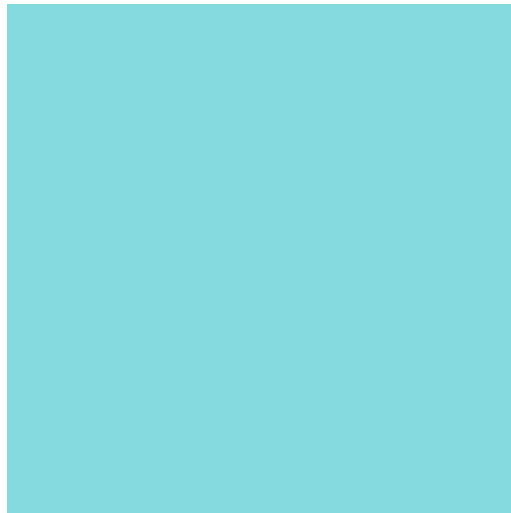


3826 POWHATAN ROAD

development opportunity in high employment area

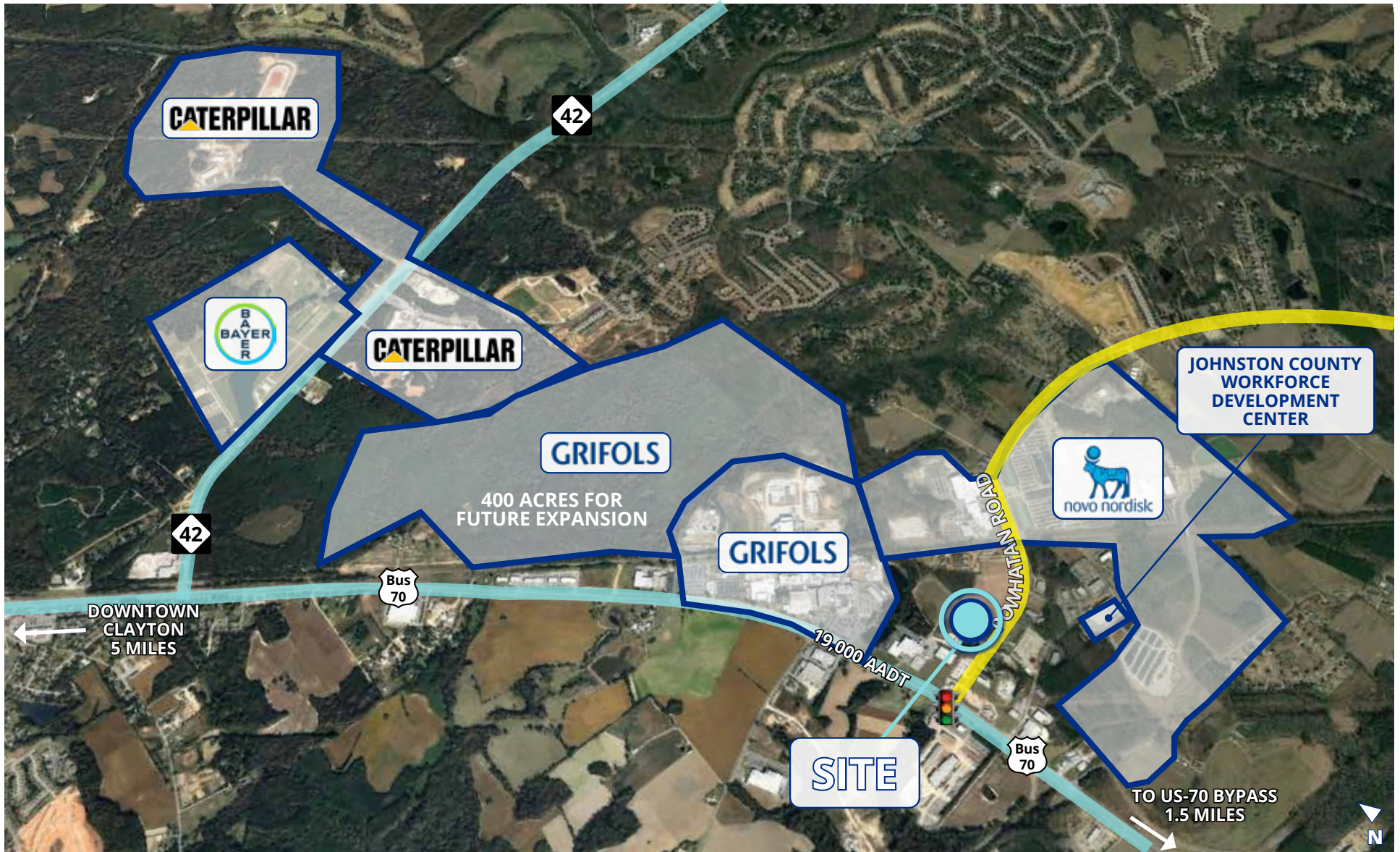
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 **TRADEMARK**
PROPERTIES

