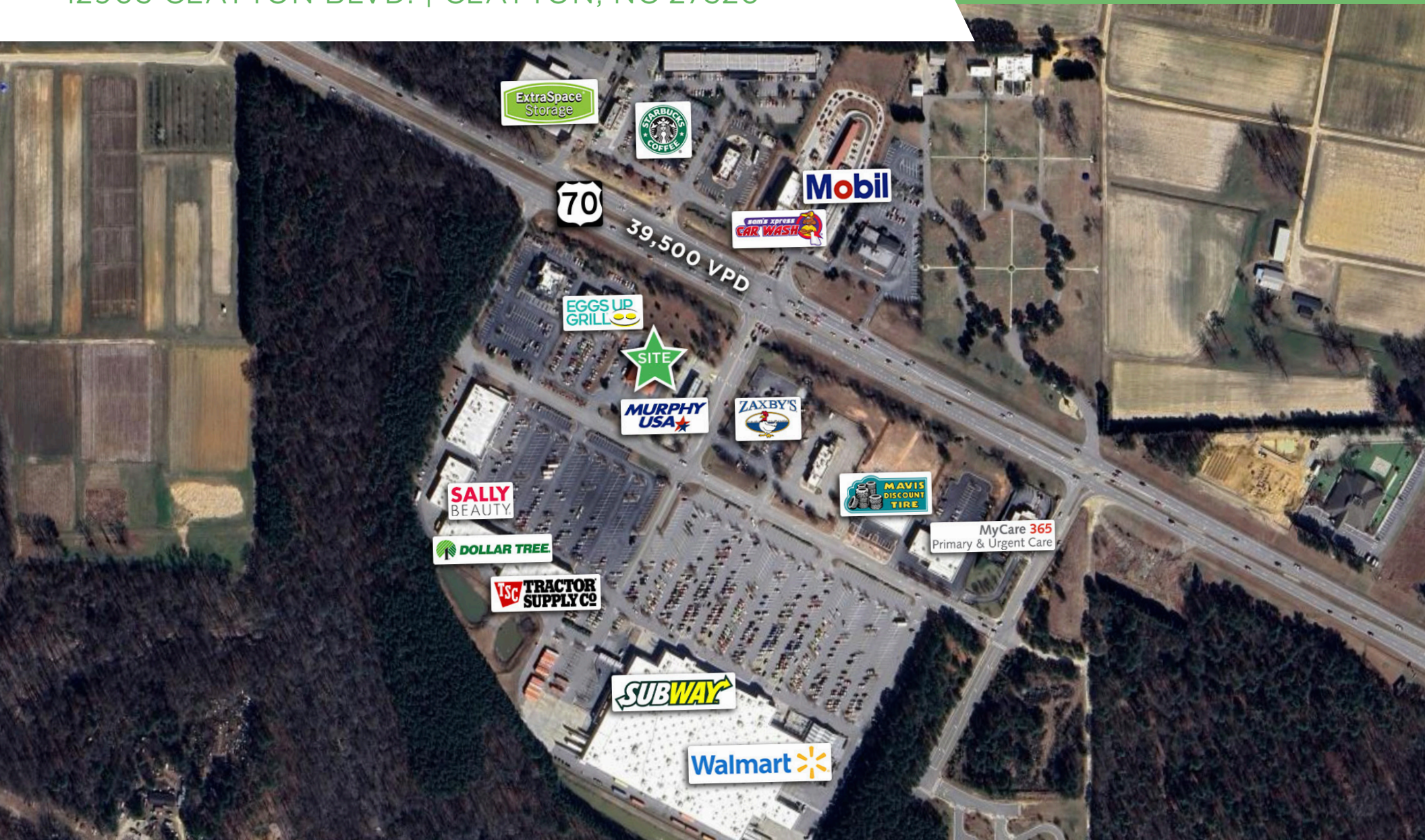


# REDEVELOPMENT OPPORTUNITY

12905 CLAYTON BLVD. | CLAYTON, NC 27520

Linville | Team Partners

COMMERCIAL REAL ESTATE



PRESENTED BY:

