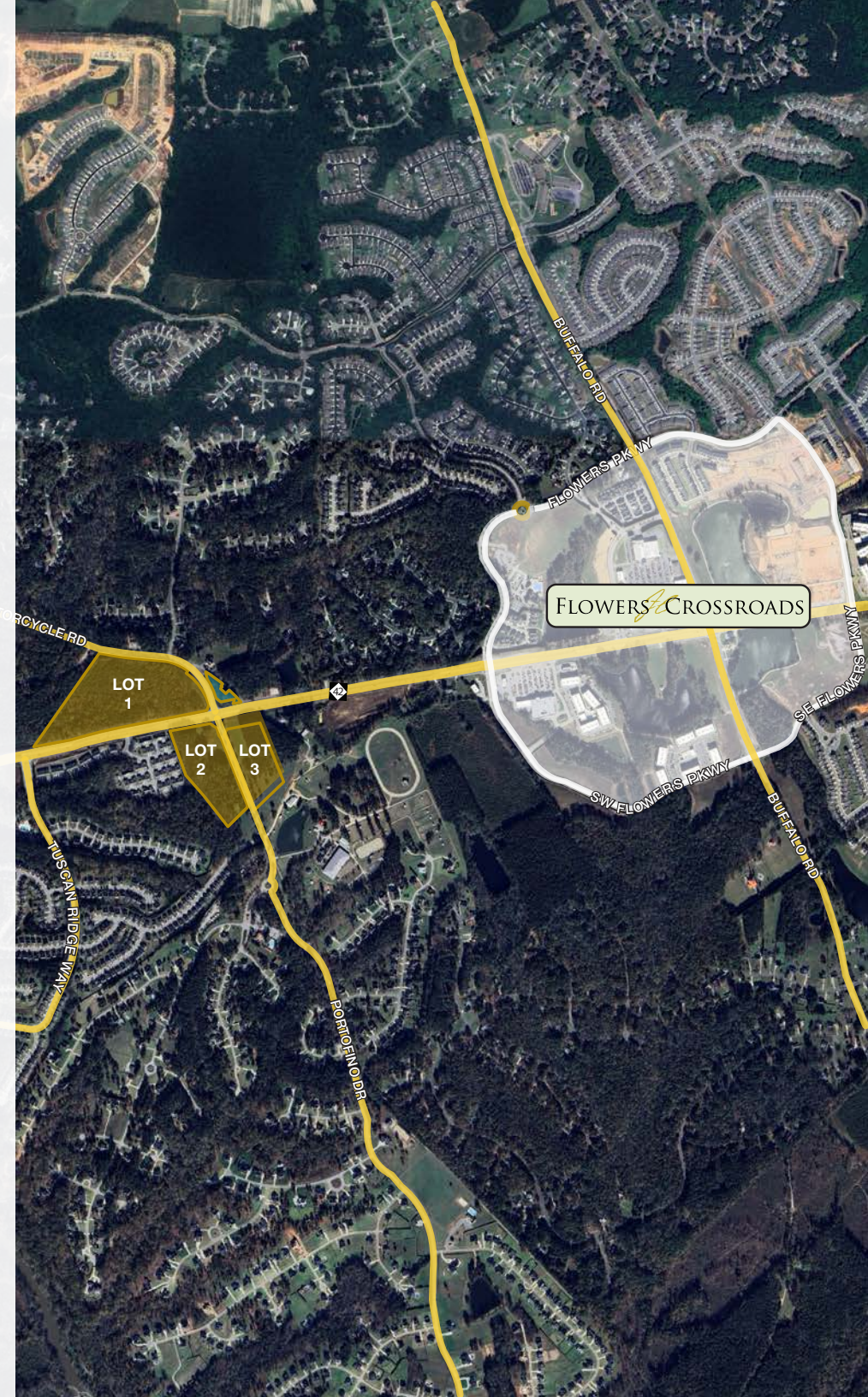
Lot 1 - \$3,955,000 - Under Contract
Lot 2 - \$1,897,500 - Under Contract
Lot 3 - \$2,322,210 - Available

*Lot 2 - There is a cell tower located on this site that does not convey with the sale of the parcel. There is a 195' radius around the tower and the lot sized is reduced to ±5.75 acres. See page 13 for additional information.

CONTACT

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NAITRI PROPERTIES



JOHNSTON COUNTY REZONING REQUIREMENTS

A PUD Approved Rezoning will be required for commercial, retail and higher density residential, townhome and apartment development.

ENVISION JOHNSTON COMPREHENSIVE LAND USE PLAN MAP	https://www.johnstonnc.gov/files/planning/Appendix%20B%20-%20Maps.pdf
JOHNSTON CO REZONING	https://www.johnstonnc.gov/planning/content.cfm?pageid=40
JOHNSTON CO TABLE OF USES	https://www.johnstonnc.gov/files/planning/tableofuses.pdf

The specific PUD approval process in Clayton, North Carolina, can be found within the Town of Clayton's Unified Development Code. Key Steps Generally Involved (Note: This may not be an exhaustive list):

PRE-APPLICATION MEETING	It's highly recommended to schedule a pre-application meeting with the Town of Clayton Planning Department. This allows you to discuss your proposed PUD with staff, understand the specific requirements and expectations, and address any initial concerns.
APPLICATION SUBMISSION	Submit a formal application to the Planning Department. This will typically include detailed plans, site analysis, and supporting documentation.
PLANNING STAFF REVIEW	The Planning Department will review your application for completeness and compliance with the Unified Development Code.
PLANNING BOARD REVIEW	The Clayton Planning Board will conduct a public hearing to review the proposed PUD. This allows for public input and discussion.
TOWN BOARD OF COMMISSIONERS REVIEW	The Town Board of Commissioners will hold a public hearing to consider the Planning Board's recommendations and make a final decision on the PUD approval.
IMPORTANT CONSIDERATIONS	
UNIFIED DEVELOPMENT CODE	Carefully review the relevant sections of the Unified Development Code for specific requirements, regulations, and procedures related to PUDs in Clayton.
PUBLIC INPUT	Be prepared to address public concerns and comments during the public hearing process.
PROFESSIONAL GUIDANCE	Consider consulting with a land use attorney or a qualified planner who is familiar with the Clayton development process.

