

HWY 70

70

VILLAGE WALK DR



The Walk

AT EAST VILLAGE

70-Finished Lots For Sale within the Walk at East Village Community in Downtown Clayton, NC

The Walk

AT EAST VILLAGE

INVESTMENT SUMMARY

70-FINISHED SINGLE FAMILY LOTS FOR SALE WITHIN THE WALK AT EAST VILLAGE COMMUNITY

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for 70 finished single-family detached lots in The Walk at East Village, a McKee Home Community in Clayton, North Carolina. This is an excellent opportunity to acquire a substantial number of ready-to-build lots in a high-demand area of the Raleigh metro. The availability of finished lots allows builders to expedite their construction timelines and capitalize on the strong demand for new housing in the region.

Clayton, North Carolina, nestled in Johnston County within the thriving Raleigh metropolitan area, is experiencing remarkable growth. Over the past decade, the town’s population has surged by over 50%, making it increasingly attractive. Clayton offers a unique blend of a charming suburban atmosphere with convenient access to the amenities of a major urban center. Bolstered by ongoing investments from prominent companies such as Novo Nordisk and Grifols, Clayton continues to draw new residents and businesses, further solidifying its position as a dynamic and desirable community.

70

SINGLE FAMILY LOTS
(FINISHED LOTS)

55+

AGE RESTRICTED COMMUNITY

HWY 70

IMMEDIATE ACCESS

<30 MINUTES

TO DOWNTOWN RALEIGH

PROPERTY DETAILS

GOVERNING AUTHORITY	Town of Clayton
COMMUNITY NAME	The Walk at East Village
MASTER DEVELOPER	McKee Homes
ADDRESS	196 Village Walk Dr, Clayton, NC 27527
AVAILABLE LOTS	70 Finished Lots
FULL COMMUNITY BUILD OUT	265 Homes
TOTAL PARCEL AREA	+/- 57.72 acres
AGE RESTRICTED	55+ Age Restricted Community
ZONING	PD-R
IN-PLACE UTILITY ACCESS	Yes
PRICING	Unpriced

THE OFFERING



This offering presents the opportunity to acquire 70 fully finished, build-ready single-family residential lots within The Walk at East Village, a 55+ age-restricted community in Clayton, NC, master-developed by McKee Homes.

PREMIER CLAYTON RESIDENTIAL LOCATION

The Walk at East Village presents a compelling opportunity to develop high quality residential product within a rapidly expanding submarket that consistently attracts residents, businesses, and developers. This 55+ age-restricted community benefits from exceptional connectivity, offering convenient access via Highway 70 to Historic Downtown Clayton, the Publix-anchored Flowers Plantation, and Downtown Raleigh in under 30 minutes. The Walk at East Village is positioned to capitalize on the increasing demand for high-quality age-restricted living in a well-connected and thriving location.

DRIVE TIME HIGHLIGHTS



3-MIN
Downtown
Clayton



8-MIN
Publix



9-MIN
Novo Nordisk
& Grifols
Campuses



11-MIN
Johnston
Health
(UNC ER)



30-MIN
Downtown
Raleigh

DEMOGRAPHIC HIGHLIGHTS

33.5

MEDIAN AGE

1.3%

UNEMPLOYMENT RATE

83.4%

POPULATION GROWTH
(2010-2024)

71.1%

HOUSEHOLD INCOME GROWTH
(2010-2024)

DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

POPULATION

Estimated Population (2024)	4,681	31,822	68,605
Projected Population (2029)	5,429	36,784	79,394
Census Population (2010)	2,552	19,751	41,275
Growth (2010-2024)	83.4%	61.1%	66.2%

HOUSEHOLDS

Estimated Households (2024)	1,852	12,524	25,673
Projected Households (2029)	2,163	14,624	30,003
Census Households (2010)	976	7,489	15,041
Growth (2010-2024)	89.8%	67.2%	70.7%

