

PEEDIN TRACT
N O'NEIL STREET
CLAYTON, NC 27520

DEVELOPMENT OPPORTUNITY
RESIDENTIAL LAND
+/- 72 ACRES

PROPERTY OVERVIEW: White Oak Commercial is pleased to present +/- 72 acres of residential development land on N O'Neil St only half a mile north of Downtown Clayton. This area is one of the hottest markets in all of Johnston County. The property is well positioned for a mix of single-family and townhome development as it has multiple access points along N O'Neil St and backs up to Sam's Branch Greenway.

ACREAGE: Approximately 72 acres total

PARCEL IDs: 05H02199D (approx. 0.11 acres)
05H02025 (approx. 71.69 acres)

ETJ: Town of Clayton

ZONING: R-8 SUD. The property would be subject to a conditional zoning process. The 2045 Comp Plan classifies this property as future medium-density residential which would allow for 3-5 units per acre with a mix of single-family and townhomes.

TOPO: Relatively level topography and suitable for development. Approximately 8 acres are located in the 100 year flood plain along the northern boundary of the property.

UTILITIES: Water, sewer and electric are to the site. The Sam's Branch Wastewater Treatment Plant is currently under construction and will provide available sewer capacity for development on the subject tract. Delivery of additional sewer capacity is scheduled roughly for 2025.

ACCESS: Approximately 700 ft of road frontage on N O'Neil St as well as deeded access off of Mimosa St.

TRAFFIC COUNTS: Approximately 9,000 VPD on N O'Neil St. (source: NCDOT)