nearby companies



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property description

ADDRESS	3826 Powhatan Road, Clayton, NC
LOCATION	1,000 linear feet (LF) east of US-70 Business
COUNTY	Johnston
ACREAGE	5.87 acres
PRICE	\$1,175,000
ZONING	Industrial 1
UTILITIES	Public water & sewer
PARCEL IDENTIFICATION NUMBER	167700-49-3426
OPPORTUNITY ZONE CENSUS TRACT	37101041001



property description

3826 Powhatan Road, the subject property, consists of 5.87 acres and is located 1,000 linear feet (LF) east of the signalized intersection of Powhatan Road (7,600 AADT) and US-70 Business (19,000 AADT). It is located within an Opportunity Zone which provides additional tax advantages.

The property is located within close proximity of Johnston County's biggest employers: Grifols (1,800+), Novo Nordisk (1,000+), and Caterpillar (500-999). It is within seven miles of the I-40 and I-540 proposed interchange via US-70 Bypass (Future I-42). The future I-42 is two miles from the site.

3826 Powhatan Road is located within the Town of Clayton's planning jurisdiction with a zoning of Industrial 1 and a future zoning of Employment Center.

The site is located 0.25 mile to the Johnston County Workforce Development Center, a 30,000 square-foot state-of-the-art educational and technical skills training center with a focus on life sciences programming, business training, and workforce development in biotechnology and other sciences. There are a number of programs and classes available through Continuing Education that are offered at the Workforce Development Center. A few of the programs include:

- BioWork
- Advanced BioManufacturing training
- Notary Public
- Small Business Center training

Source: Town of Clayton & Johnston Community College



about clayton, north carolina

Clayton is a growing suburb just 16 miles southeast of Raleigh. This short commute allows residents to be conveniently located to the attractions and amenities of a big city, while maintaining a small town atmosphere. Since the year 2000, Clayton has grown exponentially as families from all over the nation have chosen Clayton as their relocation destination.

The Town's close proximity to the Research Triangle has contributed to its growing commercial and thriving industrial base. Strategically positioned between I-95 and I-40 along US-70 Business Highway West, Clayton is an ideal location for commerce. This is evidenced by the major corporations choosing to relocate here. In the biopharmaceutical field, companies such as Grifols, Hospira, and Novo Nordisk have established campuses and are continuously expanding their facilities. More than 10% of the entire state's biopharmaceutical industry makes their home in Clayton. To support these corporations, the Research and Triangle Zone was created in 2005 which includes a Workforce Development Center that provides skills training for current and future employees in this line of work.

