



RIVERWOOD COMMUNITY

Pritchard Rd & Swann Trail, Clayton, NC

SALE INFORMATION

Lot Size ±1.28 - 8.3 AC

Location Riverwood Community - Pritchard Road & Swann Trail, Clayton NC 27527

Best Use Senior Housing, Office, Medical, Multifamily, Retail/Restaurant

Purchase Price Retail Lots: \$750,000/AC
Multifamily Lots: \$300,000/AC

Community Amenities

- High growth area
- 20,000 SF fitness center on site
- Three outdoor pools, one indoor competition pool
- Wading pool & 67' waterslide
- Cafe & Market (internet connection)
- Traditional neighborhoods
- Championship golf access
- Gorgeous private lake
- Bike/walk/jog trails
- Elementary & middle schools adjacent

Zoning Highway Business (B-3)



Location Map



LINKS

- [Town of Clayton](#)
- [Downtown Clayton](#)
- [Johnston County](#)
- [NC Railways Map](#)
- [Clayton Economic Development](#)
- [Clayton Business & Development](#)

EASE OF ACCESS

US - 70	6 miles
NC - 42	5.5 miles
Interstate 40	11 miles



Zoning

B-3: Highway-Business

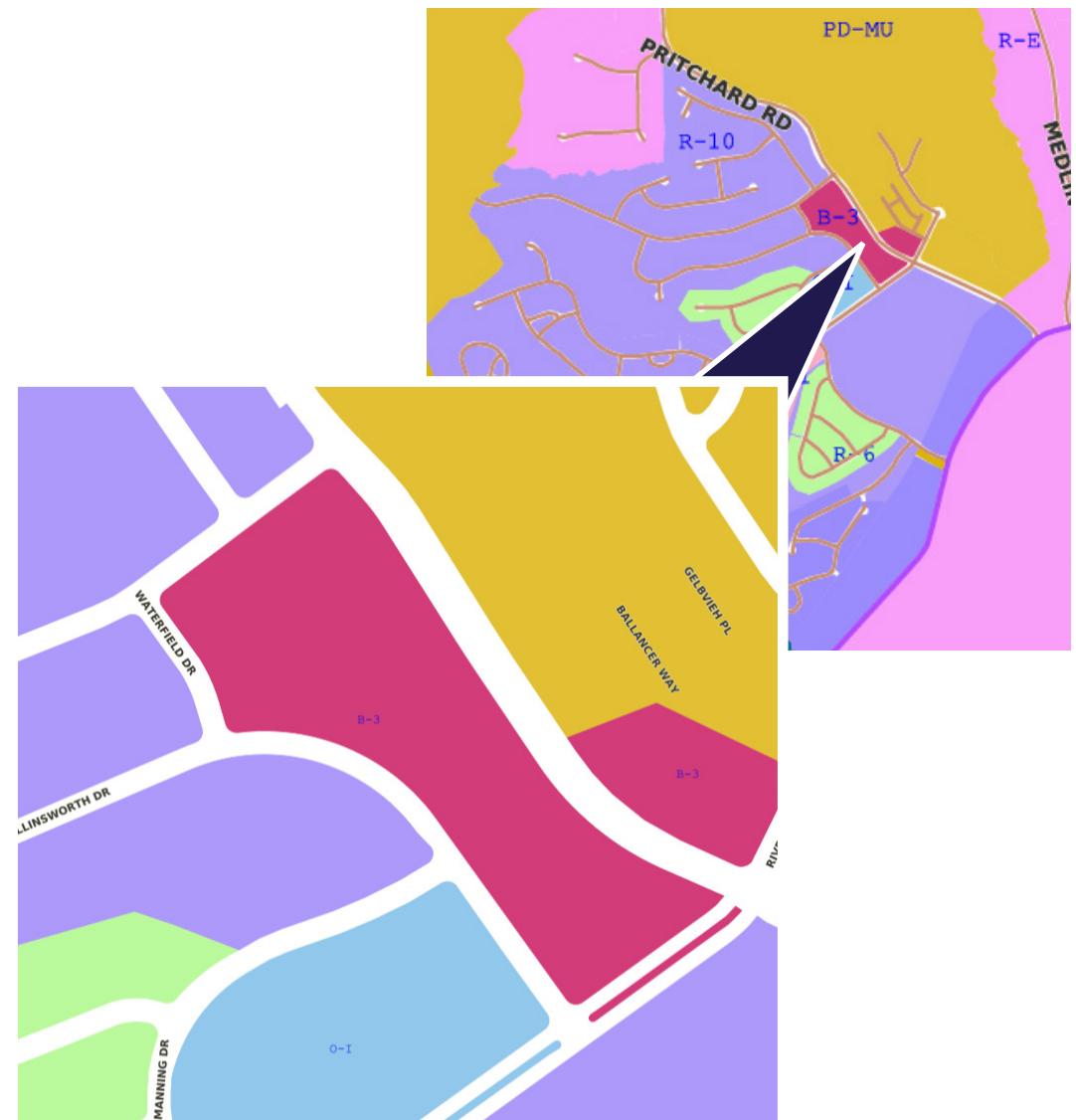
Provides locations of offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares and, therefore, are accessible to and serve the entire community. Site design and buffering mitigate impacts of traffic, operations and scale on adjacent businesses and residential neighborhoods