PRICING: \$70,000/acre

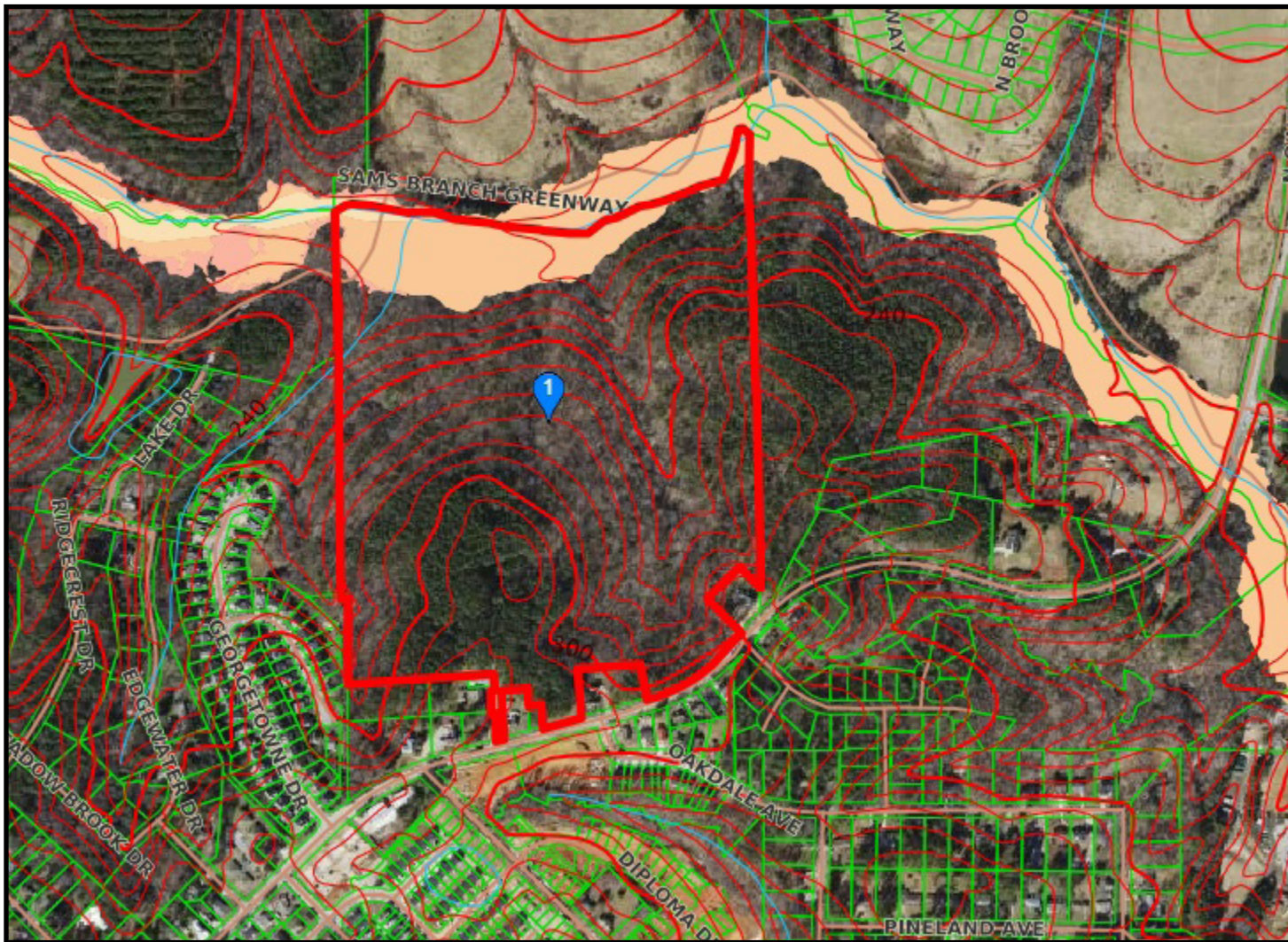


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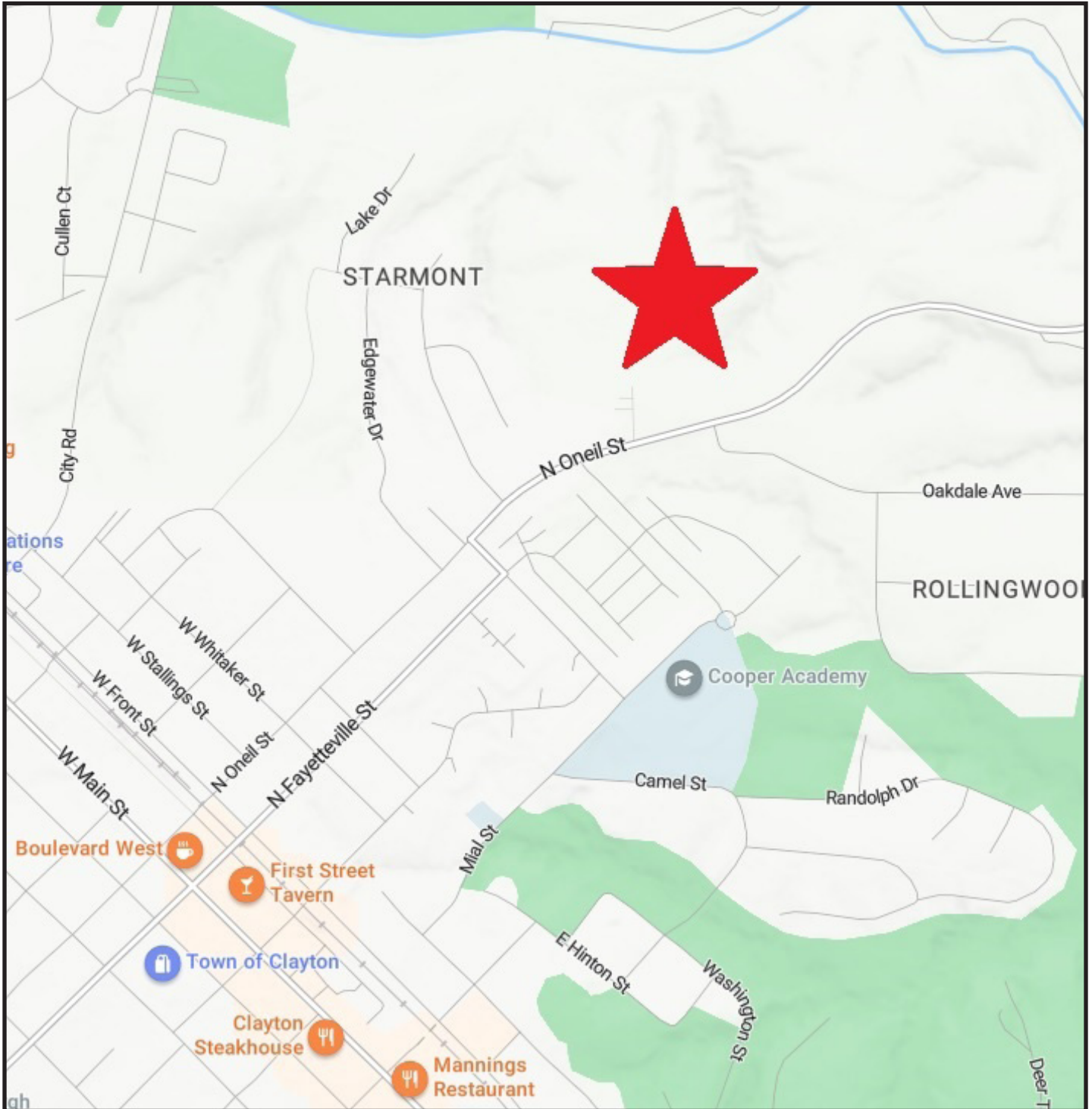