Johnston County contact information:

JOHNSTON CO PUBLIC UTILITIES	Rudy Wells, PE, Civil Engineer Johnston Co Public Utilities 309 E Market St PO Box 2263, Smithfield, NC 27577 (o) 919.209.5477 (m) 919.628.5477
JOHNSTON CO PUD REZONINGS	Braston Newton Johnston Co Planning Director 309 E Market St, Smithfield, NC 27577 (o) 919.989.5150

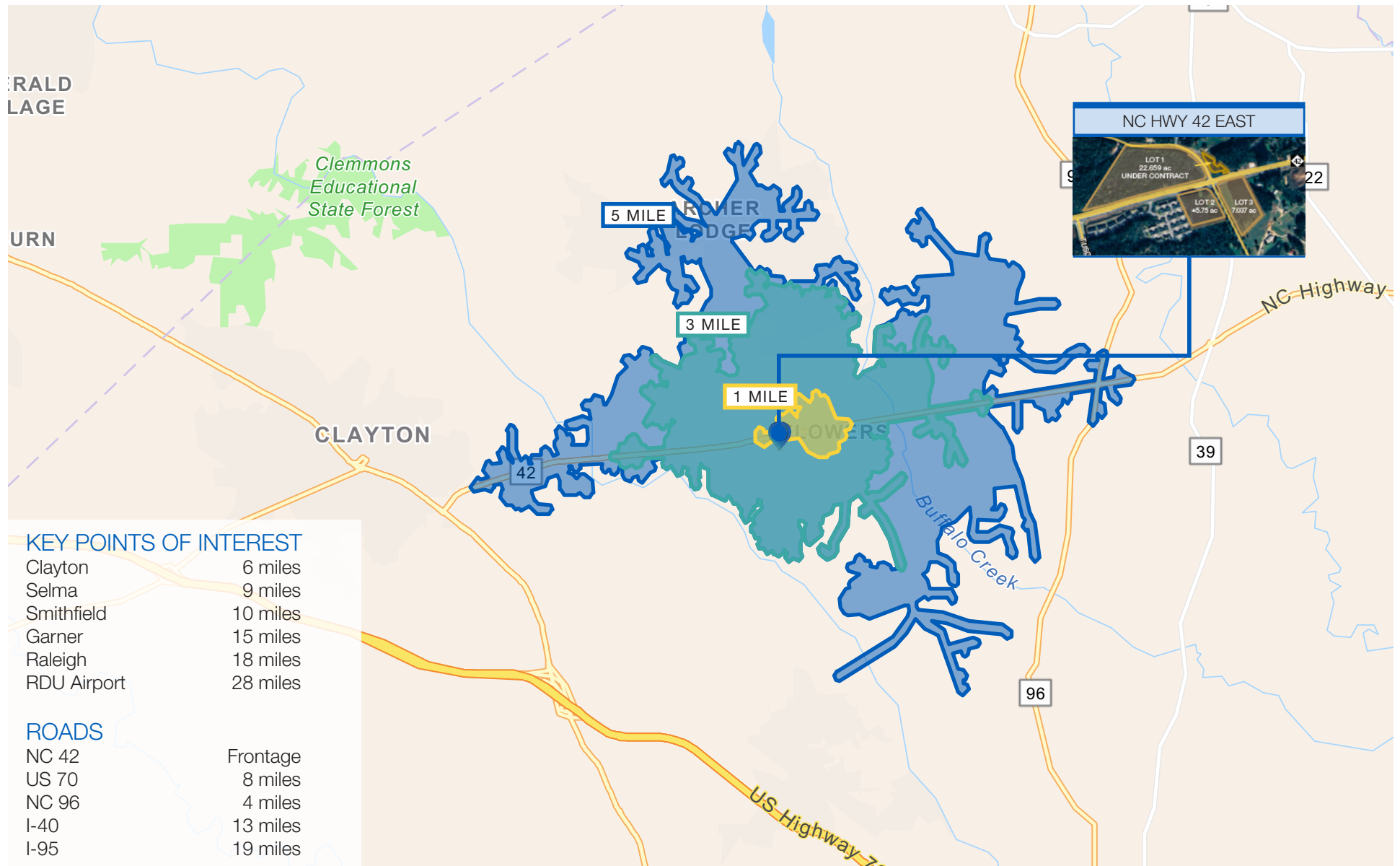
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TRIANGLE REGION



