



801-826 DUCKS LANDING

ABERDEEN, NC 28315

12 FULLY LEASED TOWNHOMES FOR SALE

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PROPERTY DETAILS

801-826 Ducks Landing, Aberdeen, NC 28315

\$4,200,000

Sale Price

5.7%

Cap Rate

100%

Occupancy

12

Townhome Units

2023

Year Built

PROPERTY SUMMARY

INVESTMENT OPPORTUNITY featuring 12 recently constructed, fully leased townhome units located at 801-826 Ducks Landing in Aberdeen, part of the Ducks Landing Townhome complex, which includes a total of 40 townhomes under the Ducks Landing Property Owners Association. Ideally located just off Saunders Blvd and adjacent to Southern Pines Golf Club, these modern two-story residences offer valuable aspects such as open-concept layouts and well-appointed kitchens, appealing to a diverse tenant base.

Each townhome unit includes desirable amenities such as spacious 2-car garages and outdoor decks, enhancing their rental potential. With their prime location just minutes from Downtown Aberdeen and Downtown Southern Pines, these townhomes provide easy access to local amenities, making them attractive to future renters.

This offering presents a unique opportunity to enter a growing market with strong demand for quality rental properties. Don't miss your chance to invest in 12 townhome units at Ducks Landing and capitalize on the potential for significant returns in this vibrant community!

