



FOR SALE
BRICKYARD LANDING TOWNHOMES
104 BRICKYARD LANE, LILLINGTON, NC 27546

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INVESTMENT SUMMARY

\$2.55M \$2.1M \$450,000

**TOTAL SALE
PRICE**

**9 TOWNHOMES
(PARCEL 1)**

PARCELS 2 & 3

***PROPERTIES OFFERED TOGETHER OR INDIVIDUALLY**

ADDRESS

**104 Brickyard Ln,
Lillington, NC 27546**

UNIT TYPE

**Nine (9) townhome units
each $\pm 1,450$ SF
Each unit is a 3 bed/3 bath**

**TOTAL SQUARE
FOOTAGE**

$\pm 13,050$ SF

NOI & CAP RATE

See proforma page

PRICE/UNIT

\$233,333/unit; \$161/PSF

ACREAGE

± 0.91 AC

ADDITIONAL ACREAGE

**± 1.2 AC site, included for nine (9)
additional townhomes & future
expansion**

ZONING

RA-30

COUNTY

Harnett

YEAR BUILT

2017

PROPERTY OVERVIEW

Brickyard Landing presents a rare opportunity to acquire nine 100% leased, newer-construction townhome-style apartments, located steps from Campbell University in Buses Creek, NC. Built in 2017, each large, three-bedroom, three-bath unit offers modern finishes, open-concept layouts, and strong rental appeal within a supply-constrained student housing market. All units are individually deeded and metered for utilities, allowing for flexible financing and exit strategies.

Professionally managed with strong occupancy and no deferred maintenance, Brickyard Landing is a turnkey, cash-flowing investment offering immediate stability and long-term upside. A fully entitled ± 1.2 acre site at 91 & 119 Brickyard Lane allows for nine additional townhomes and future expansion.

HIGHLIGHTS

- » Nine (9) townhome-style units – each $\pm 1,450$ SF, 3 bedrooms/ 3 full bathrooms
- » Built in 2017 with washer/dryer hookups, granite countertops, LVP flooring, and open layouts
- » Value-add investment with upside due to rents currently being below market \$300-\$400/unit/month
- » Individually metered and deeded units enable flexible financing and exit strategies
- » Historically strong occupancy; currently 100% leased with professional management
- » Abundant on-site parking whereby each occupant gets their own parking space
- » 1.2 acre entitled development site, included for nine (9) additional townhomes

INCOME & EXPENSES / PROFORMA

\$2.1M
9 TOWNHOMES
(PARCEL 1)

\$114,906

NOI

5.5%
CAP RATE

YEAR	RENT REVENUE	EXPENSES	NOI
2023	\$173,359	\$58,453	\$114,906
2024	\$146,885	\$46,043	\$100,842
T12 (Nov 24 - Oct 25)	\$148,697	\$55,608	\$93,089
2025 (Annualized)	\$153,287	\$55,608	\$97,679

MARKET PROFORMA

MARKET RENT BASIS:	\$600/bedroom, \$1,800/unit/month
ANNUAL PROFORMA MARKET RENT:	5% vacancy rate; \$184,680
ANNUAL EXPENSES:	\$55,000
PROFORMA NOI:	\$129,680
IMPLIED VALUE @ 5.5% CAP:	\$2,358,000