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NAI TRI PROPERTIES

AERIAL LOTS 1-3



CONTACT

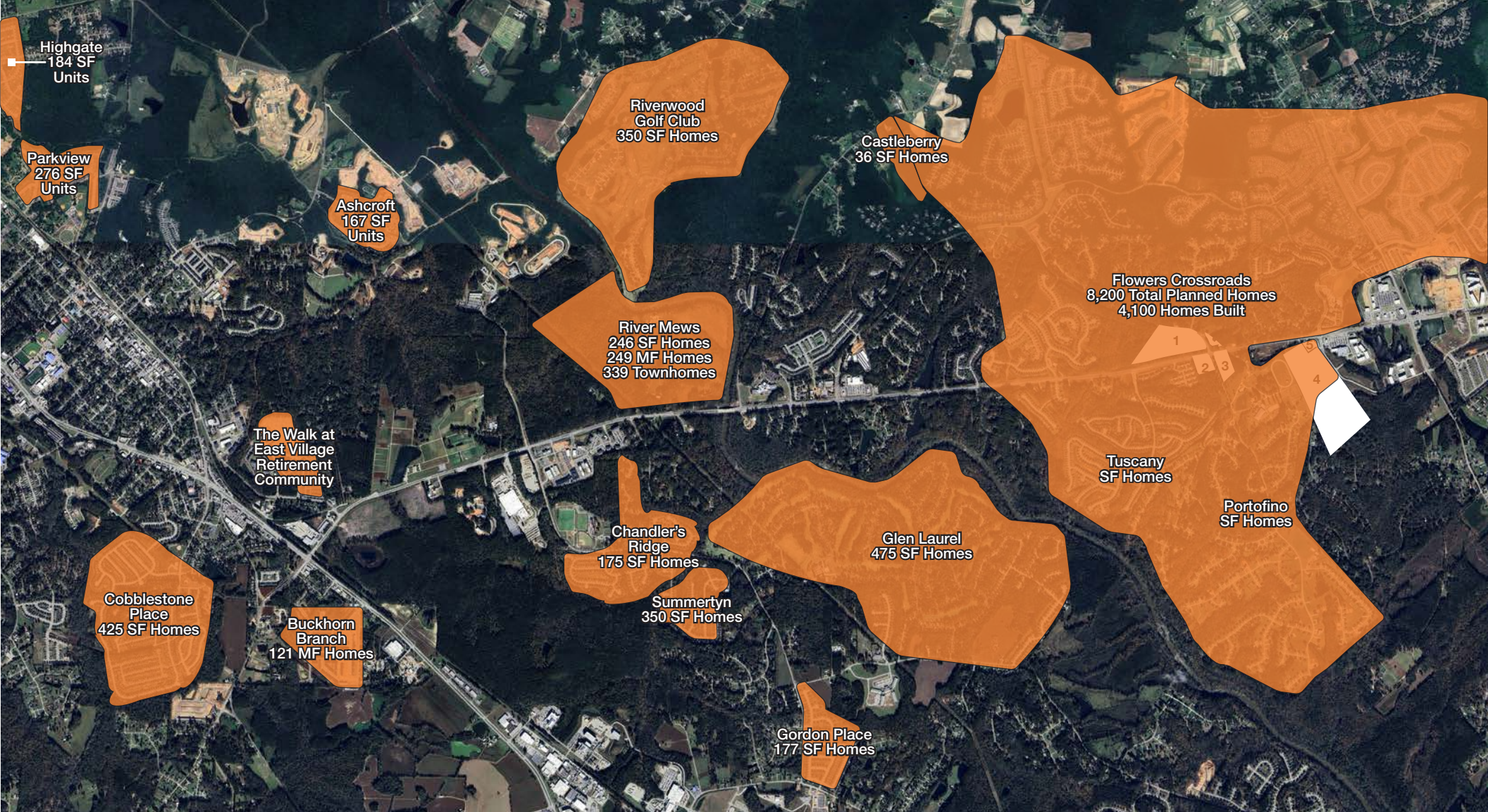
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NAITRI PROPERTIES

AREAL VIEW - SURROUNDING NEIBORHOODS



CONTACT

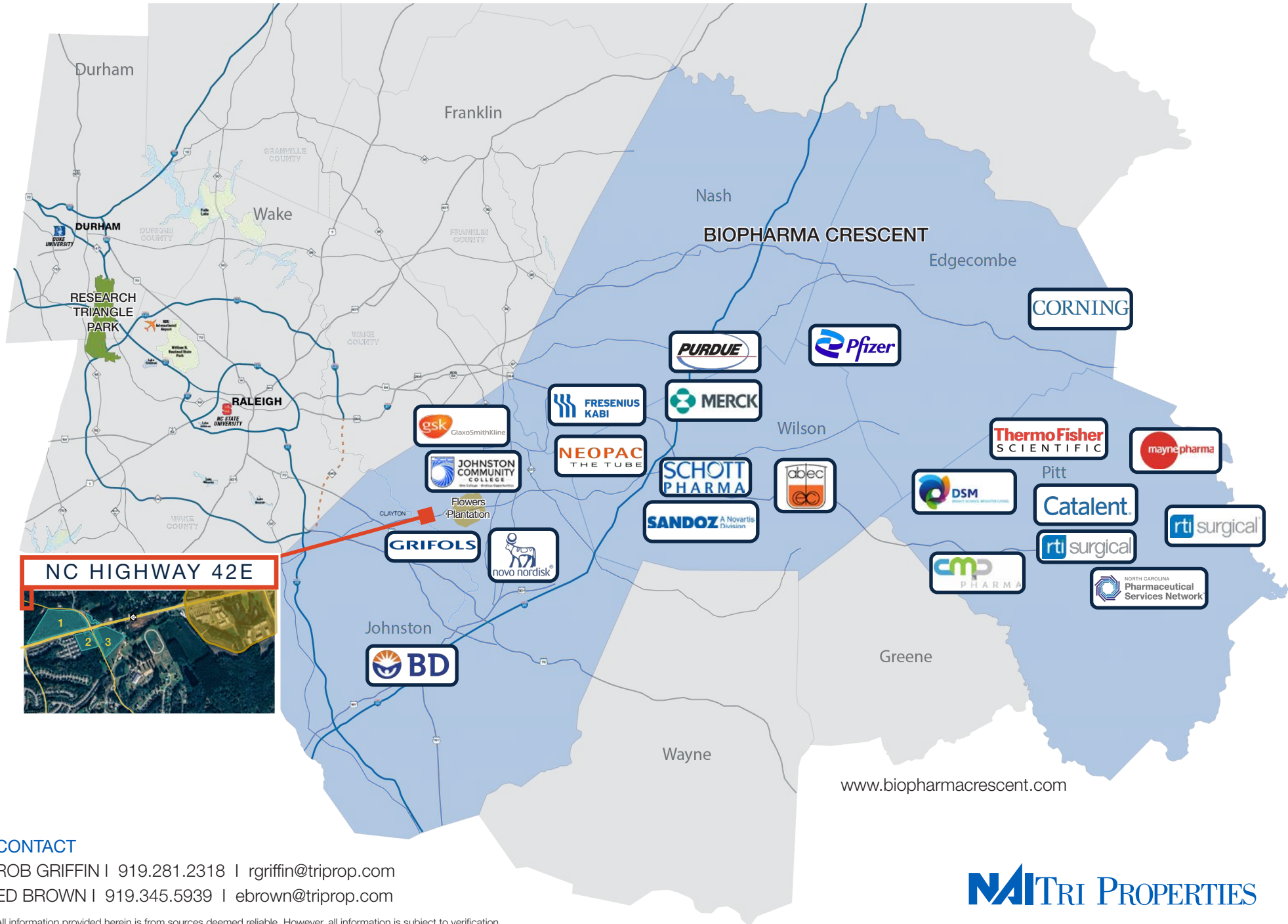
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NAI TRI PROPERTIES