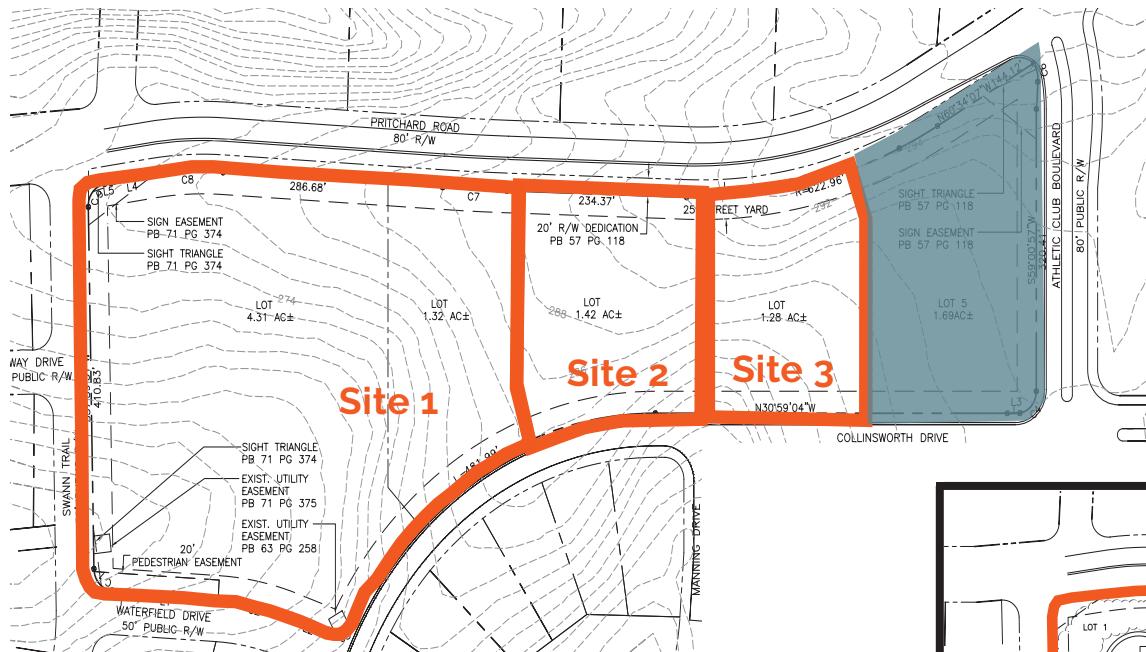
R-10: Single-Family Residential-10

The R-10 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable or incompatible uses. To encourage higher quality development and to ensure greater environmental protection, open space subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