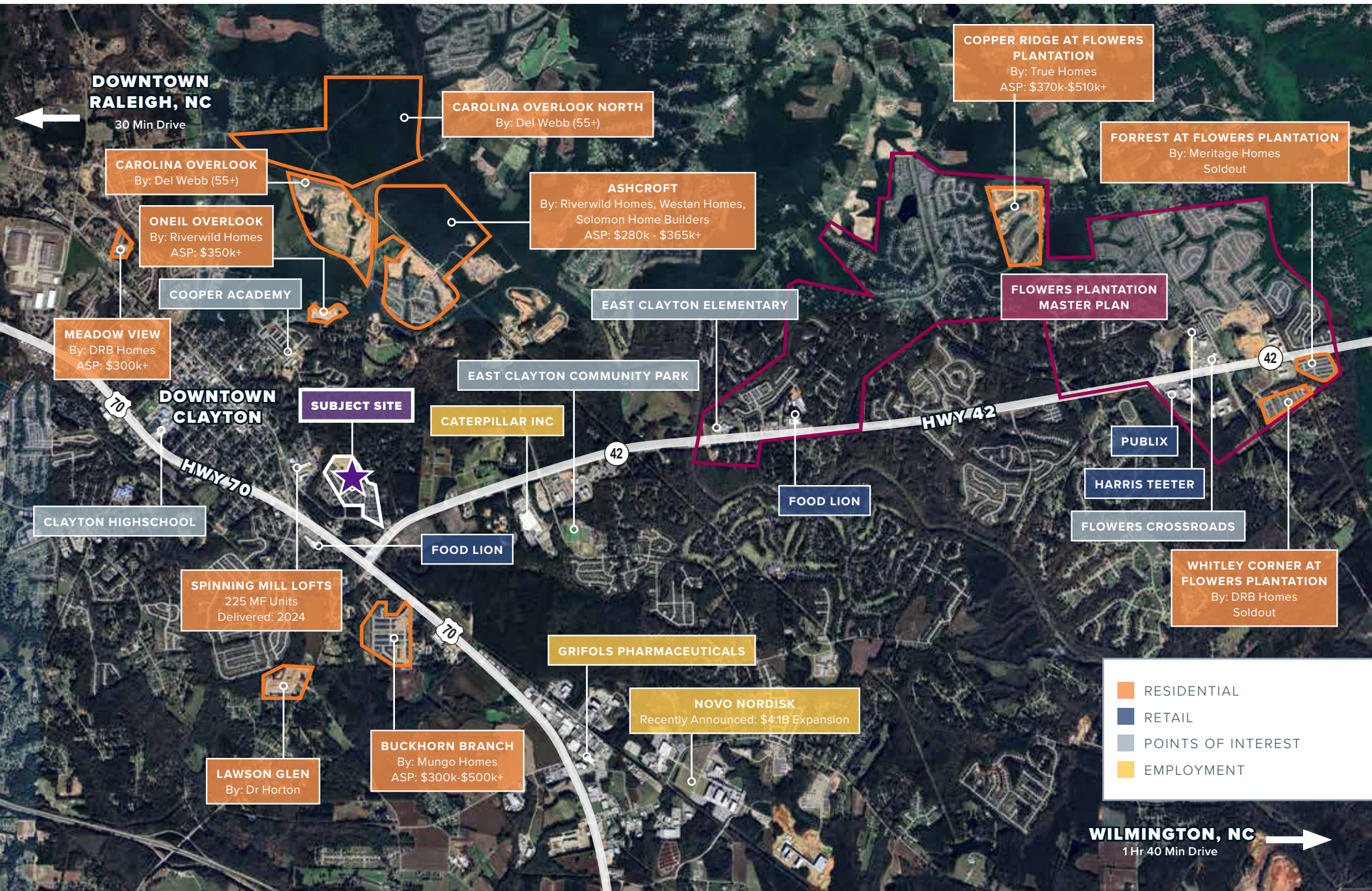
AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2024)	\$98,072	\$107,321	\$127,059
Projected Average Household Income (2029)	\$100,042	\$110,578	\$131,720
Census Average Household Income (2010)	\$57,319	\$62,709	\$67,430
Growth (2010-2024)	71.1%	71.1%	88.4%

POPULATION

Median Age	33.5	35.5	36.7
College Degree + (Bachelor Degree or Higher)	22.5%	31.1%	37.9%
Unemployment Rate	1.3%	2.3%	1.9%
White Collar Workers	64.5%	65.8%	67.8%

