



CLAYTON, NC



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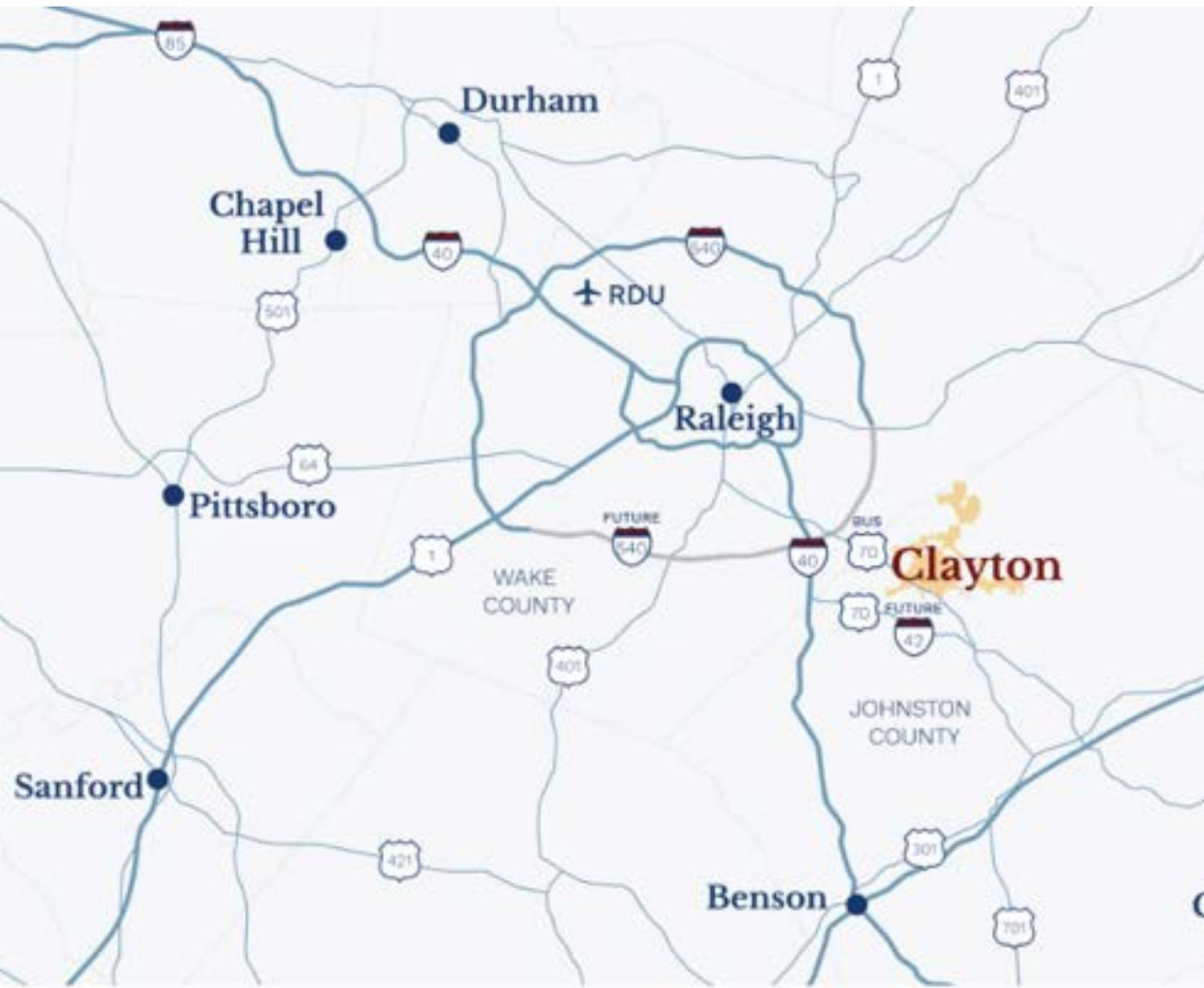
SITE RENDERINGS



OVERVIEW



Clayton is a fast-growing municipality in western Johnston County, located less than 20 miles from Raleigh and 30 miles from RDU airport. It's home to a thriving arts and business community and has landed the single largest manufacturing investment in North Carolina state history.



