



# HYLAND HILLS

130 FAIRWAY AVENUE, SOUTHERN PINES, NC 28387

38 FULLY LEASED STUDIO RESIDENCES

## CONTACTS



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## PROPERTY DETAILS

130 Fairway Avenue, Southern Pines, NC 28387

**\$3,650,000**

Sale Price

**7%**

Cap Rate

**100%**

Occupancy

**38**

Studio Residences

**1973**

Year Built

## PROPERTY SUMMARY

We are honored to represent the Owners in the sale of their 38 fully leased studio residences at Hyland Hills.

The Owners bring a proactive, transparent, and results-oriented approach to property management, drawing on their previous careers in higher education and the US Army Special Forces. Over the last twenty years, they have meticulously updated and preserved the property while providing strong leadership and oversight to ensure the Homeowners Association is well-managed.

**PRIME INVESTMENT OPPORTUNITY:** This 4.88-acre property encompasses the common areas of a 60-unit community and includes 38 fully leased studio residences, offering controlling interest in the Hyland Hills Motor Lodge Homeowners Association. Located at 130 Fairway Ave, Southern Pines, NC, this investment benefits from a prime location just off US 1 Hwy and adjacent to the renowned Hyland Hills Golf Club. The golf club was established in 1973 and designed by Michael Gleason and Carolina Golf Hall of Fame member Tom Jackson.

Originally operating as short-term rentals, the property was later converted to offer accommodations as studio residences, making it a unique investment asset.

Each studio residence features a studio floor plan with outdoor patios, maximizing rental appeal. Located just minutes from downtown Southern Pines, these units offer convenient access to key local amenities, making them highly desirable to prospective renters.

This unique offering presents a rare opportunity to enter a thriving market with strong demand for affordable rental properties. Don't miss your chance to invest in 38 studio residences and unlock return potential in this vibrant and growing community.