SUPERIOR LOCATION



CONTACT

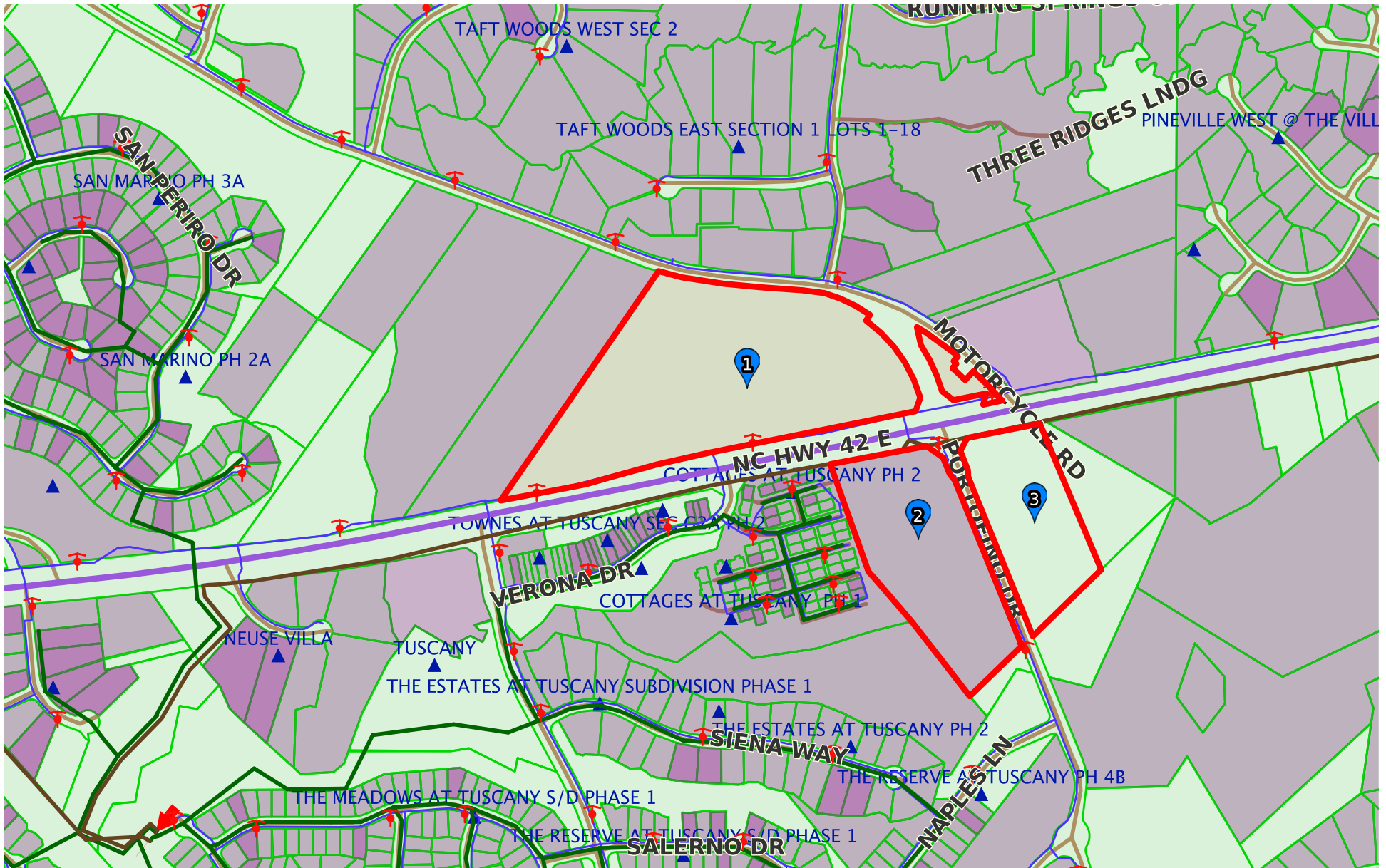
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NAI TRI PROPERTIES

UTILITIES



CONTACT

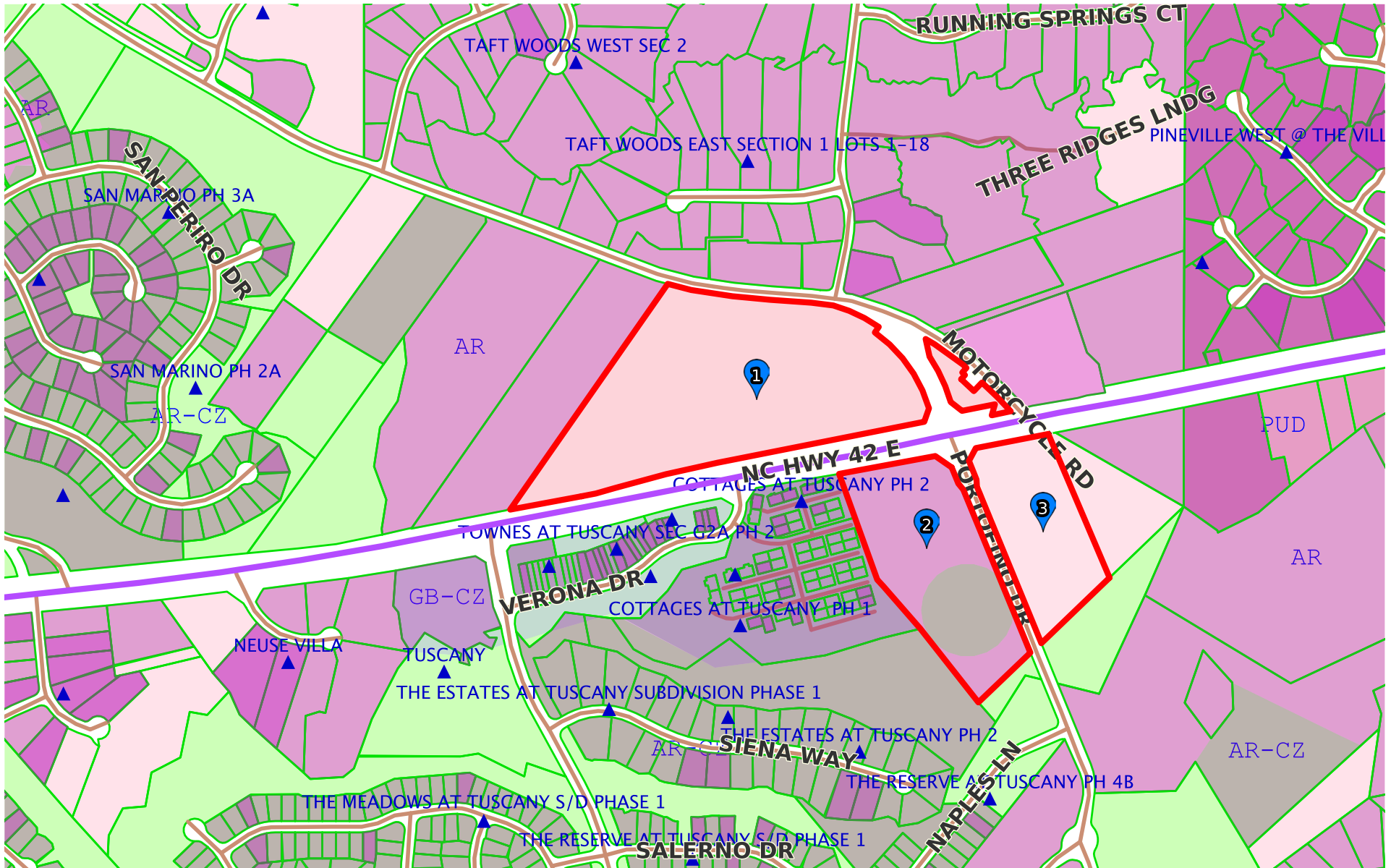
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NAI TRI PROPERTIES