- Clayton, which is part of the Research Triangle Region, sits on the western edge of Johnston County, nestled between Interstate 40, Interstate 95, and future Interstate 42.
- As of the 2020 U.S. Census, the Town of Clayton is the fastest growing town in Johnston County, which is the fastest growing county in the state.
- Population Density in Clayton (1,845 residents per sq. mi.) is significantly higher than Johnston County (300 residents per sq. mi.) and the overall state of North Carolina (221 residents per sq. mi.)
- Average household income for Clayton (\$95,786) exceeds the average for Johnston County and the state of North Carolina.



67.1%

Amount of population
attaining some college or
higher education
(30-minute drive)



\$404,529

Median Home Price
(Owner-Occupied in
30-minute drive)



\$1,234

Median Rent
(Renter-Occupied in
30-minute drive)



578.9K

Population within a
30-minute drive



\$108.9K

Average household income
within 30-minute drive



-6%

Cost of Living Lower
than National Average



Clayton's main traffic
corridor, Highway 70, which
will be designated in the near
future as I-42, sees traffic
counts of close to 40,000
cars per day



Clayton has doubled in
population since 2000
[Current Residential
Development Info](#)



35.5 YRS

Median Age within
30-minute drive

INDUSTRY PRESENCE

Over the past couple decades, Clayton has experienced strong economic growth, fueled by its thriving business community and strong workforce. The town's pro-business environment, along with its geographical location, has attracted companies from an array of industries, contributing to job creation and economic expansion, including the single largest manufacturing investment in North Carolina.



One of the world's largest pharmaceutical companies, Novo Nordisk, announced \$4.1 billion dollar expansion of Clayton facility, adding 1.4 million square feet of production space which is the single-largest life science manufacturing investment in the state. The expansion will create 1,000 new jobs with minimum average wage of \$69,000.



Grifols is a global healthcare company dedicated to improving the health and well-being of people around the world, with 20,000 employees across 30 countries. Grifols' Clayton plant is the company's primary manufacturing facility and a \$210 million investment is fueling two new facilities at its Clayton manufacturing campus.