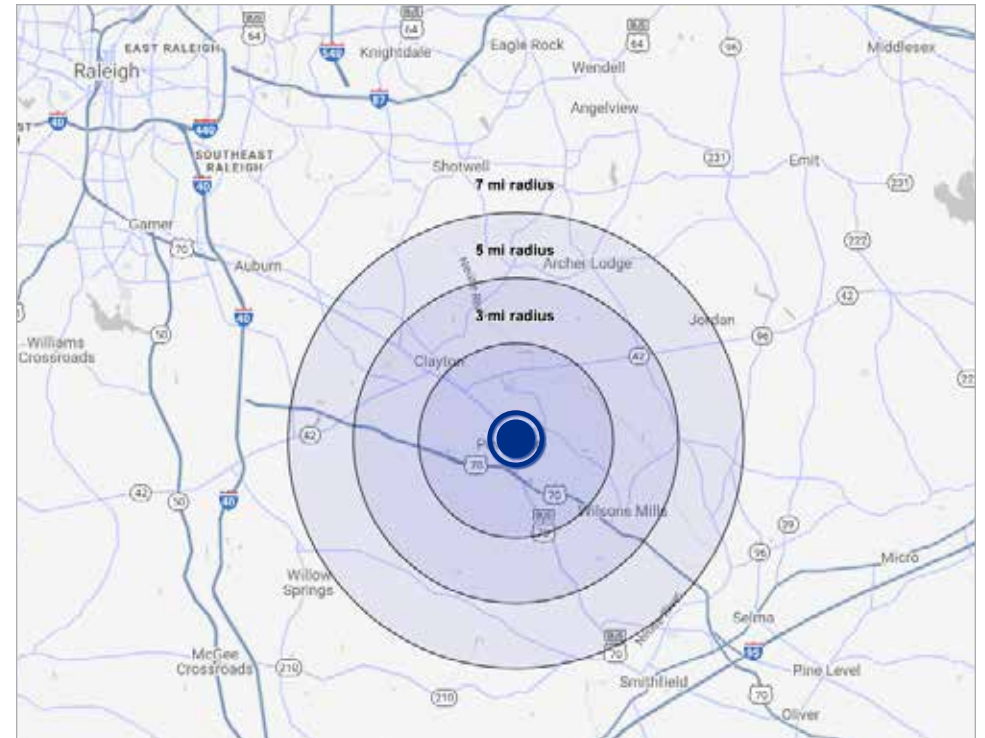
Also Caterpillar, one of the most recognized names for construction equipment and a Fortune 50 company, has their building and construction products division as well as research and development and product line here.

Among the many accolades received, Clayton has been ranked in the Top 10 by BusinessWeek magazine as one of the most affordable places to live that provides a top education for children.

2021 demographics

	3-MILE	5-MILE	7-MILE
Population	16,396	55,318	87,835
Average Household	5,796	19,753	31,242
Average Household Income	\$73,440	\$73,867	\$76,197

Source: REGIS Sites USA 2021



economic drivers

CATERPILLAR

Caterpillar has been in Clayton for 25 years and has a 435,000-square-foot plant, and employs more than 400 people. Caterpillar recently invested \$30 million in a 57,000-SF office building. 150 acres have been dedicated to machine development and features a half-mile, high-speed machine track, 10 test and demonstration areas and seven machine operation areas. Almost all of the facility's 200 employees have relocated from Caterpillar's other locations. Clayton Machine Development Center (CMDC), which allows more than 200 engineers, prototype technicians and expert operators to design, build and test machines in one location.