SURROUNDING DEVELOPMENT



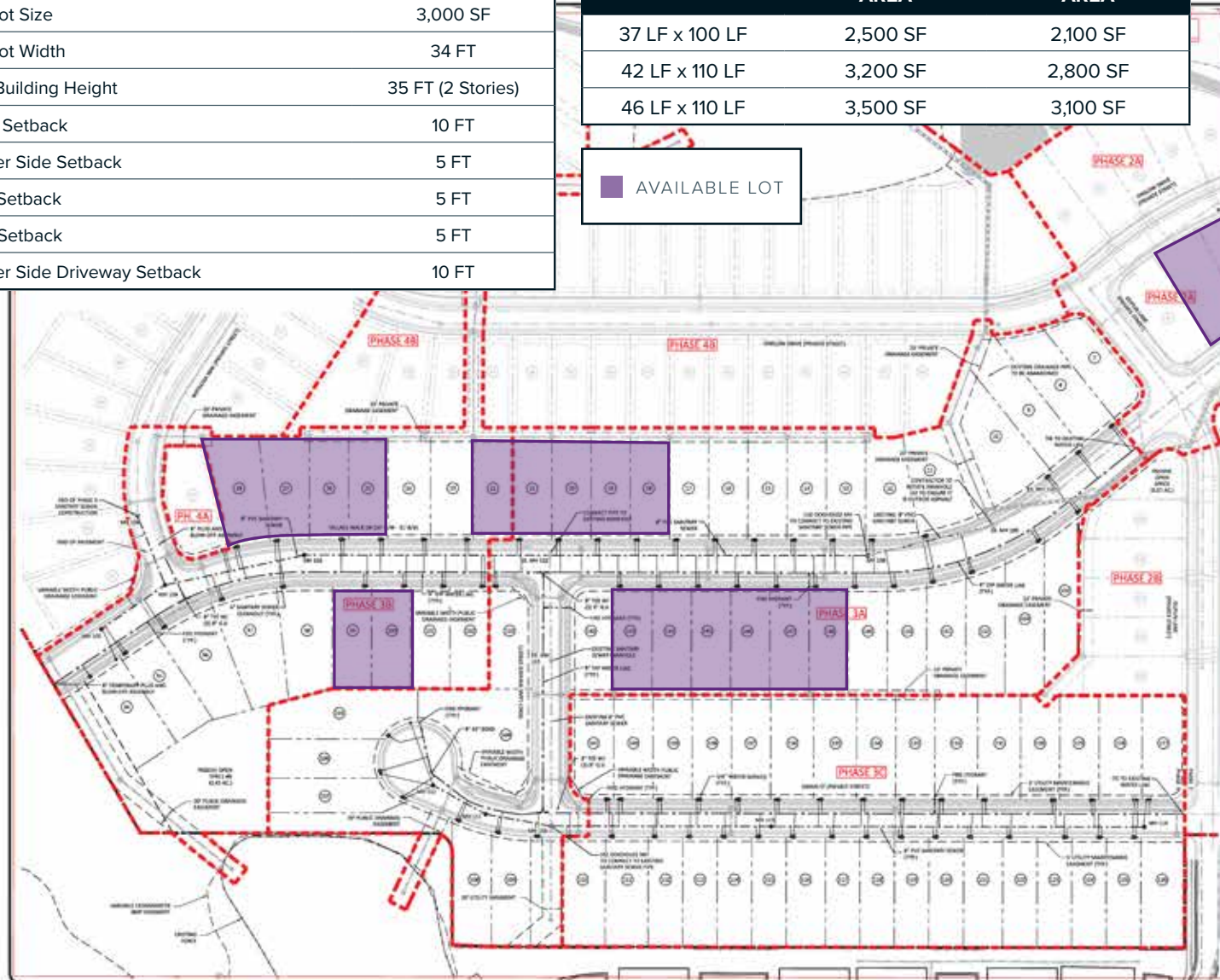
THE WALK AT EAST VILLAGE

SITE PLAN - PHASE 3

Phase 3 Lot Dimensional Standards	
Min Lot Size	3,000 SF
Min Lot Width	34 FT
Max Building Height	35 FT (2 Stories)
Front Setback	10 FT
Corner Side Setback	5 FT
Side Setback	5 FT
Rear Setback	5 FT
Corner Side Driveway Setback	10 FT

TYPICAL LOT SIZE	MAX IMPERVIOUS AREA	MAX BUILT UPON AREA
37 LF x 100 LF	2,500 SF	2,100 SF
42 LF x 110 LF	3,200 SF	2,800 SF
46 LF x 110 LF	3,500 SF	3,100 SF

AVAILABLE LOT



UTILITY OWNERSHIP NOTES

1. All water service within Public Lands and State Lands shall be owned and controlled by the State of Oregon.
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GENERAL UTILITY CONSTRUCTION NOTES

1. ALL EXISTING UTILITIES AND ALL NEW EXISTING UTILITIES SHALL BE LOCATED BY THE UTILITY LOCATOR PRIOR TO ANY CONSTRUCTION. THE UTILITY LOCATOR SHALL BE A LICENSED UTILITY LOCATOR AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE UTILITY LOCATOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.
2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ANY NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARDS AND SPECIFICATIONS.
3. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARDS AND SPECIFICATIONS. ANY NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARDS AND SPECIFICATIONS.
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INTERVIEW NOTES