JASON BUSH

E JBush@LTPcommercial.com

M 336.486.7093

P 336.724.1715

L | T



# REDEVELOPMENT OPPORTUNITY

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## DESCRIPTION

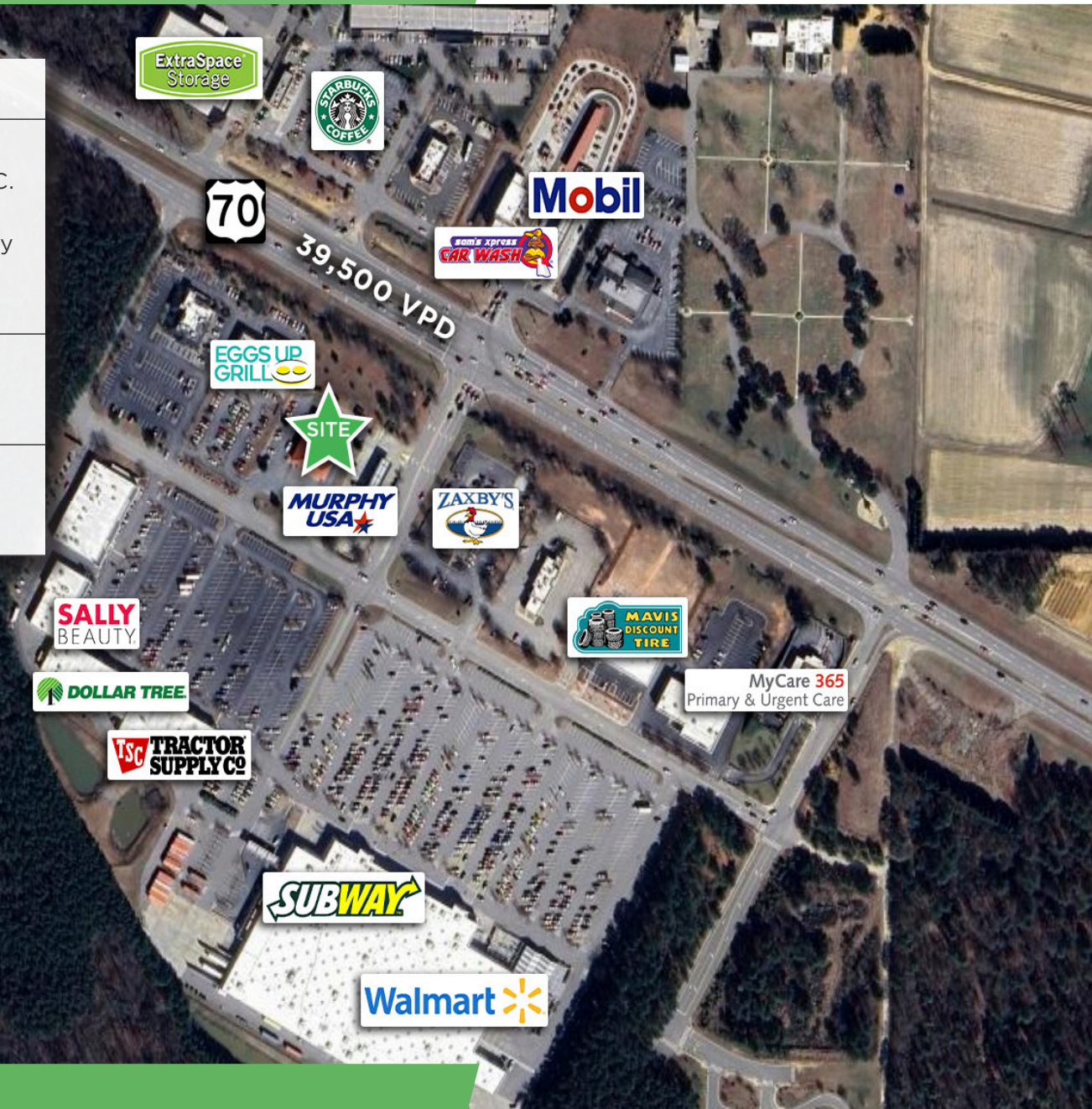
1.7 acre Walmart outparcel redevelopment opportunity within the Clayton Plaza in Clayton, NC. Clayton Plaza sees 3.5m annual visitors. Located along NC-70 at a signalized intersection, with nearly 40,000 VPD. Currently operating as a tunnel car wash and two bay oil change.