GRIFOLS

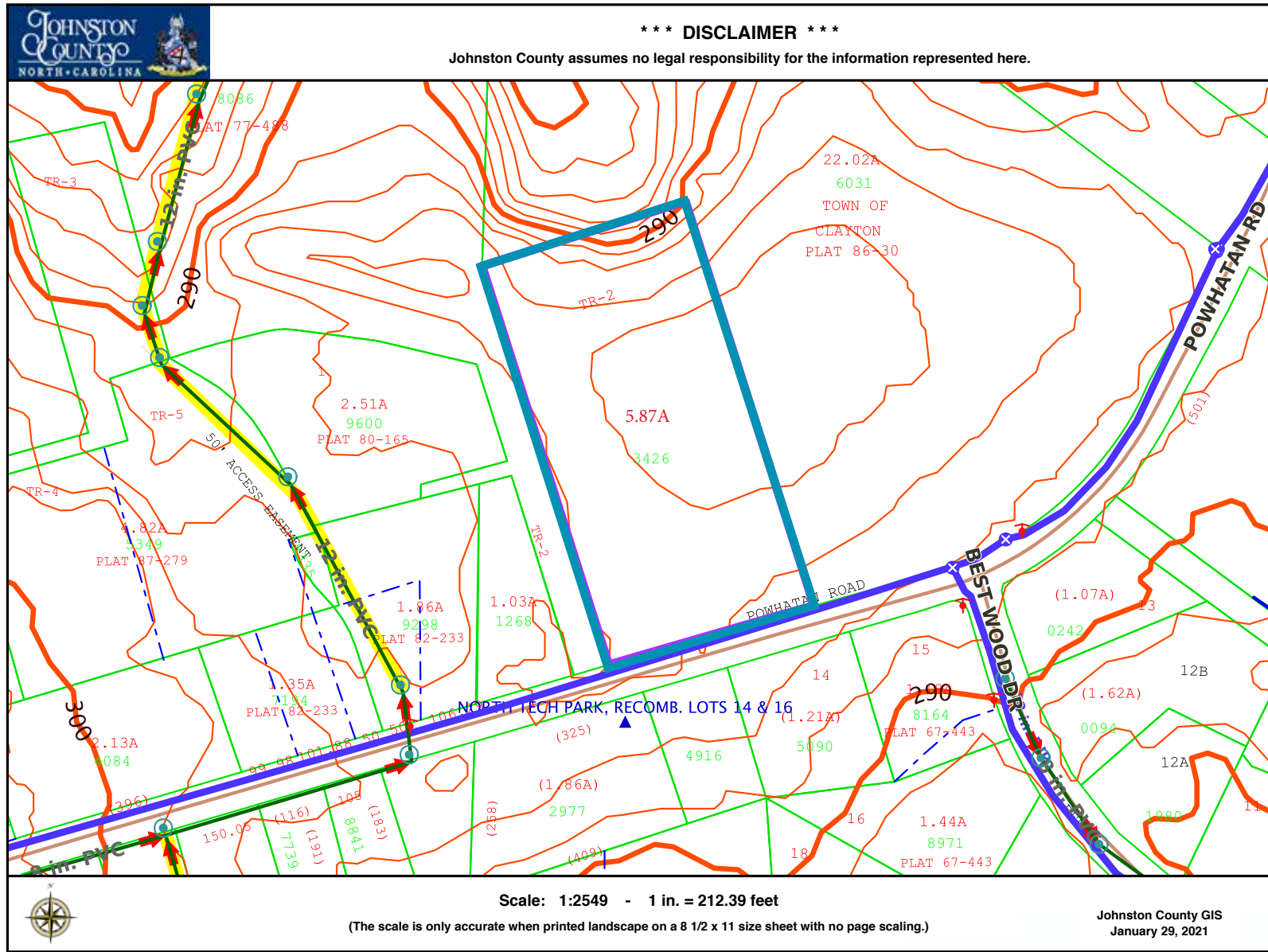
Grifols has already invested more than \$370 million in its Clayton plasma plant since 2010. Grifols announced in May 2016 that it plans to invest \$210 million to build two new plants. The facility is scheduled to start production in 2022. The second facility will be a purification plant. It is scheduled to begin operating in late 2021. Grifols employs about 1,600 employees in Clayton.

NOVO NORDISK

Novo Nordisk's existing \$300 million plant manufactures insulin and they just broke ground on a new \$1.9 billion insulin manufacturing facility. The project, the largest single manufacturing investment in the state's history, will double the workforce in Johnston County by creating 700 new positions where the county could see as many as 5,100 full- and part-time jobs from the full scope of the project.

The Caterpillar logo features the word "CATERPILLAR" in a bold, black, sans-serif font. A yellow triangle is positioned under the letter "A", representing the front of a caterpillar.The Grifols logo is the word "GRIFOLS" in a large, bold, blue, sans-serif font.