1. What position were you recruited with a minimum of 3 years of experience?
2. As a senior person to be in a senior position, did you have any special responsibilities?
3. What senior level, and individuals or units did you have direct influence on or reported to senior positions?
4. How did you develop your relationship with a senior person? A senior person may call a junior person's name, maybe you may be a subordinate of a senior person, or you may have a relationship that is not strictly a subordinate relationship.
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[illegible]

UTILITY PLAN LEGEND

The Nau Company
Consulting Civil Engineers
PO Box 850 / Milwaukee, WI 53201
414-435-6335
NCEB's License P-0751

CLINT
1000 WILSHAMPTON DR., STE
ARTER, FARMINGTON
PO BOX 688
FARMINGTON, NC 27835

THE WALK AT EAST VILLAGE
PHASE 3A, 3B & 3C
CONSTRUCTION DRAWINGS
CLARTON, NORTH CAROLINA

DATE	10/10/2010
TIME	10:10
LOCATION	1010
NAME	1010
ADDRESS	1010
CITY	1010
STATE	1010
ZIP	1010
PHONE	1010
FAX	1010
EMAIL	1010
WEBSITE	1010
OTHER	1010

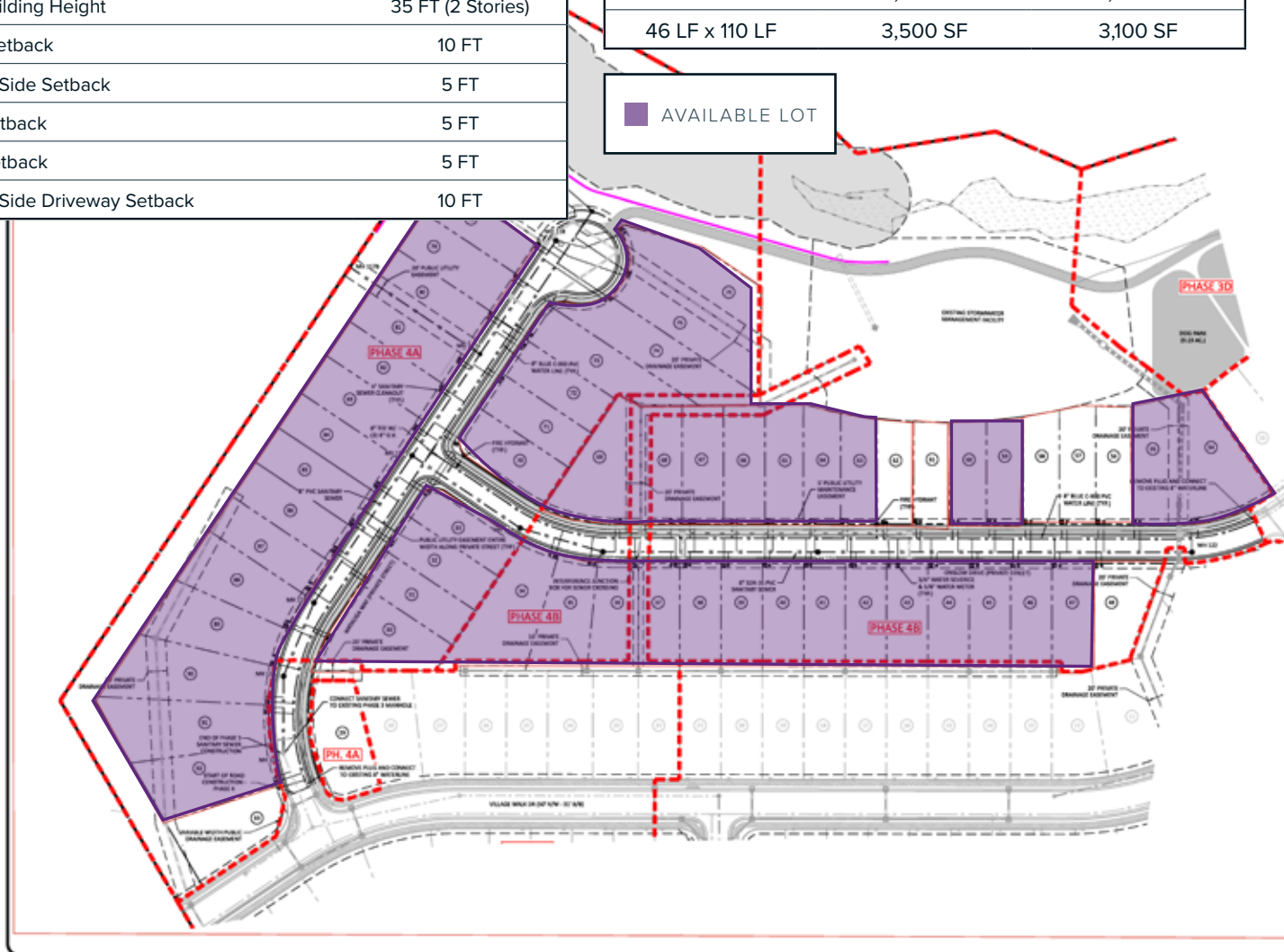
THE WALK AT EAST VILLAGE

SITE PLAN - PHASE 4

PHASE 4 LOT DIMENSIONAL STANDARDS	
Min Lot Size	3,000 SF
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Max Building Height	35 FT (2 Stories)
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■ AVAILABLE LOT

[illegible]

	THE WALK AT EAST VILLAGE PHASE 4A & 4B CONSTRUCTION DRAWINGS CLAYTON, NORTH CAROLINA		UTILITY PLAN	
	PROJECT NO.: — DESIGNER: BVS DRAWN BY: KJW SCALE: DATE: 2013-08-08 SHEET NO.: CA.0	8/8/2013		
THE WALK AT EAST VILLAGE PHASE 4A & 4B CONSTRUCTION DRAWINGS CLAYTON, NORTH CAROLINA				
EXISTING 5. 01.01.2013 6. 01.01.2013 7. 01.01.2013 8. 01.01.2013 9. 01.01.2013 10. 01.01.2013 11. 01.01.2013 12. 01.01.2013 13. 01.01.2013 14. 01.01.2013 15. 01.01.2013 16. 01.01.2013 17. 01.01.2013 18. 01.01.2013 19. 01.01.2013 20. 01.01.2013 21. 01.01.2013 22. 01.01.2013 23. 01.01.2013 24. 01.01.2013 25. 01.01.2013 26. 01.01.2013 27. 01.01.2013 28. 01.01.2013 29. 01.01.2013 30. 01.01.2013 31. 01.01.2013 32. 01.01.2013 33. 01.01.2013 34. 01.01.2013 35. 01.01.2013 36. 01.01.2013 37. 01.01.2013 38. 01.01.2013 39. 01.01.2013 40. 01.01.2013 41. 01.01.2013 42. 01.01.2013 43. 01.01.2013 44. 01.01.2013 45. 01.01.2013 46. 01.01.2013 47. 01.01.2013 48. 01.01.2013 49. 01.01.2013 50. 