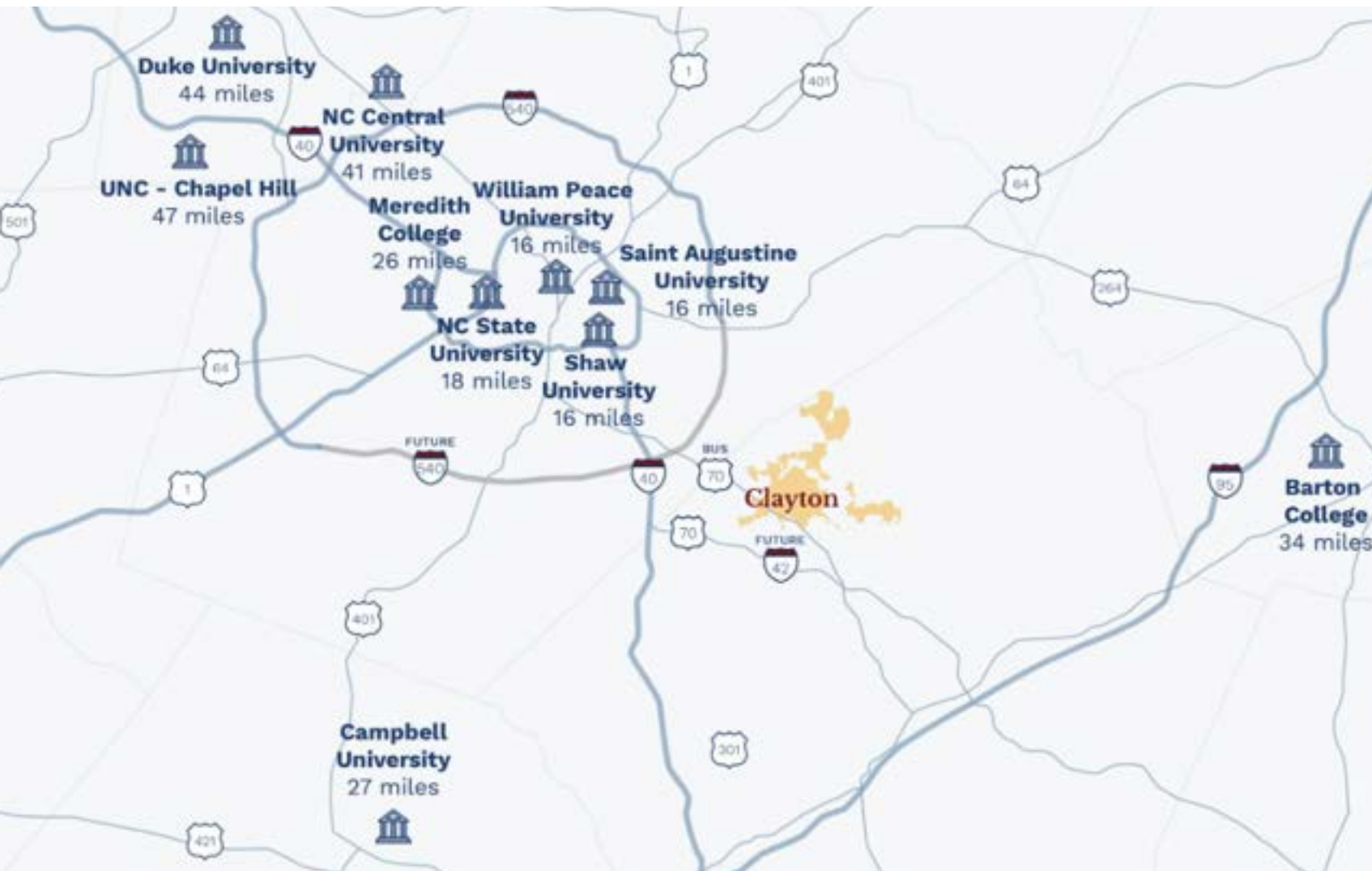
Johnston Health Clayton, which opened in 2009 as an outpatient center, became a full-service hospital after adding a three-story, 50 bed addition in January 2015 and includes a freestanding emergency department and an outpatient center that provides same day surgery, imaging and a lab, Johnston Health is now part of UNC Health Care.



Caterpillar is the world's leading manufacturer of construction and mining equipment, diesel and natural gas engines, industrial gas turbines and diesel-electric locomotives. Clayton serves as a Key office location in the state and one of three manufacturing facilities along with Winston-Salem and Sanford.