ZONING



CONTACT

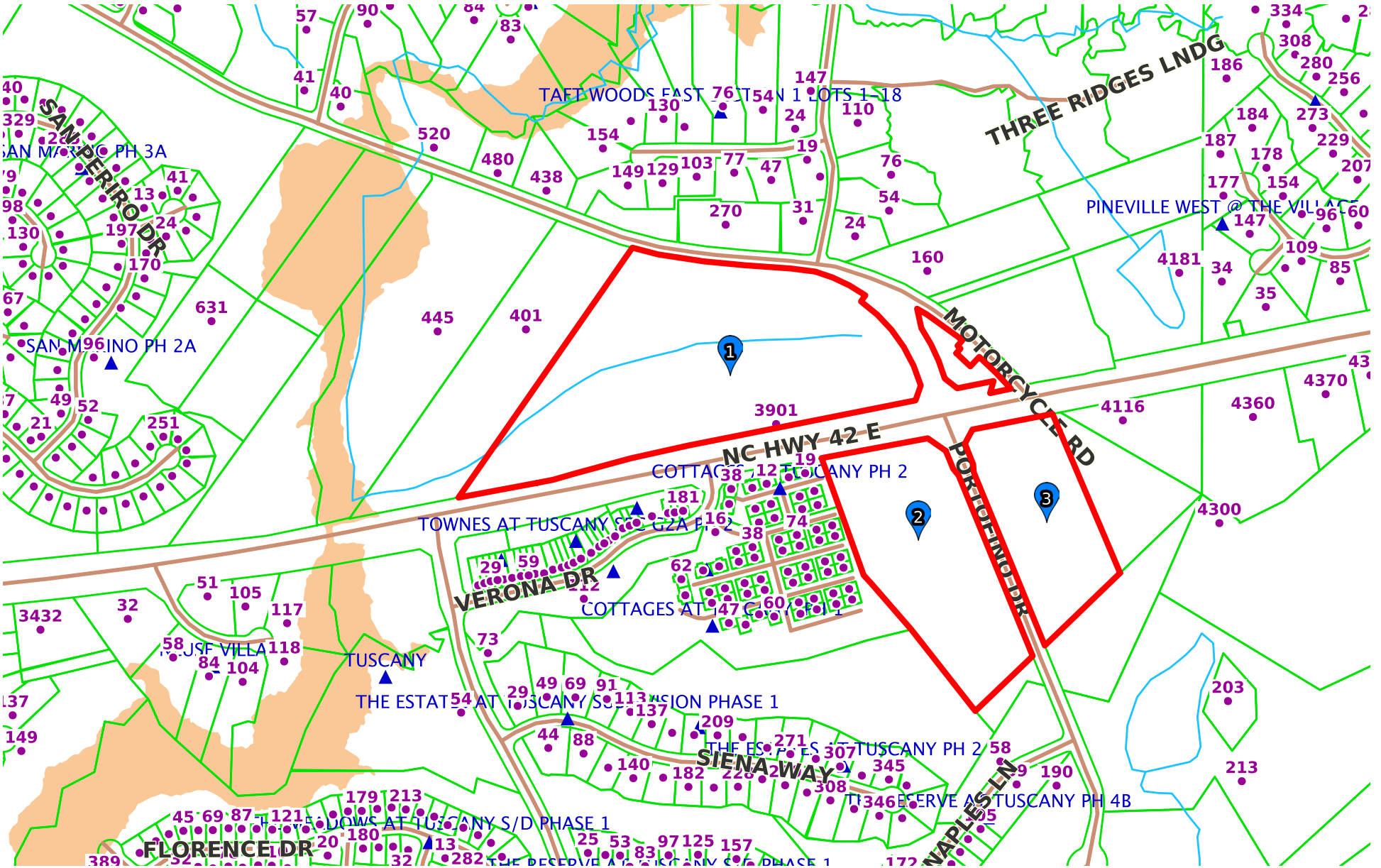
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NAI TRI PROPERTIES

