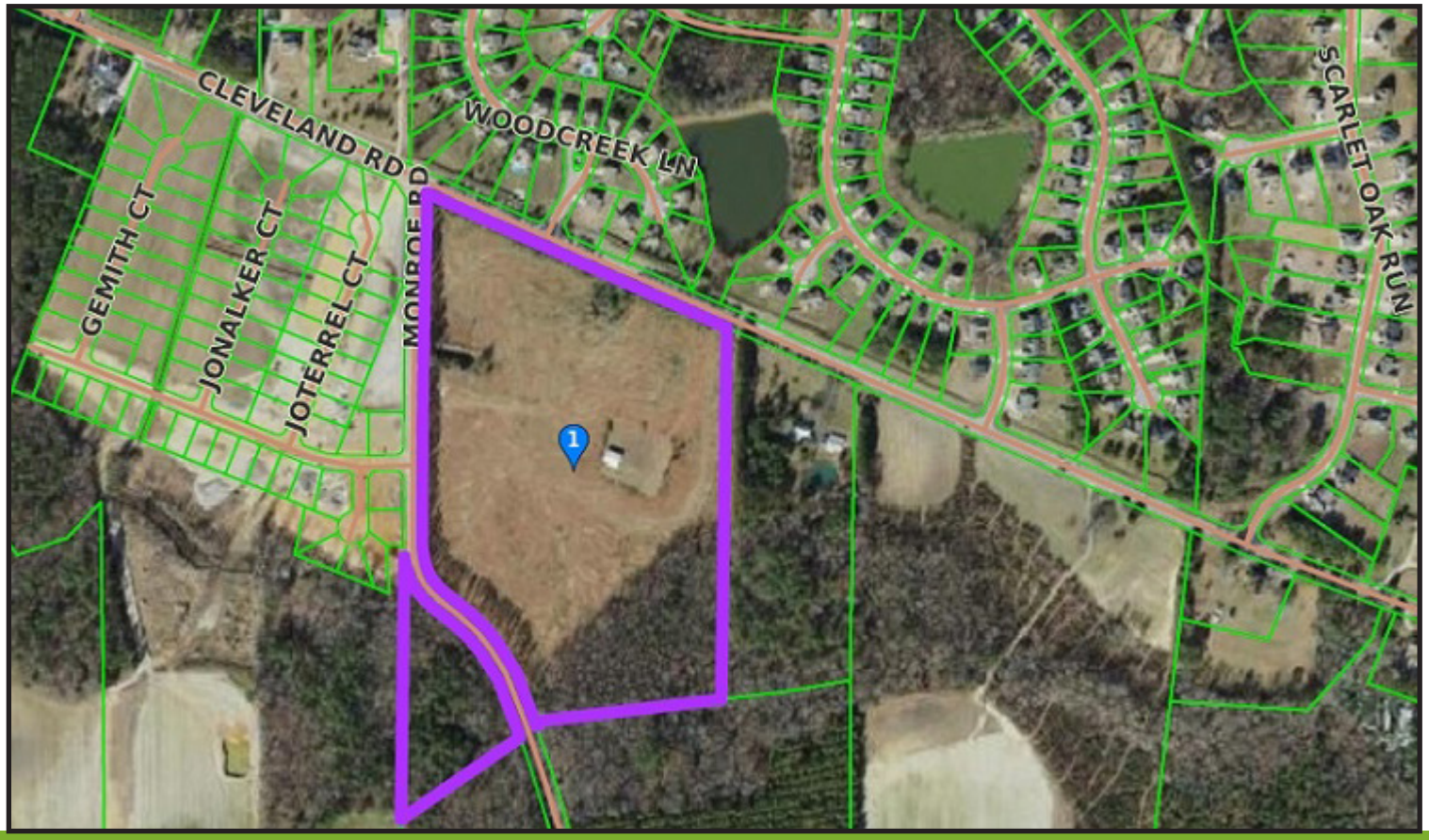
WHITE OAK COMMERCIAL

403 E. Six Forks Road, Raleigh, NC 27609
919-832-6800 (phone) 919-832-8043 (fax)
whiteoakcommercial.com



6777 Cleveland Road
Clayton, NC 27520

+/-34. 46 Acres
Commercial Land for Sale

PROPERTY OVERVIEW: White Oak Commercial proudly presents +/-34.46 acres of commercial development land on Cleveland Rd. This is an area of Johnston County that has seen an incredible amount of residential development over the past few years and this property is ripe with commercial potential. A timber farm in its current use, the property has over 1,000 feet of frontage on Cleveland Rd and is surrounded by numerous residential subdivisions.

LOCATION: The property is located in western Johnston County at the intersection of Monroe Rd and Cleveland Rd, just one mile from Cleveland High School and 1.5 miles from Polenta Elementary School. Cleveland Rd is a busy corridor that connects the I-40/42 interchange and Smithfield via Hwy 210.