DEMOGRAPHICS 10-MILE RADIUS

801-826 Ducks Landing, Aberdeen, NC 28315

73,929

Total Population

\$91,564

Median Household
Income

\$407,706

Median Home
Value

45.1

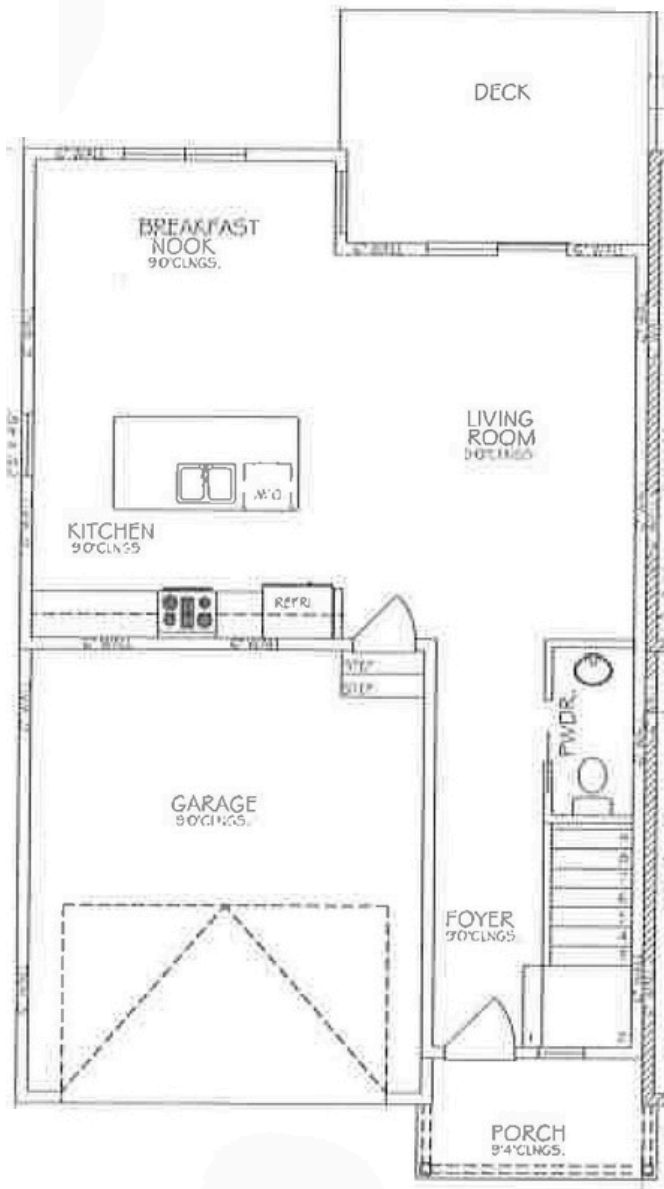
Median
Age

31,164

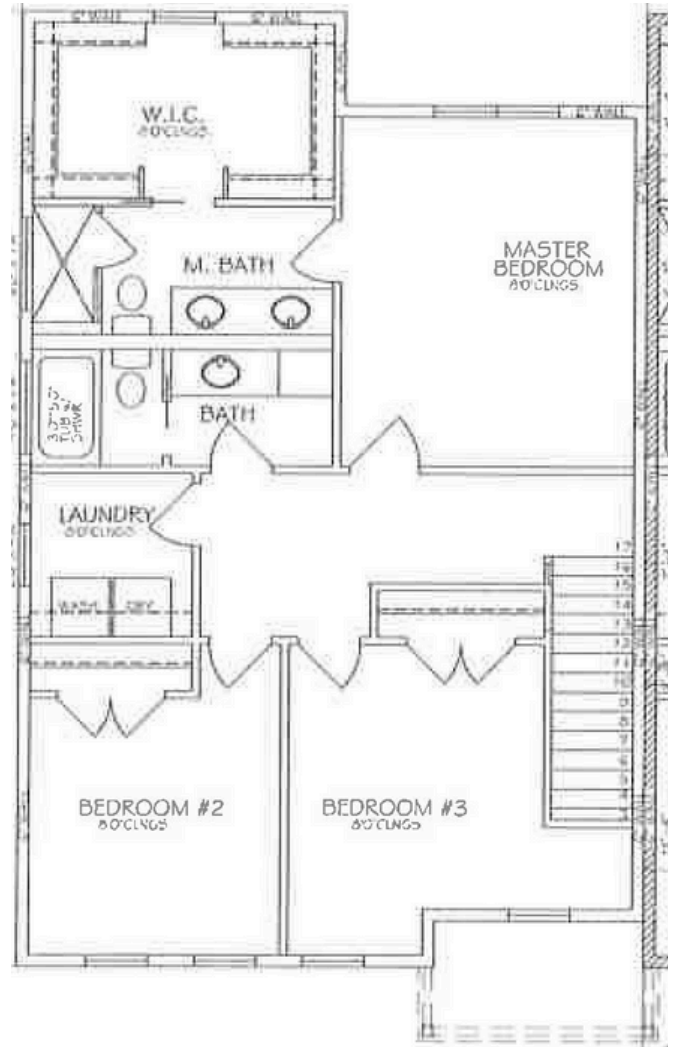
Civilian Labor Force
16+



FIRST FLOOR



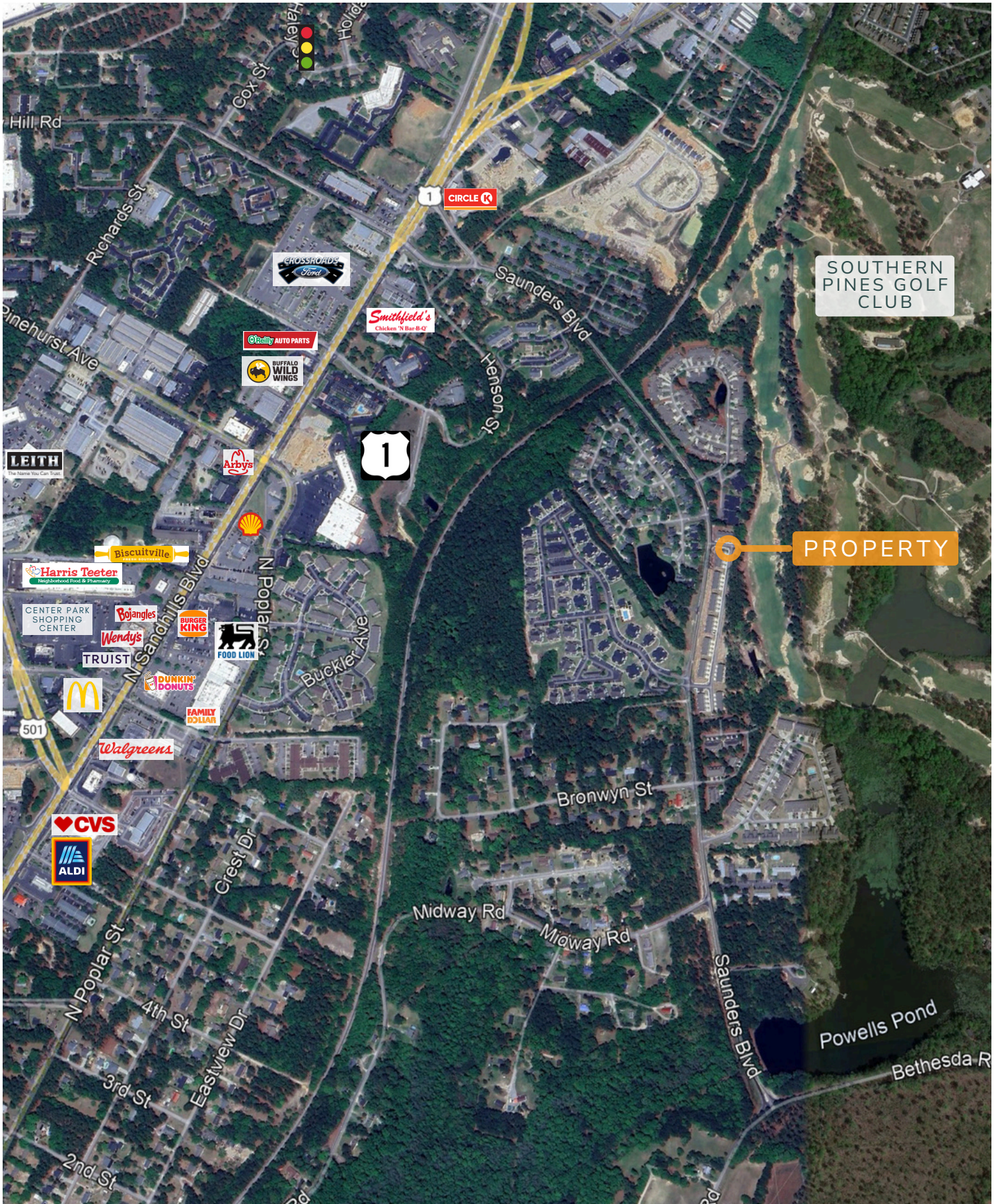
SECOND FLOOR



NOTE: Layout is for illustrative purposes only.
Actual dimensions & details may vary.

RETAIL MAP

801-826 DUCKS LANDING, ABERDEEN, NC 28315





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

801-826 DUCKS LANDING, ABERDEEN, NC 28315