BLUE LINE STREAM & FLOOD ZONE



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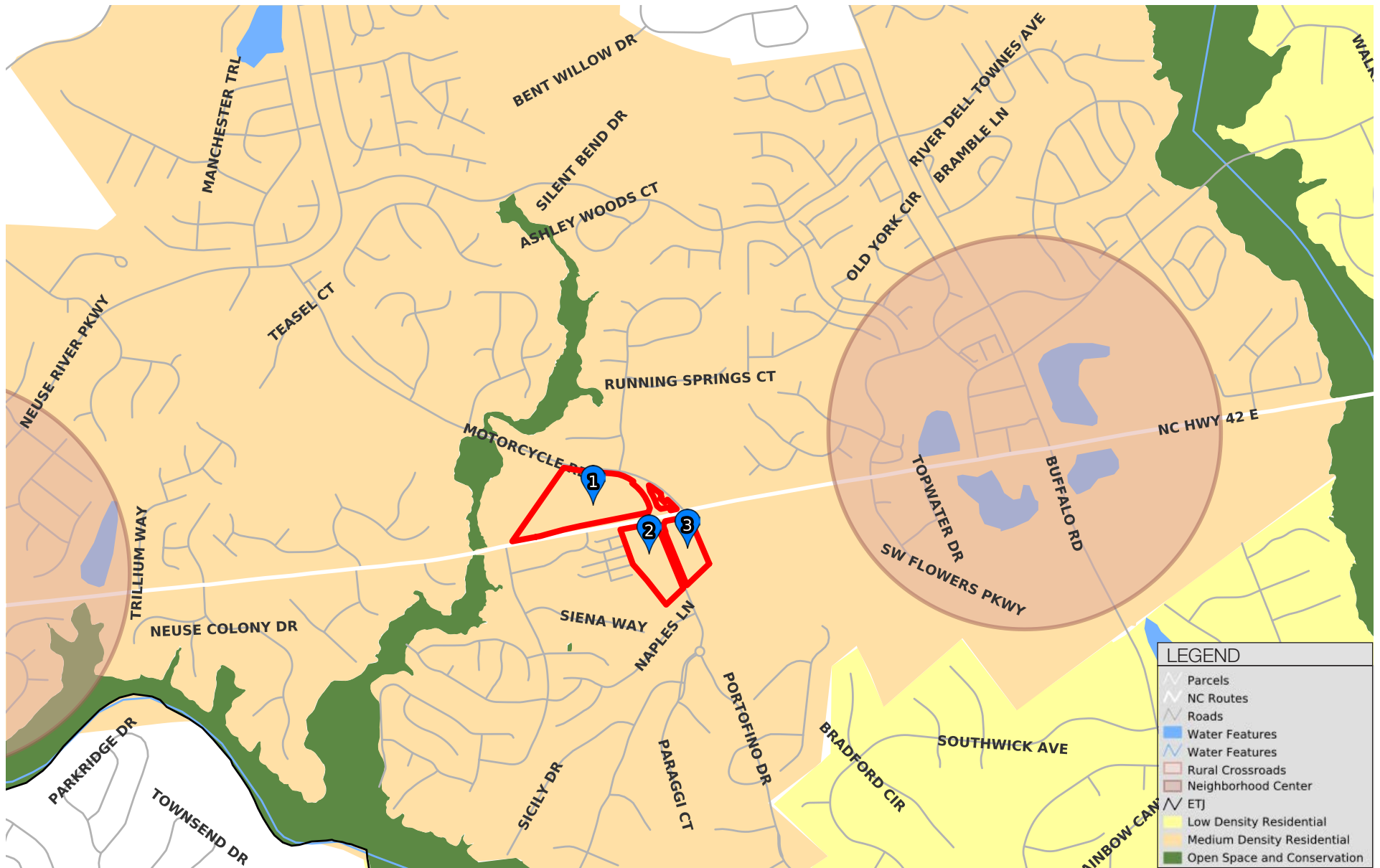
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Topographic map of the Tuscany area in North Carolina, showing contour lines, roads, and property boundaries. The map includes labels for various locations such as Taft Woods West Sec 2, Taft Woods East Section 1 Lots 1-18, Running Springs Ct, Three Ridges Lndg, Pineville West @ The Vill, San Marino Ph 3A, San Marino Ph 2A, Neuse Villa, The Estates at Tuscany Subdivision Phase 1, The Meadows at Tuscany S/D Phase 1, The Reserve at Tuscany S/D Phase 1, The Estates at Tuscany Ph 2, The Reserve at Tuscany Ph 4B, Cottages at Tuscany Ph 1, Cottages at Tuscany Ph 2, Townes at Tuscany SPC G2A Ph 2, Verona Dr, Salerno Dr, Sienna Way, Naples Ln, Portofino Dr, Motorcyc Rd, and NC Hwy 42 E. The map also shows a purple line representing a proposed road or boundary.



FUTURE LAND USE



CONTACT

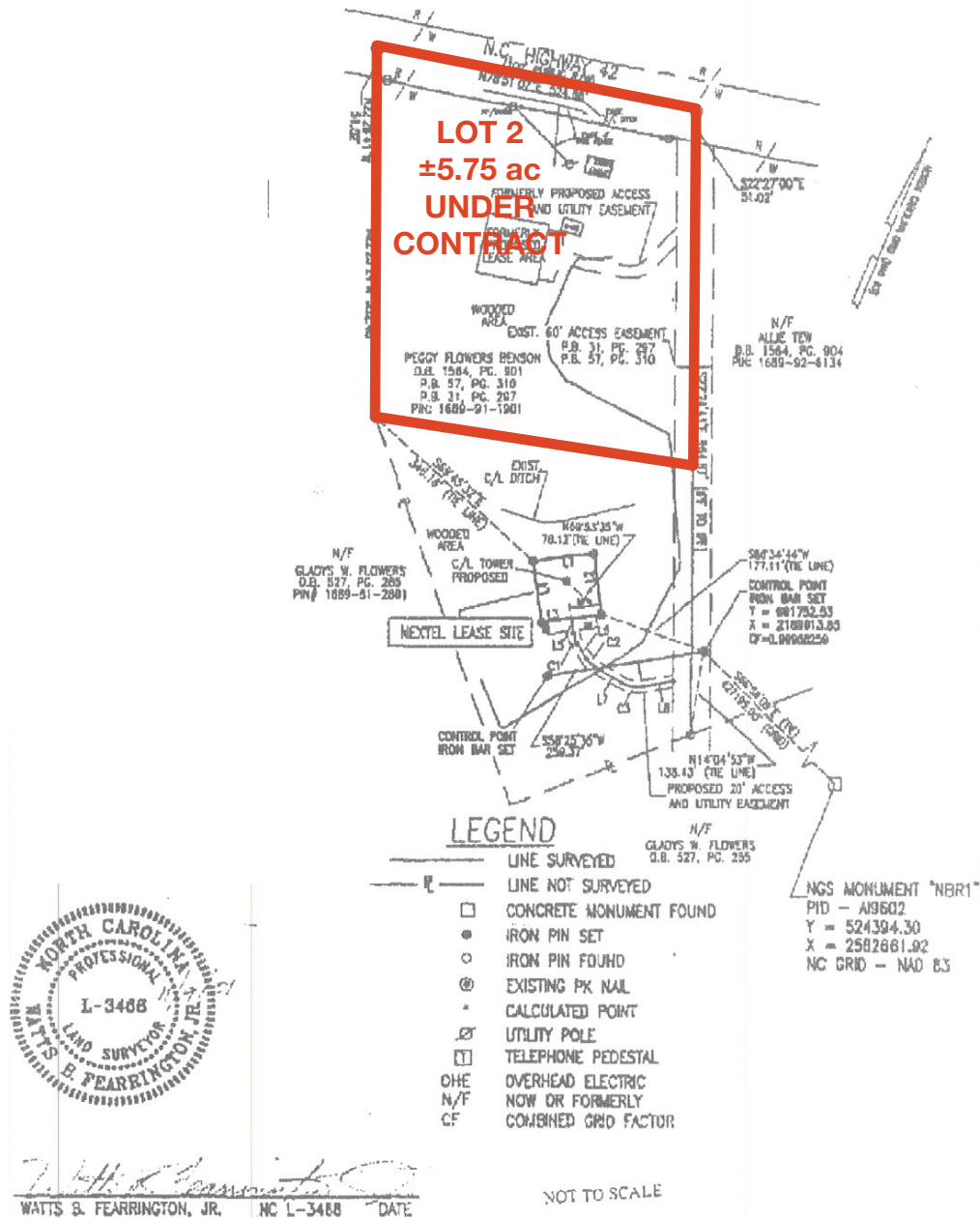
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NAI TRI PROPERTIES