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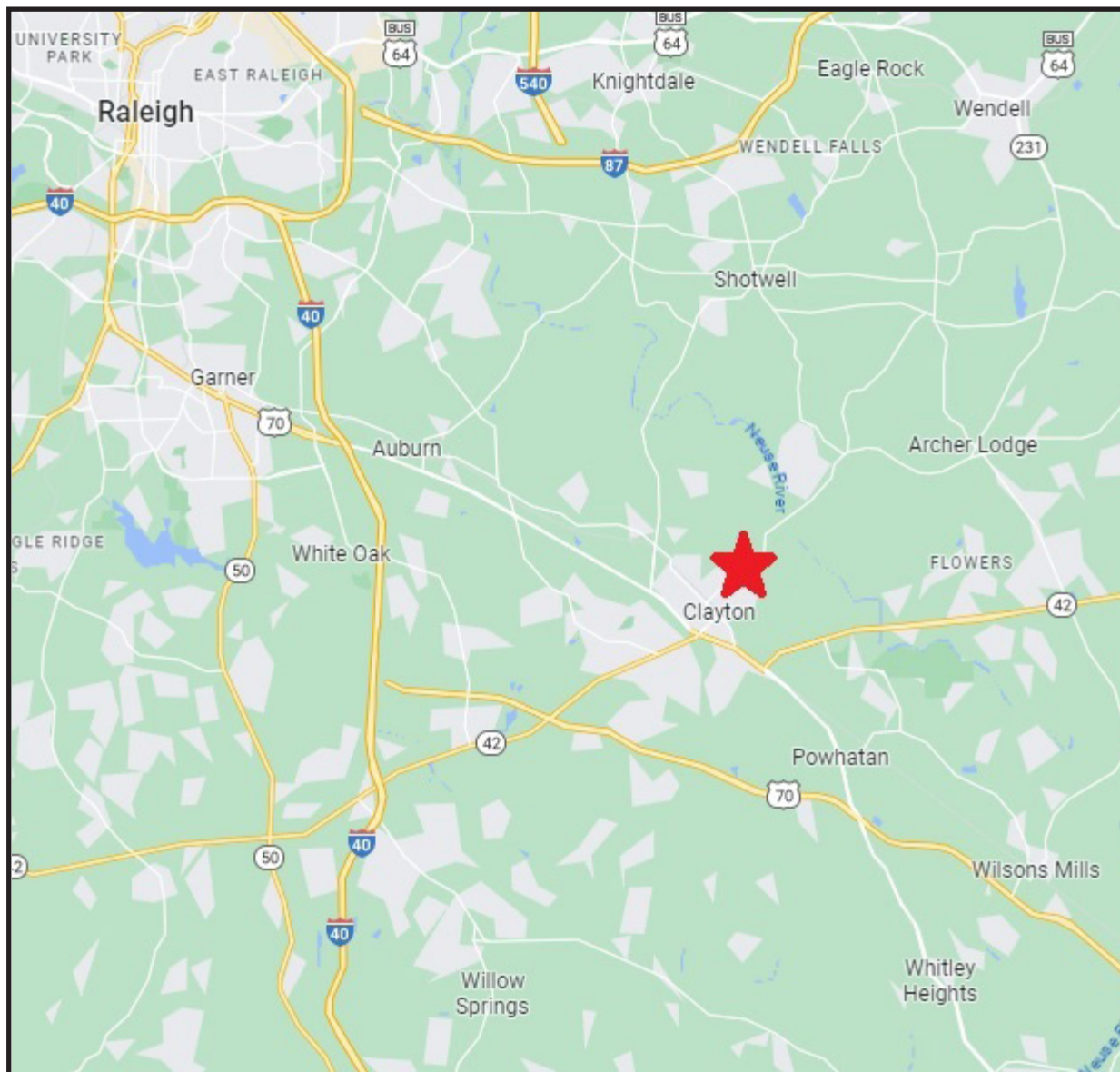


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