



# 801-887 DUCKS LANDING

ABERDEEN, NC 28315

40 TOWNHOME UNITS FOR SALE



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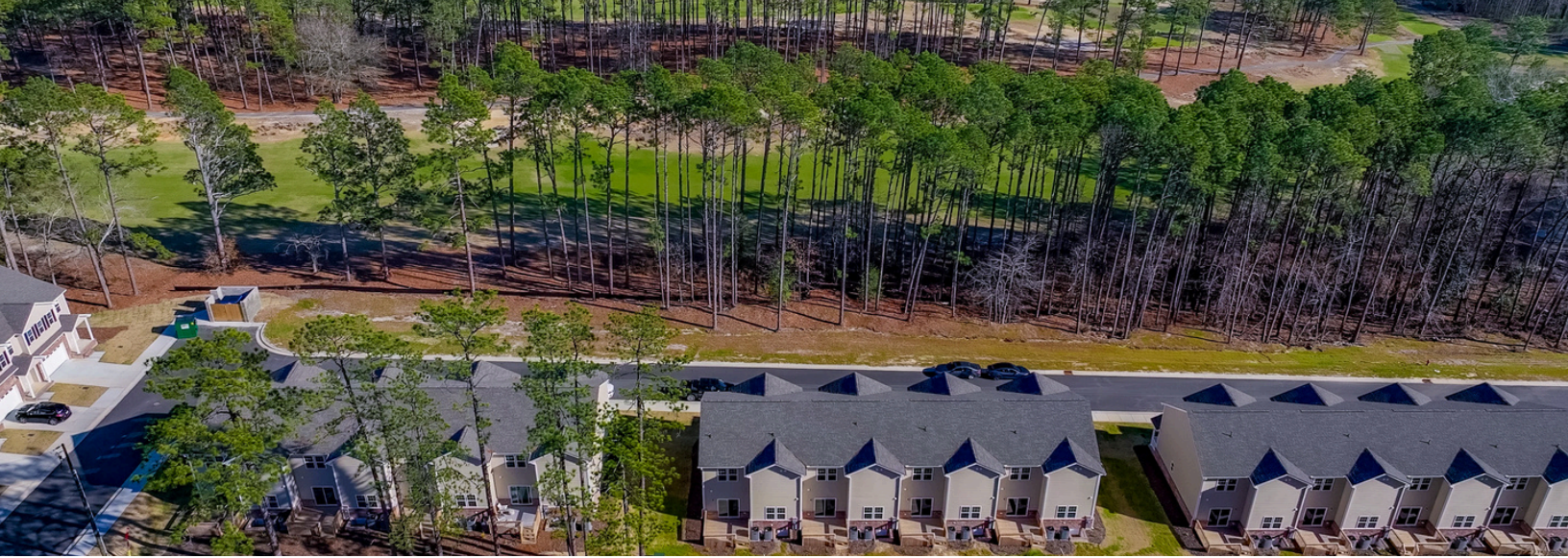
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## KEY HIGHLIGHTS

801-887 Ducks Landing, Aberdeen, NC 28315

**\$14,000,000**

Sale Price

**5.8%**

Proforma Cap Rate

**Mixed**

Occupancy

**40**

Townhome Units

**2023**

Year Built

## PROPERTY SUMMARY

EXCEPTIONAL INVESTMENT OPPORTUNITY featuring 40 newly constructed, two-story townhome units located at 801-887 Ducks Landing in Aberdeen, within the sought-after Ducks Landing Townhome complex, which line the fairway of the 5th hole of The Southern Pines Golf Club, an original Donald Ross Course. This offering has a mix of long-term and short-term rental opportunities, presenting a flexible investment option for a buyer seeking to maximize potential returns.

These 3-bedroom, 2.5-bathroom townhomes feature open-concept living areas, premium kitchens with stainless steel appliances and granite countertops, and master suites with walk-in closets. A laundry room with hookups near the bedrooms adds practicality, while attached 2-car garages provide added convenience. The community's proximity to US-1/N Sandhills Blvd and Southern Pines Golf Club further enhances its appeal to discerning renters.

Located just minutes from Downtown Aberdeen and Downtown Southern Pines, these units provide unparalleled access to dining, shopping, and recreation. Additionally, the property is a short drive from Pinehurst, the renowned Home of American Golf, further enhancing its appeal to renters and investors alike in this high-demand area.

Buyers have the opportunity to acquire all 40 units in the Ducks Landing Townhome complex. This flexibility makes it an exceptional investment opportunity in a high-demand market. Seize the opportunity to invest in Ducks Landing and unlock the potential for exceptional growth and income!