LOT 2 SURVEY



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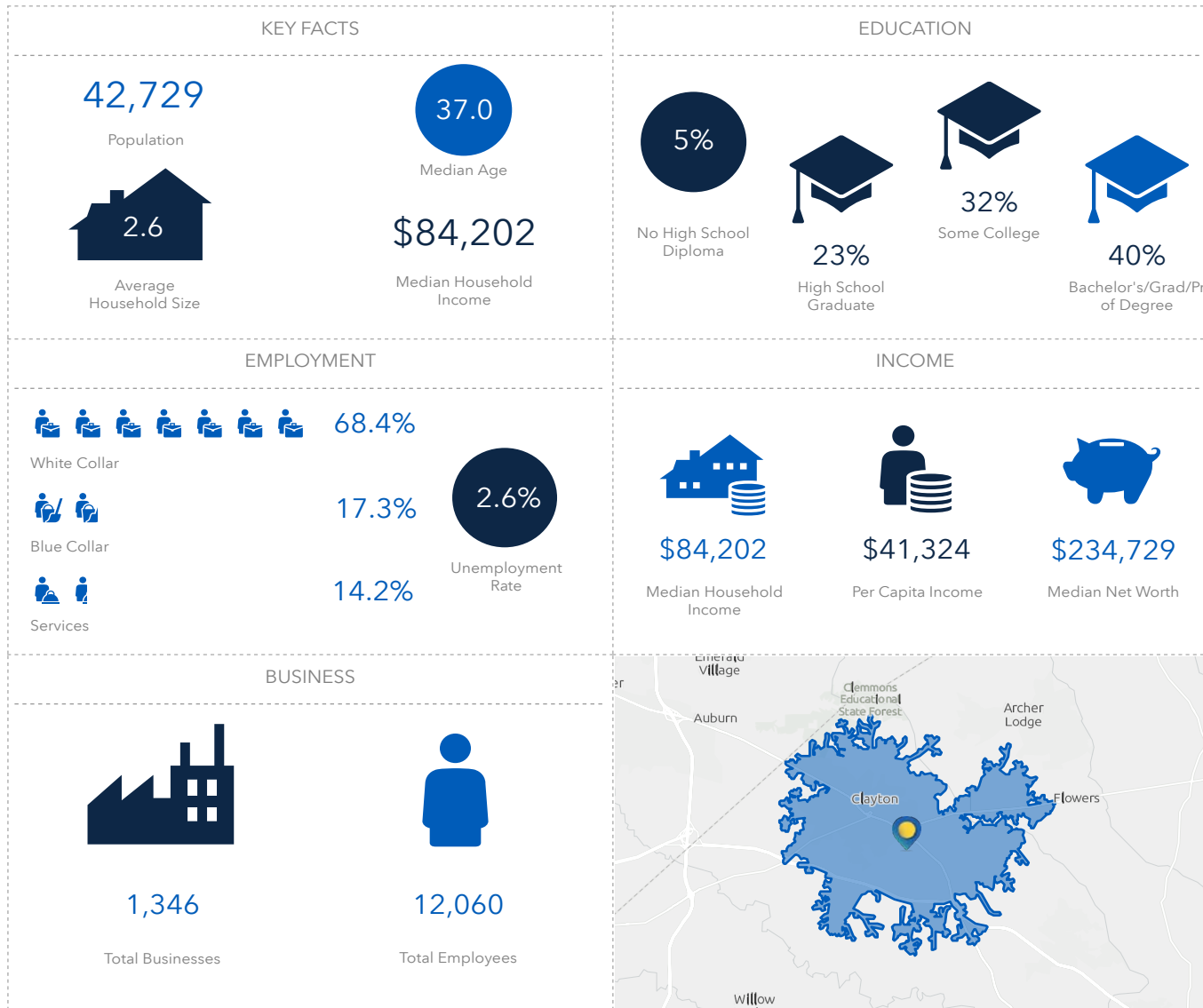
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DEMOGRAPHICS

10 MILE RADIUS



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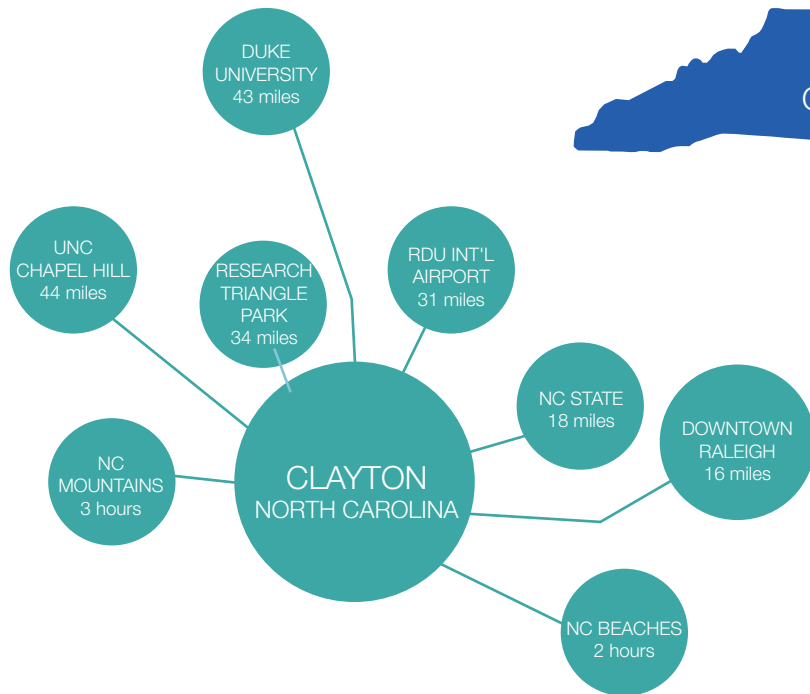
NAI TRI PROPERTIES