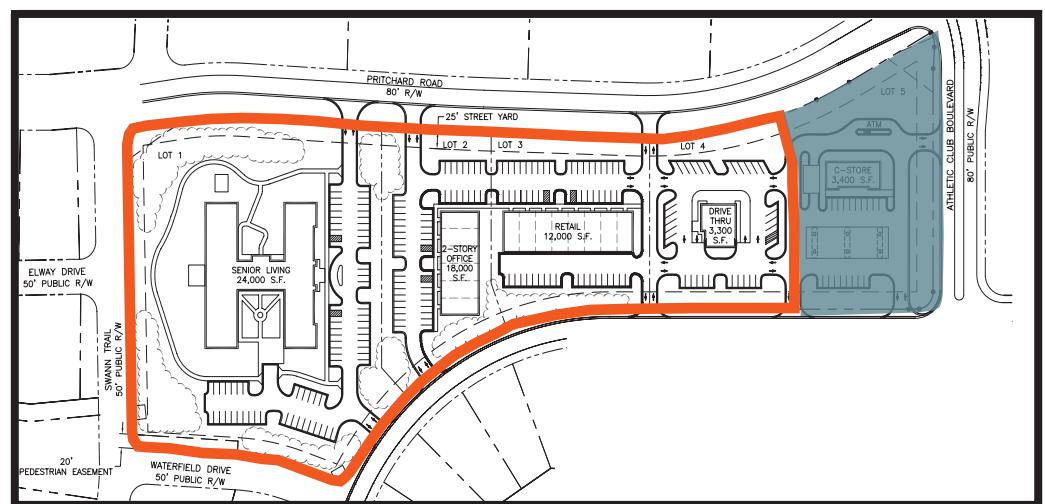
O-I: Office-Institutional

The O-I district is intended to permit offices, institutions and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and instructional uses should be located along major roadways, adjacent to commercial uses to act as a buffer between such roadways and residential uses.