## ADDRESS

12905 Clayton Blvd.  
Clayton, NC 27520

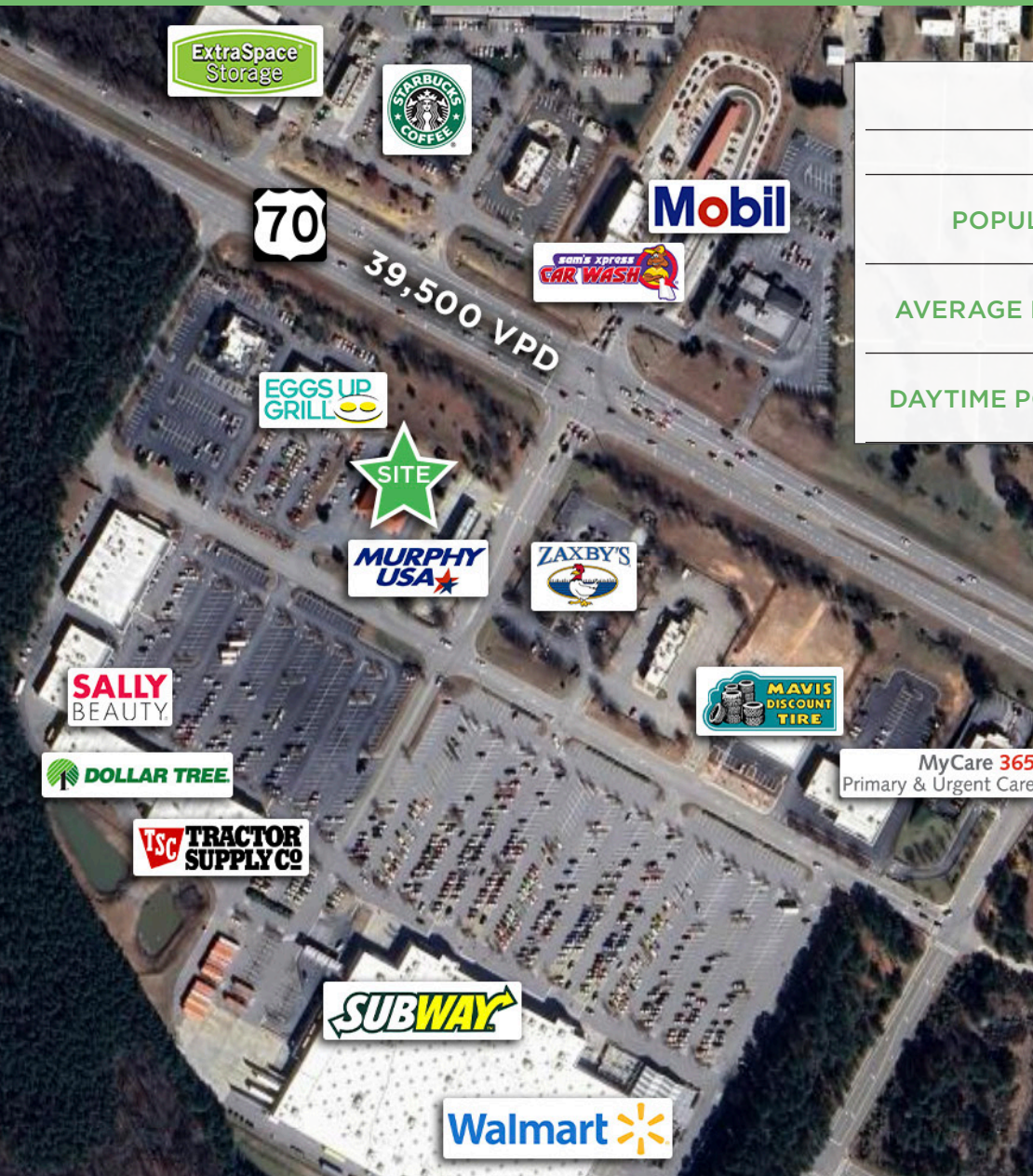
## SALE PRICE

\$1,800,000





# MARKET OVERVIEW



## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	31,435	70,335	157,107
AVERAGE HH INCOME	\$111,644	\$113,349	\$125,288
DAYTIME POPULATION	25,830	51,873	112,611



CLAYTON, NORTH CAROLINA

POPULATION GROWTH

- 2020 Census: 26,307 residents
- July 2023 Estimate: 30,216 — a growth of 14.8% since 2020
- July 2024 Estimate: 31,732 — bringing the total increase from 2020 to 20.6%
- 2022–2023 Growth: According to Data USA, the population rose from 26,837 to 28,043 — about 4.49% growth in one year

Clayton has more than doubled its population since 2000 — from around 15,000 to over 30,000

HOUSING & HOUSEHOLDS

- Households (2019–2023): 10,341, with an average size of 2.70 persons
- Households (2020 Census): 9,579, average size 3.04
- Owner-occupied rate: 64.3%
- Median home value (2019–2023): \$292,400
- Median monthly cost with a mortgage: \$1,736; without: \$651

INCOME & ECONOMIC INDICATORS

- Median household income: \$73,348 (2019–2023)
- Per capita income: \$35,285 (2019–2023)
- Poverty rate: 8.0%

INSIGHTS & CONTEXT

- Clayton is recognized as the fastest-growing town in Johnston County, within one of North Carolina’s Top 5 booming housing markets.
- From 2000 to 2020, the town’s population exploded from around 15,000 to over 30,000.

SUMMARY TABLE	
POPULATION (2020-2024)	~26,300 → ~31,700 (≈ 20 % )
HOUSEHOLDS & AVG SIZE	~10,300; 2.7–3.0 persons
MEDIAN HOUSEHOLD INCOME	~\$73,300
MEDIAN HOME VALUE	~\$292,400
POVERTY RATE	~8.0%
POPULATION DENSITY	~1,726 persons/sq mi
EDUCATION (BACHELOR’S OR HIGHER)	~35.6%