CLAYTON

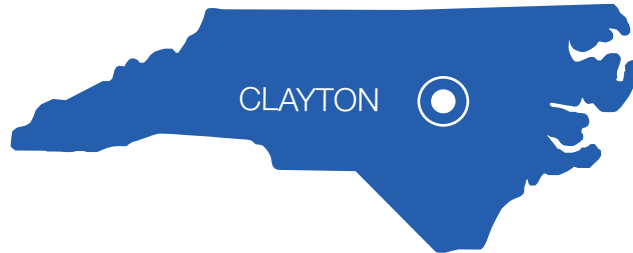
Located just outside of Raleigh, North Carolina and the Research Triangle Park (RTP), Clayton is the largest town in Johnston County with a population just over 30,000. Affordable housing options, great schools, diverse arts, and recreation options make Clayton the perfect place to live if you are looking to work within one of Clayton's own expanding business sectors (manufacturing, bio-pharmaceutical, health care, etc.). And Clayton's proximity to the future Southeast Extension of the Triangle Expressway (I-540) make Clayton a first choice if you plan to work in the nearby RTP area. Clayton's best asset, however, will never show up in the numbers. What makes Clayton a true gem is its small town heart and wonderful sense of community.

DEMOGRAPHICS

- Population growth: 60,043 (2024) 12% growth from 2019 - 2024
- Educational attainment: 65% received their bachelor's degree or higher
- Median household income: \$75,000 (2024) 13% growth from 2019 - 2024
- Housing unit growth: projected to increase by 11.5%
- Median Age: 37 years old
- Unemployment rate: 4.1%



Source: Clayton Chamber of Commerce



MAJOR EMPLOYERS

- Caterpillar
- Grifols
- Nova Nordisk
- JCPS
- UNC Johnston Health

Top 10

Places in NC to
Grow a Family

Top 10

Fastest Growing
Municipalities

5th

Fastest Growing
County in North
Carolina

3.14

people moved to
Clayton, NC each
day in 2016

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NAI TRI PROPERTIES

AMENITIES

These sites are surrounded by a wealth of amenities to live, work, and play within a 15 minute drive. The sites are conveniently located adjacent to Flowers Plantation a 3,000 acre mixed use PUD at the intersection of Hwy 42 and Buffalo Rd.

DINING

Arby's
Asia Café*
Big Cheese Pizza
Biscuitville
Bojangles
Boba Beans Bistro*
Burger King
Carolina Bleu Grille
Char Grill
Clayton Bakery & Café
Cleveland Draft House
Cook Out
Crab Seafood House
Culver's
Deep River Brewing Company
Domino's Pizza
Don Beto's Tacos*
Dunkin'*
Eggs Up Grill
El Patron 323
Fat Boys BBQ
Fiesta Mexicana
Fiori Italian Restaurant & Bar*
Green Banana Restaurante Hondureno
Hwy 42 Café*
Hwy 55 Burgers Shakes & Fries*
Inspire Nutrition*
Kobe Japanese Steak House
La Cucina Italiana*
Las Carolinas Restaurant
Las Costenas
Liki Hibachi & Sushi
Lil Hombre Smoked Taco Joint

Luna Pizza Café
Mannings Restaurant
Marco's Pizza
McDonalds*
McKinley's Restaurant & Pub
Mezcalito
New Jumbo China
Nils Mediterranean Cuisine
Pizza Hut
Popeyes
Primo Pizza
Pure Green Juice Bar*
Sak's Deli
Salsa Azteca
Scooter's Coffee
Skyline Café
Smithfield's Chicken & BBQ*
St George Subs & Grill
Starbucks*
Sushi Iwa
Taco Bell*
Tacos Y Burritos California
Tavern 42
Venero's Pizzeria
Vinson's Pub + eatery
Wendy's
Wok & Grill
Zaxbys

BANKS

Bank of America
First Citizens Bank
Truist
Wells Fargo

HEALTH

CVS Pharmacy*
FastMed Urgent Care
Flowers Crossroads Dental*
Subliminal Massage Body & Energy Therapy*
UNC Health Primary Care*
Raleigh Orthopaedic*

SERVICES

Apple Law*
Blink Charging Station
Coldwell Banker*
Clayton Fire Station #2
Clayton High School
East Clayton Elementary School
Edward Jones*
Invictus Media*
Johnston Charter Academy
Kenneth F Jones, CPA, PLLC*
Powhatan Elementary School
State Farm Insurance*
Strickland Brothers 10-Minute Oil Change*
Thales Academy
Thanksgiving Elementary School
Twin Rivers IV*
West Clayton Elementary

RECREATION

Clayton Swim Club
East Clayton Community Park
Element Gymnastics & Sports Center
Fit4life Health Club

Glen Laurel Playground
Municipal Park
Rainbow Lanes Family Fun Center
River Hill Aquatic Center
Riverwood Golf Club
Sam's Branch Greenway
The Neuse Country Club

RETAIL

Advance Auto Parts
AutoZone*
BP
Crossroads Boutique & Gifts*
CVS Pharmacy*
Dollar General
Dollar Tree
Fantastic Sams*
Food Lion
Harris Teeter*
Harris Teeter Fuel Center*
La Bonita Market
La Vie Nail Salon*
Lowes Foods
Mobil
O'Reilly Auto Parts
Petco*
Publix*
Sheetz
The Grocery Bag*
The Percy Flowers Store*
The UPS Store
USPS
Walgreens
Walmart Supercenter

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