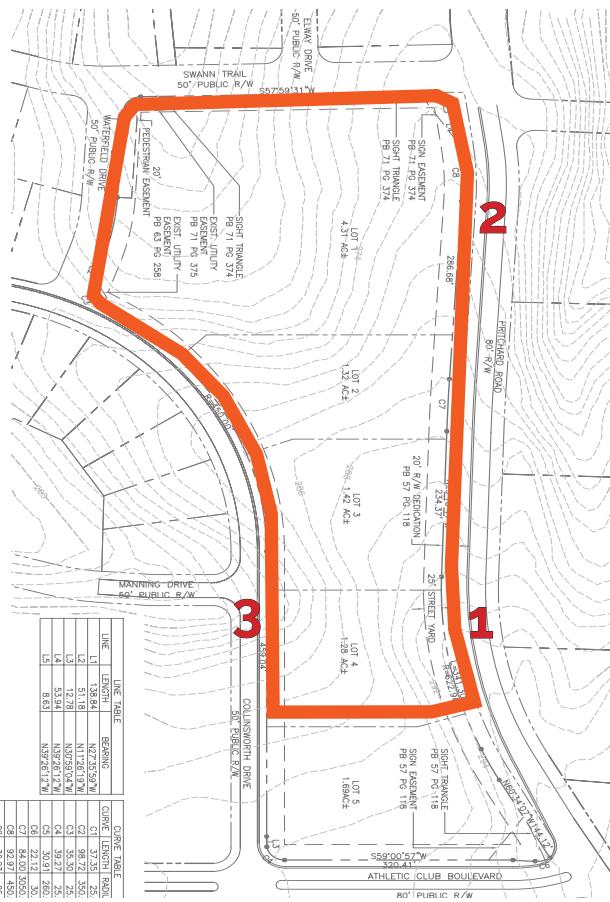


Future Land Use

LOT SIZE

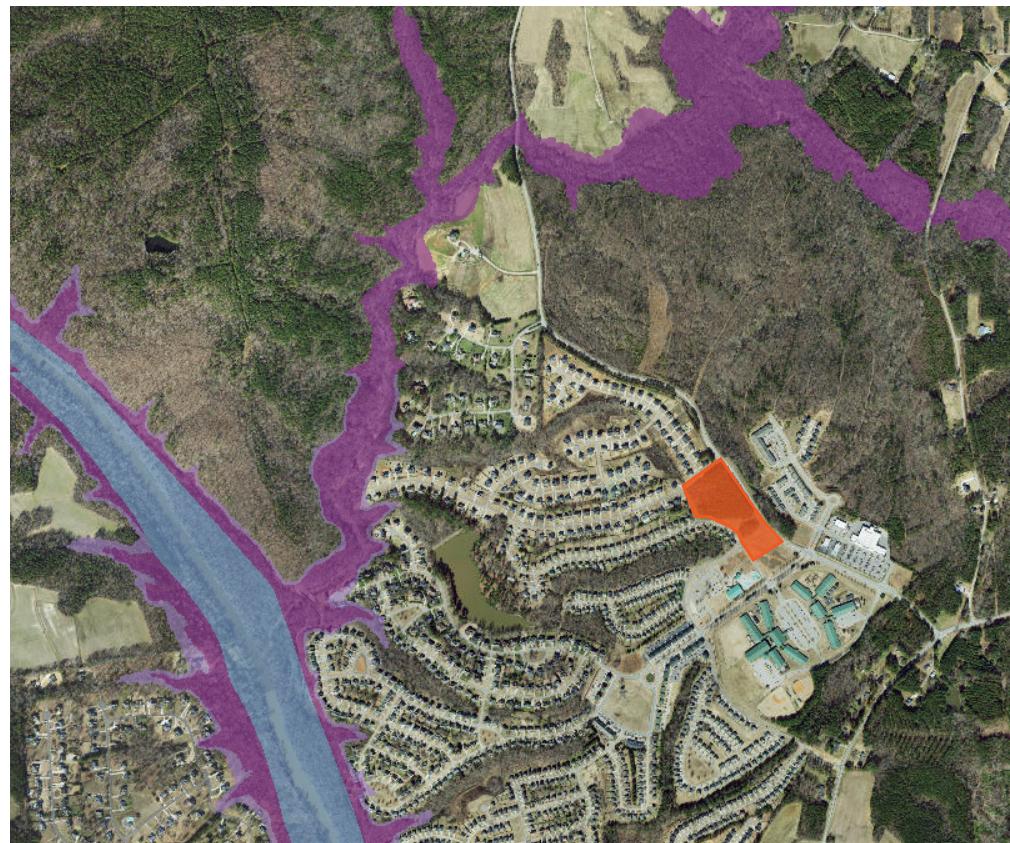
Site 1	5.63± AC
Site 2	1.42± AC
Site 3	1.28± AC