01.01.2013 51. 01.01.2013 52. 01.01.2013 53. 01.01.2013 54. 01.01.2013 55. 01.01.2013 56. 01.01.2013 57. 01.01.2013 58. 01.01.2013 59. 01.01.2013 60. 01.01.2013 61. 01.01.2013 62. 01.01.2013 63. 01.01.2013 64. 01.01.2013 65. 01.01.2013 66. 01.01.2013 67. 01.01.2013 68. 01.01.2013 69. 01.01.2013 70. 01.01.2013 71. 01.01.2013 72. 01.01.2013 73. 01.01.2013 74. 01.01.2013 75. 01.01.2013 76. 01.01.2013 77. 01.01.2013 78. 01.01.2013 79. 01.01.2013 80. 01.01.2013 81. 01.01.2013 82. 01.01.2013 83. 01.01.2013 84. 01.01.2013 85. 01.01.2013 86. 01.01.2013 87. 01.01.2013 88. 01.01.2013 89. 01.01.2013 90. 01.01.2013 91. 01.01.2013 92. 01.01.2013 93. 01.01.2013 94. 01.01.2013 95. 01.01.2013 96. 01.01.2013 97. 01.01.2013 98. 01.01.2013 99. 01.01.2013 100. 01.01.2013 101. 01.01.2013 102. 01.01.2013 103. 01.01.2013 104. 01.01.2013 105. 01.01.2013 106. 01.01.2013 107. 01.01.2013 108. 01.01.2013 109. 01.01.2013 110. 01.01.2013 111. 01.01.2013 112. 01.01.2013 113. 01.01.2013 114. 01.01.2013 115. 01.01.2013 116. 01.01.2013 117. 01.01.2013 118. 01.01.2013 119. 01.01.2013 120. 01.01.2013 121. 01.01.2013 122. 01.01.2013 123. 01.01.2013 124. 01.01.2013 125. 01.01.2013 126. 01.01.2013 127. 01.01.2013 128. 01.01.2013 129. 01.01.2013 130. 01.01.2013 131. 01.01.2013 132. 01.01.2013 133. 01.01.2013 134. 01.01.2013 135. 01.01.2013 136. 01.01.2013 137. 01.01.2013 138. 01.01.2013 139. 01.01.2013 140. 01.01.2013 141. 01.01.2013 142. 01.01.2013 143. 01.01.2013 144. 01.01.2013 145. 01.01.2013 146. 01.01.2013 147. 01.01.2013 148. 01.01.2013 149. 01.01.2013 150. 01.01.2013 151. 01.01.2013 152. 01.01.2013 153. 01.01.2013 154. 01.01.2013 155. 01.01.2013 156. 01.01.2013 157. 01.01.2013 158. 01.01.2013 159. 01.01.2013 160. 01.01.2013 161. 01.01.2013 162. 01.01.2013 163. 01.01.2013 164. 01.01.2013 165. 01.01.2013 166. 01.01.2013 167. 01.01.2013 168. 01.01.2013 169. 01.01.2013 170. 01.01.2013 171. 01.01.2013 172. 01.01.2013 173. 01.01.2013 174. 01.01.2013 175. 01.01.2013 176. 01.01.2013 177. 01.01.2013 178. 01.01.2013 179. 01.01.2013 180. 01.01.2013 181. 01.01.2013 182. 01.01.2013 183. 01.01.2013 184. 01.01.2013 185. 01.01.2013 186. 01.01.2013 187. 01.01.2013 188. 01.01.2013 189. 01.01.2013 190. 01.01.2013 191. 01.01.2013 192. 01.01.2013 193. 01.01.2013 194. 01.01.2013 195. 01.01.2013 196. 01.01.2013 197. 01.01.2013 198. 01.01.2013 				