PROXIMITY (all times approximate):

- I-40/42 interchange = 8 minutes
- Smithfield via Hwy 210 = 10 minutes
- Future I-540 expansion = 10 minutes
- Downtown Clayton = 12 minutes
- Raleigh = 25 minutes

PARCEL ID: 06D01034

UTILITIES: Public water and sewer available to the site.

TOPOGRAPHY: Mostly level.

ETJ: Johnston County

ZONING : Currently zoned Agricultural Residential (AR). The County is open to a variety of commercial uses under zoning classifications NB, CB, GB or O&I. A link to the Johnston County Table of Permitted Uses can be found here:
http://www.johnstonnc.com/planning/content.cfm?pageid=41

LIST PRICE: $3,750,000.00 ($108,821 per acre)

William White, Broker
(919) 621-1745
wwhite@whiteoakcommercial.com

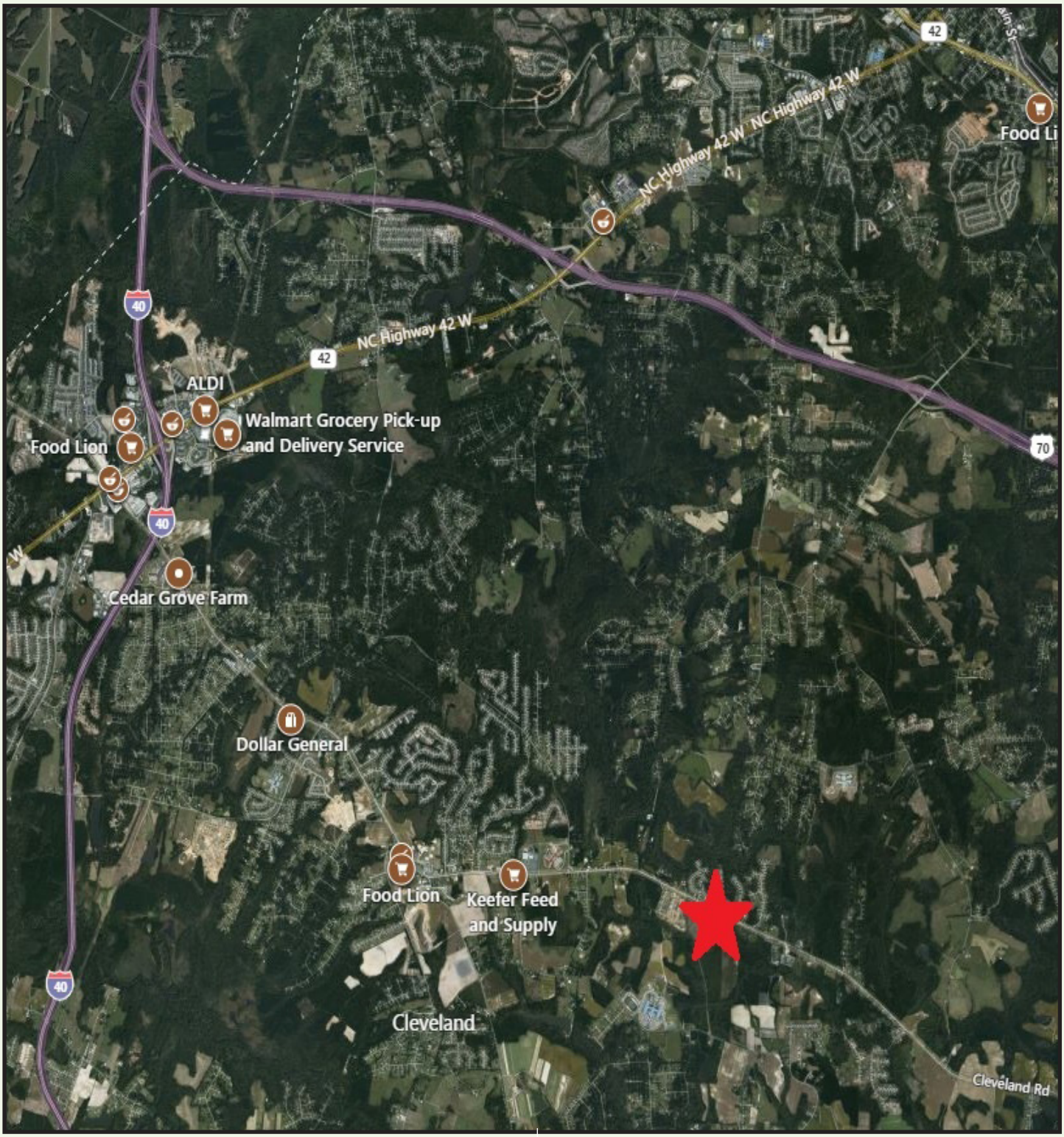
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