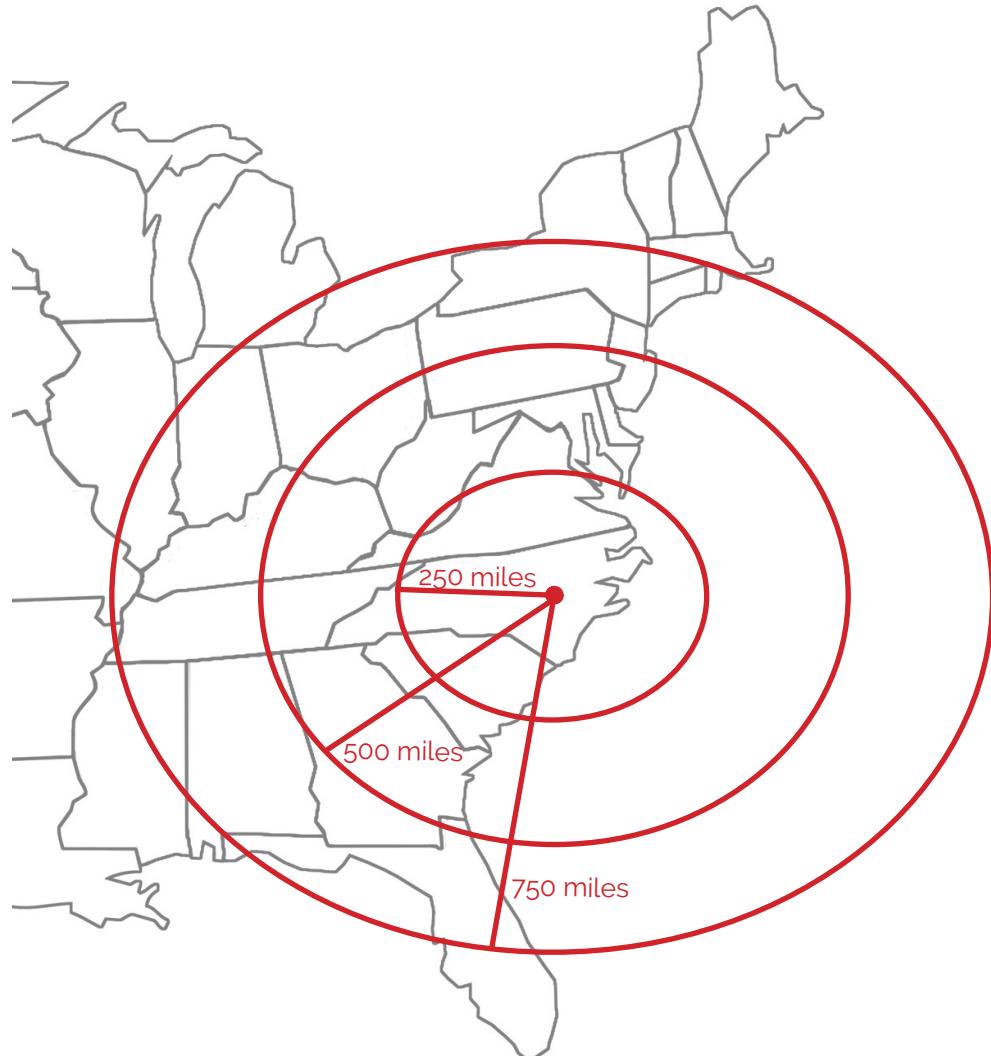
Street View of Property



Floodplains and Site Map



Access Information


 **HIGHWAYS**

US - 70	6 Miles
NC - 42	5.5 Miles
Interstate 40	11 Miles

 **AIRPORTS**

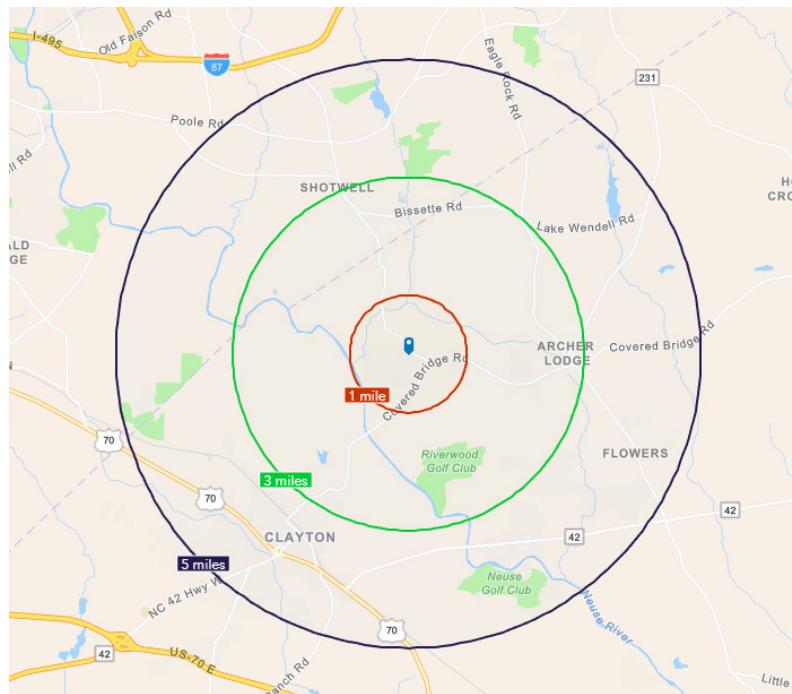
RDU Int'l Airport	33 Miles
Piedmont Triad Int'l Airport	108 Miles
Wilmington Int'l Airport	126 Miles

 **PORTS**

Wilmington, NC	133 Miles
Morehead City, NC	134 Miles
Charleston, SC	277 Miles
Savannah, GA	320 Miles



Demographics within 1 mile



KEY FACTS

4,589

Population



1,568

Households

31.9

Median Age

\$65,833

Median Disposable Income

EDUCATION

5%

No High School Diploma



25%

High School Graduate



41%

Some College



29%

Bachelor's/Grad/Prof Degree

EMPLOYMENT

White Collar

Blue Collar

Services

70%

18%

12%

2.1%

Unemployment Rate

INCOME


\$81,635

Median Household Income


\$36,650

Per Capita Income


\$151,762

Median Net Worth