environmental & utilities map



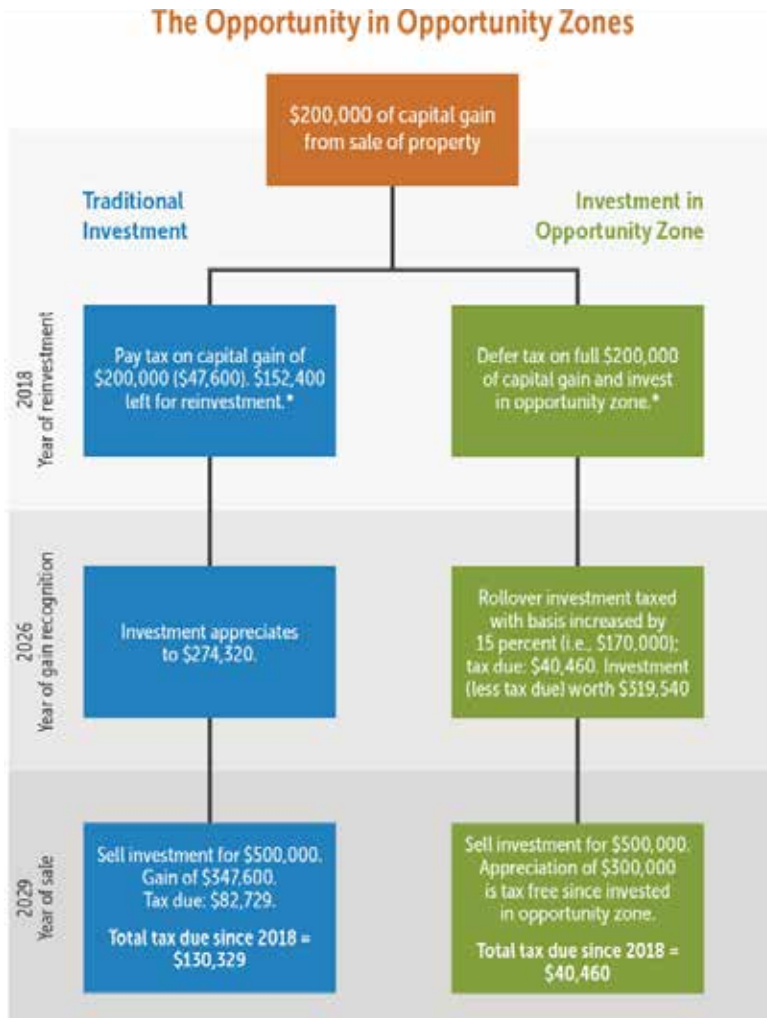
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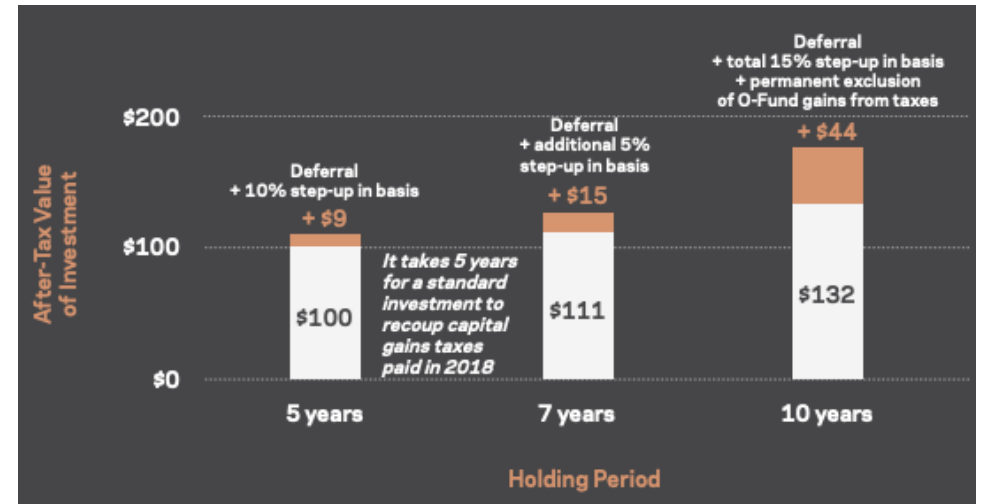
opportunity zone

The property is located within a qualified opportunity zone, Census Tract 37101041001.

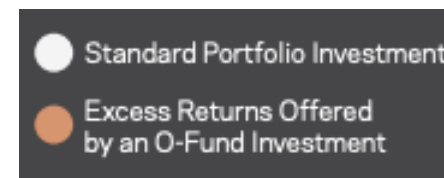
How does a capital gain of \$100 reinvested in 2018 perform over time?



*Assume 10 percent annual rate of return and 23.8 percent capital gains rate.



*Note: Assumes long-term federal capital gains tax rate of 23.8%, no state income tax, and annual appreciation of 7% for both the O-Fund and alternative investment.



Location map