## DEMOGRAPHICS 10-MILE RADIUS

130 Fairway Avenue, Southern Pines, NC 28387

**78,149**

Total Population

**\$91,112**

Median Household  
Income

**\$404,082**

Median Home  
Value

**44.7**

Median  
Age

**33,443**

Civilian Labor Force  
16+

# PHOTOS

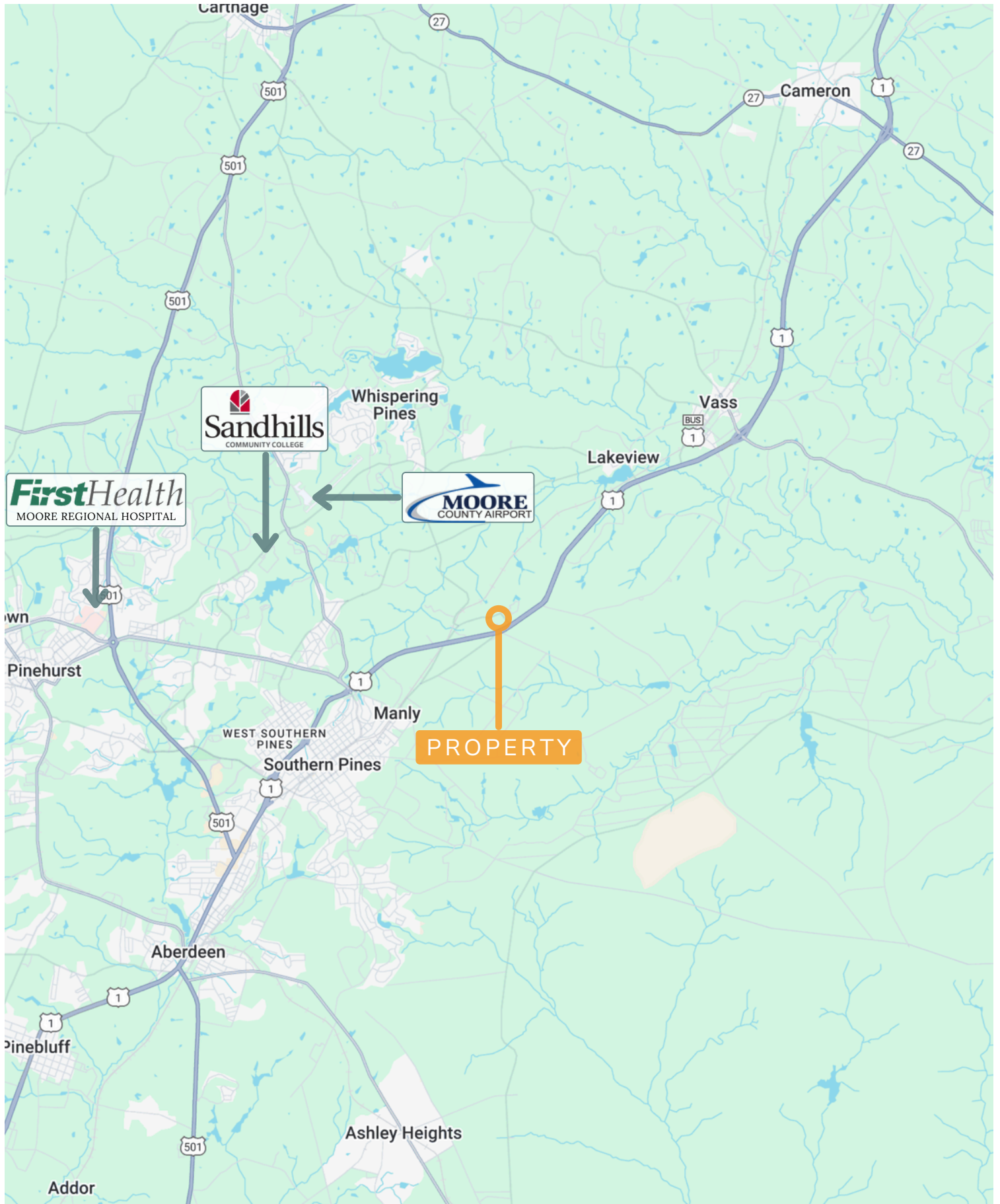
130 FAIRWAY AVENUE, SOUTHERN PINES, NC 28387





# AREA MAP

130 FAIRWAY AVENUE, SOUTHERN PINES, NC 28387





## COMMUNITY PROFILE

**Geographic Location** | Moore County is centrally located in North Carolina, bordered by Montgomery, Richmond, and Harnett Counties. It offers easy access via U.S. Highway 1 and is a short drive from Greensboro, Raleigh, and Charlotte.

**Natural Beauty & Outdoor Recreation** | The county features picturesque landscapes, including the Pinehurst area and Lake Moore, providing opportunities for hiking, fishing, and golfing. Its temperate climate encourages year-round outdoor activities for nature and sports enthusiasts.

**Rich History & Cultural Heritage** | With roots dating back to the 18th century, Moore County is known for historical sites like Pinehurst, a late 19th-century winter resort. Cultural events and festivals celebrate its heritage, fostering community pride.

**Educational Opportunities** | Moore County School District provides quality education from elementary to high school, along with private schools. Higher education institutions nearby offer diverse academic programs for residents.

**Community Services & Healthcare** | The county provides comprehensive community services, including public safety and healthcare. Moore Regional Hospital and various community organizations enhance residents' quality of life.

**Economic Development & Job Opportunities** | Moore County's diverse economy includes tourism, retail, manufacturing, and healthcare. The business-friendly environment supports small businesses and provides job opportunities.

**Vibrant Arts & Recreation Scene** | The county has a thriving arts scene with local galleries and theaters, offering concerts and performances. Recreational programs promote social interaction and community spirit.

**Strong Sense of Community** | Moore County is known for its welcoming atmosphere and strong community bonds. Residents actively support local initiatives and participate in events, contributing to a high quality of life.

# LOCATION MAP

130 FAIRWAY AVENUE, SOUTHERN PINES, NC 28387