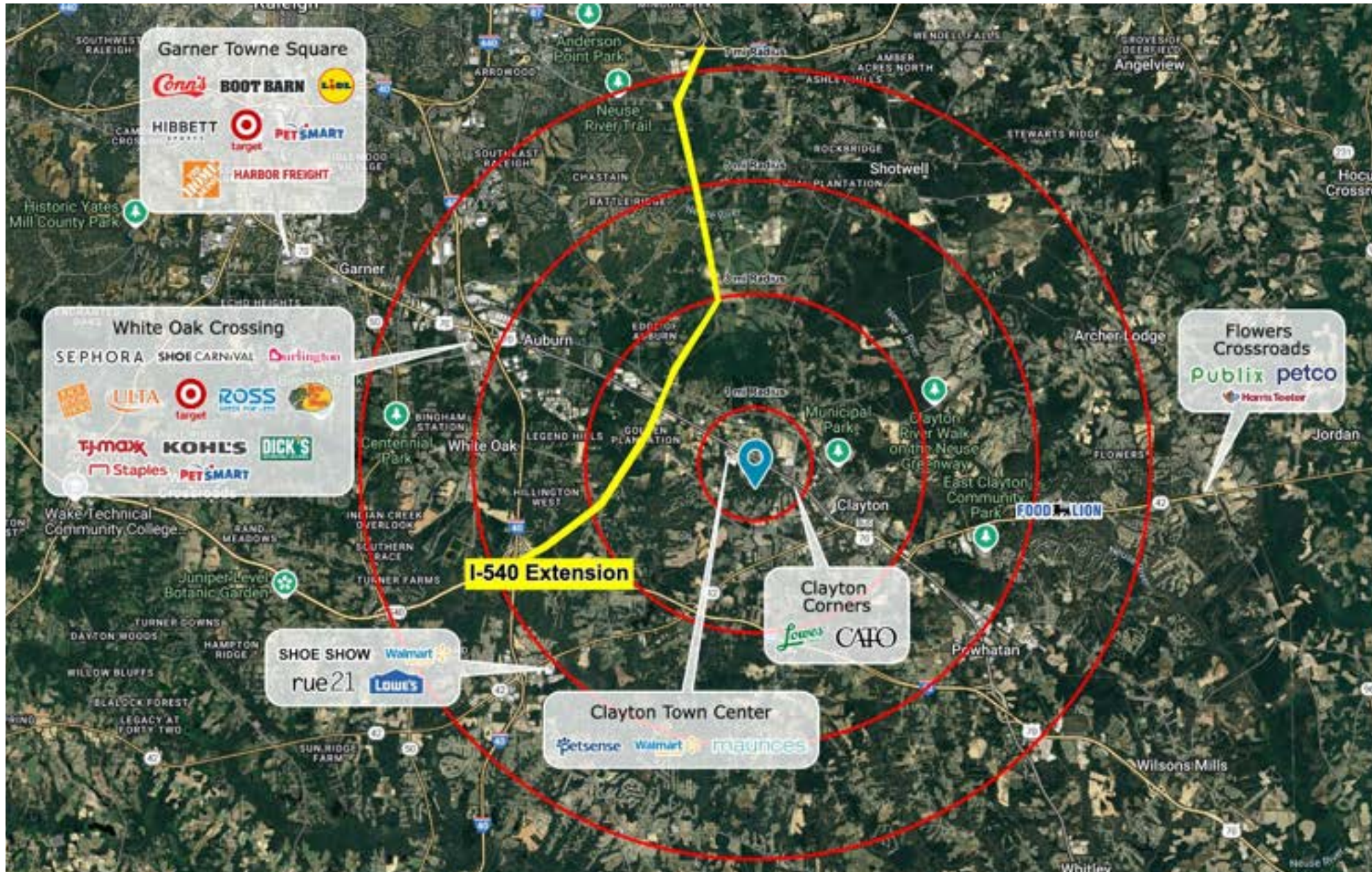
EDUCATION

Johnston County Public Schools serves more than 36,000 students throughout Johnston County. The district has seen tremendous growth recently - more than doubling in size in the past 15 years. In addition to Johnston Community College (serving 13,000 students annually), Clayton is just a short drive to some of the nation's most well-regarded research and education institutions.



MARKET AERIAL

Located on US-70 BUS which is planned to be re-designated as US-70.
Area remains a popular retail node for Clayton and Garner residents.



MARKET AERIAL

Located adjacent to national retailers with traffic counts close to 40,000 cars per day.
Near West Clayton Elementary, Clayton Middle, and Clayton High School



TRANSPORTATION & ROAD IMPROVEMENTS

Clayton's main connections to the region (and the rest of North America) are U.S. Highway 70 Business, the U.S. Highway 70 Bypass (future Interstate 42) and NC 42. These roads quickly lead to several other major interstates, including I-40 and I-95. The planned completion of NC-540 (an interstate quality toll road) will further enhance Clayton's connectivity to the region.