COMMUNITY OVERVIEW

ADDRESS

196 Village Walk Dr, Clayton, NC 27527

SUMMARY

- 55+ Age Restricted Community
- Proximate Shopping: Flowers Plantation, Publix, Harris Teeter, Foodlion
- The HOA provides lawn care and common area maintenance, allowing residents to enjoy a simplified lifestyle.
- Johnston Health - UNC (ER department) - 11 minutes away
- Fastmed Urgent Care - 8 minutes away
- CVS Pharmacy - 9 minutes away

AMENITIES

- Clubhouse
- Fitness center
- Arts and crafts room
- Sports lounge
- Outdoor pool
- Putting green
- Pickle ball
- Boccee ball
- Walking trail
- Dog Park and Garden Center



COMMUNITY POOL & PICKLEBALL





COMMUNITY UTILITIES

- **Electricity:** Town of Clayton
- **Gas:** Piedmont
- **Trash and Recycling:** All Star
- **Water and Sewer:** Town of Clayton

SCHOOLS

- Clayton Highschool
- Riverwood Middle School
- East Clayton Elementary

HOA

Quarterly dues of \$600 cover a range of services, including yard maintenance, common area upkeep, street maintenance, street lighting, garbage collection, and access to the clubhouse and amenities.

AAM Management

PROPERTY TAXES

\$1.34/100 of assessed value

CLAYTON'S ECONOMIC ENGINE

Clayton, North Carolina continues to grow as a prominent hub for the pharmaceutical and biopharmaceutical industries, largely due to the significant presence of Novo Nordisk and Grifols. Novo Nordisk operates a large manufacturing facility focused on diabetes care products, with multi-billion dollar investments in the Clayton site that have created thousands of jobs. Grifols also maintains a substantial presence with a manufacturing facility focused on plasma-derived therapies, contributing a significant number of jobs to the local economy. Both companies' operations in Clayton are strategically important for supplying their respective products to North America and beyond and have brought billions of dollars in investment to the area.

JOHNSTON COUNTY EMPLOYMENT STATISTICS

\$4.1B INVESTMENT

INTO JOHNSTON COUNTY
(1.4M SF) BY NOVO NORDISK

2,500+

NOVO NORDISK TOTAL
EMPLOYEES

1,650+

GRIFOLS TOTAL
EMPLOYEES

93,000+

JOHNSTON COUNTY TOTAL
WORKFORCE



\$4.1B Expansion by Novo Nordisk



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