# SITE PHOTOS

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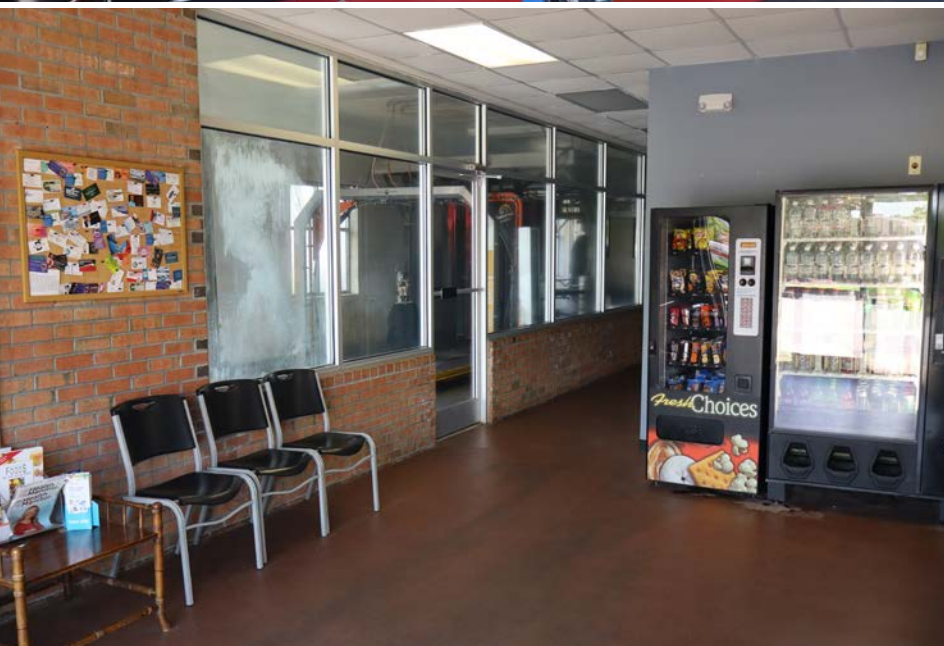
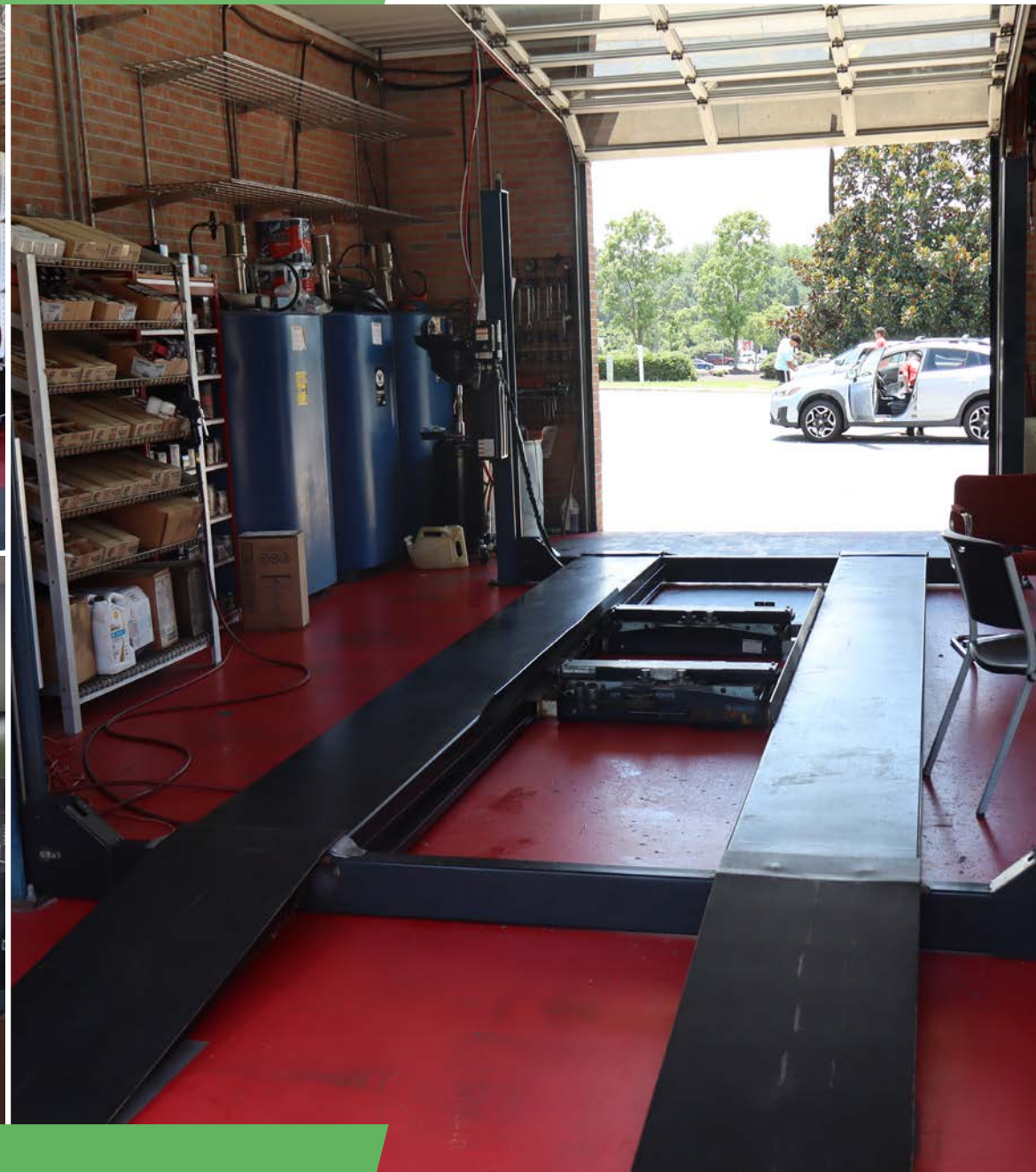
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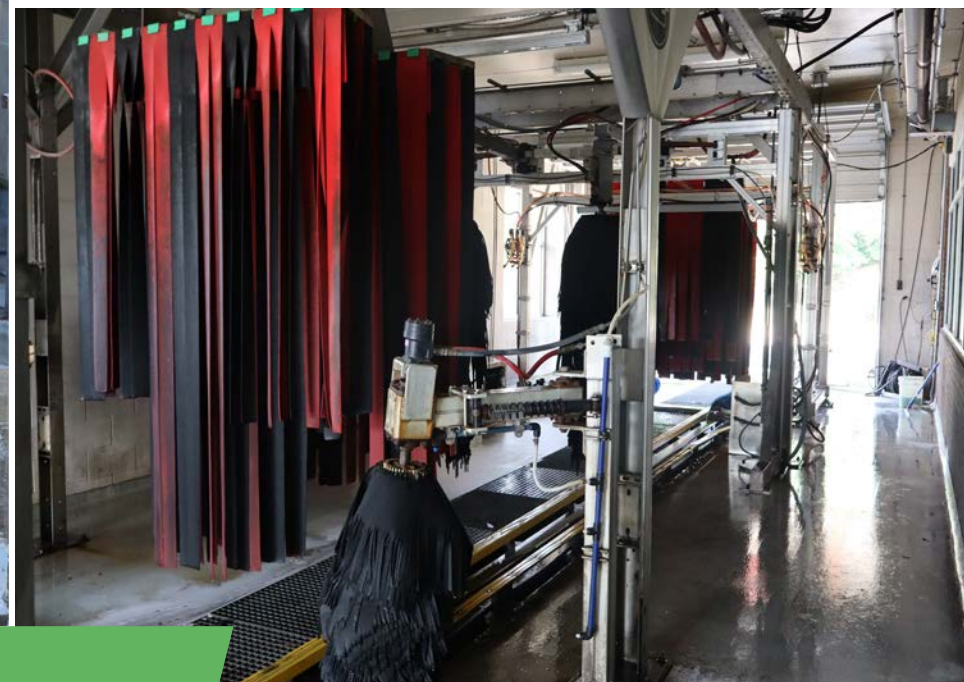
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JASON BUSH

**E** [JBush@LTPcommercial.com](mailto:JBush@LTPcommercial.com)

**M** 336.486.7093

**P** 336.724.1715

## LINVILLE TEAM PARTNERS

206 West Fourth Street  
Winston-Salem, NC 27101  
336.724.1715

Linville Team Partners has been retained as the exclusive Broker regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a Net Leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property. In this case, the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

Linville Team Partners is not affiliated with or endorsed by the commercial tenant or lessee identified in this Offering Memorandum. The use of the tenant's name or logo is not intended to imply any affiliation with or endorsement by Linville Team Partners. Its inclusion is solely for the purpose of providing tenant lessee information about this listing to prospective customers.

By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact your Broker for more details.