## TOWNHOME HIGHLIGHTS

<b>BUILDINGS</b>	TEN (10)
<b>UNITS PER BUILDING</b>	FOUR (4)
<b>UNIT SIZE</b>	+/- 1,691 SF PER UNIT
<b>LOT SIZE</b>	+/- 1,355 SF PER LOT
<b>LEVELS</b>	TWO (2)
<b>UNIT TYPE</b>	3 BED/2.5 BATH
<b>GARAGE</b>	ATTACHED, 2 CAR
<b>KITCHEN APPLIANCES</b>	STAINLESS STEEL
<b>LONG TERM RENTAL</b>	28 (UNFURNISHED)
<b>SHORT TERM RENTAL</b>	12 (FURNISHED)







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









## DEMOGRAPHICS 10-MILE RADIUS

801-887 Ducks Landing, Aberdeen, NC 28315

**73,929**

Total Population

**\$91,564**

Median Household  
Income

**\$407,706**

Median Home  
Value

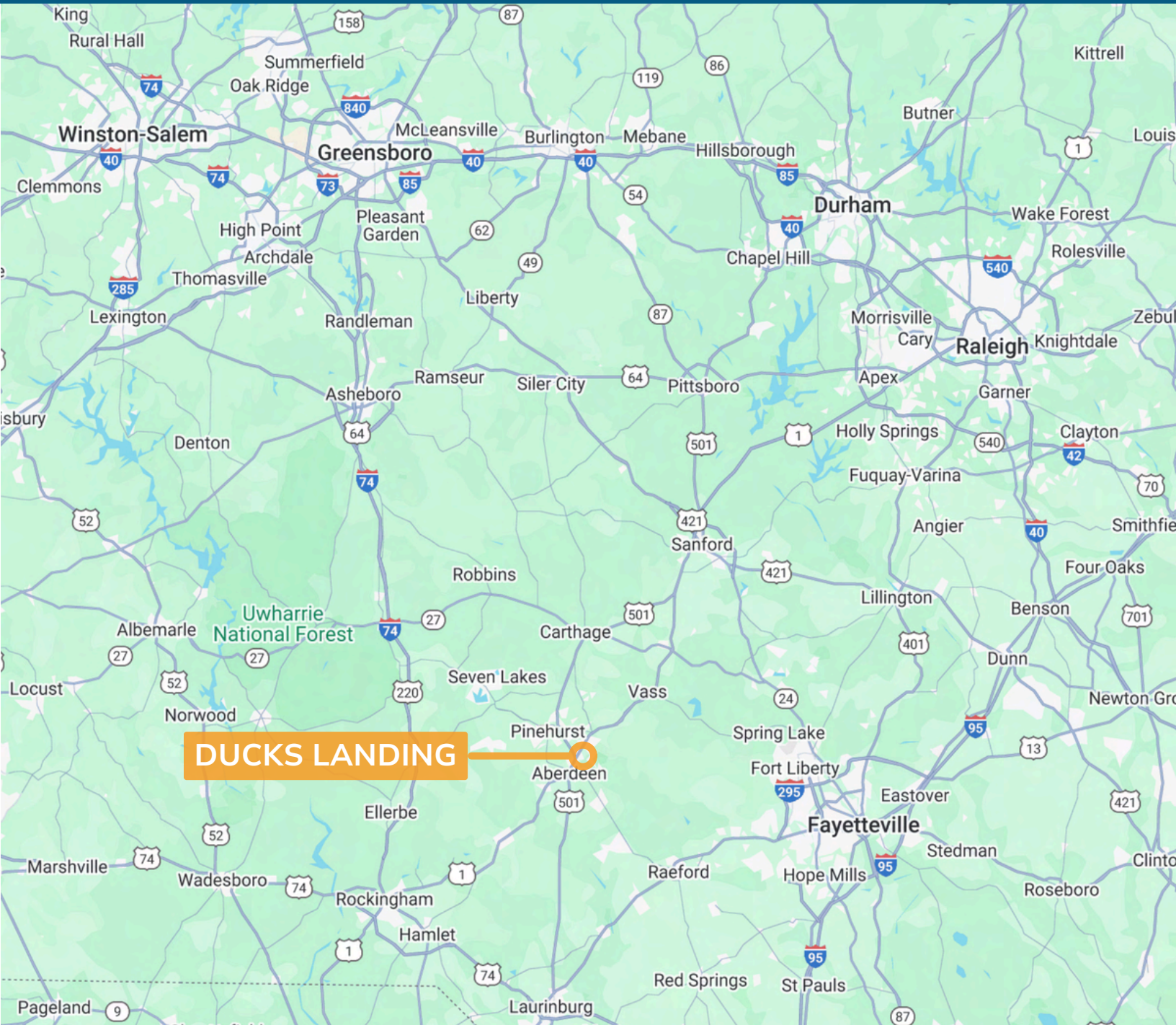
**45.1**

Median  
Age

**31,164**

Civilian Labor Force  
16+









## 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 renowned Pinehurst area, offering abundant opportunities for world-class golfing. Pinehurst, celebrated as the Home of American Golf, is home to Pinehurst Resort and the iconic Pinehurst No. 2 course. Pinehurst served as the anchor site for the U.S. Men's Open in 2024 and will host the prestigious tournament again in 2029, 2035, 2041, and 2047. The area's temperate climate encourages year-round outdoor activities for golf enthusiasts.

**Rich History & Cultural Heritage** | With roots dating back to the 18th century, Moore County is steeped in history. Pinehurst, originally established as a late 19th-century winter resort, remains a centerpiece of the county's cultural and historical identity. 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. Pinehurst Resort is a cornerstone of the local economy, attracting golf enthusiasts and visitors worldwide. 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.