SUBJECT PROPERTY

SITE PLAN

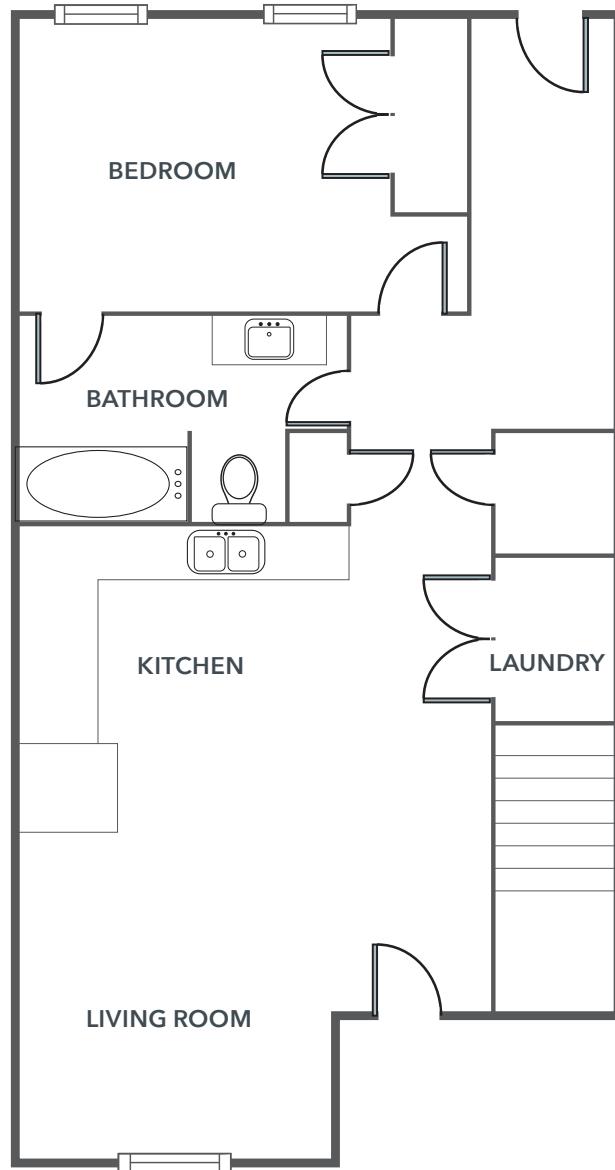


INTERIOR PHOTOS

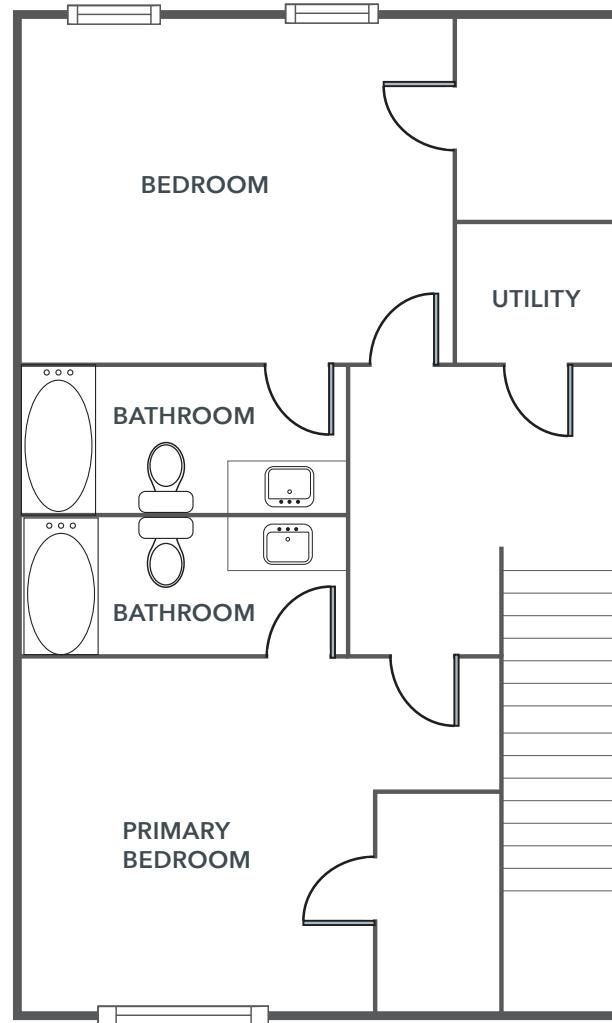


FLOOR PLANS

1ST FLOOR



2ND FLOOR



AREA OVERVIEW - CAMPBELL UNIVERSITY



CAMPBELL UNIVERSITY



1 OF 5

PRIVATE UNIVERSITIES IN
NC TO ACHIEVE HIGHEST
ACCREDITATION LEVEL

Campbell University is a private Christian institution founded in 1887 and located in the heart of Buies Creek. The university serves thousands of students across a wide range of academic programs, including business, law, pharmacy, health sciences, and the liberal arts. Known for its strong focus on hands on learning and community engagement, Campbell offers a welcoming campus environment with a mission centered on leadership and service.

Campbell University enrolls approximately 5,100 students and employs over 900 faculty and staff across its 850-acre main campus. The university's expanding programs in pharmacy, law, nursing, and osteopathic medicine have fueled steady enrollment growth and year-round housing demand. With limited on-campus housing, privately owned townhomes like Brickyard Landing consistently achieve high occupancy and premium rents.

Set in rural Harnett County, the university provides a peaceful academic setting while still being within convenient reach of Raleigh and Fayetteville. Campbell plays a major role in the region through its professional schools, including the Jerry M Wallace School of Osteopathic Medicine in nearby Lillington, which continues to support growth, education, and economic activity in the area.

LILLINGTON, NORTH CAROLINA

Lillington, the county seat of Harnett County, sits in one of North Carolina's fastest growing regions. Harnett County saw 18 percent population growth from 2010 to 2020 and is projected to surpass 150,000 residents by 2025. Its position between Raleigh and Fayetteville creates strong demand for housing and supports a favorable environment for investment and development.

Lillington continues to attract a wide range of residents looking for quality living options, which strengthens interest in new townhome communities. The town's community amenities, local services, and central role within the county make it an appealing place for both renters and buyers, supporting long term residential stability.



REGIONAL EMPLOYMENT DRIVERS:

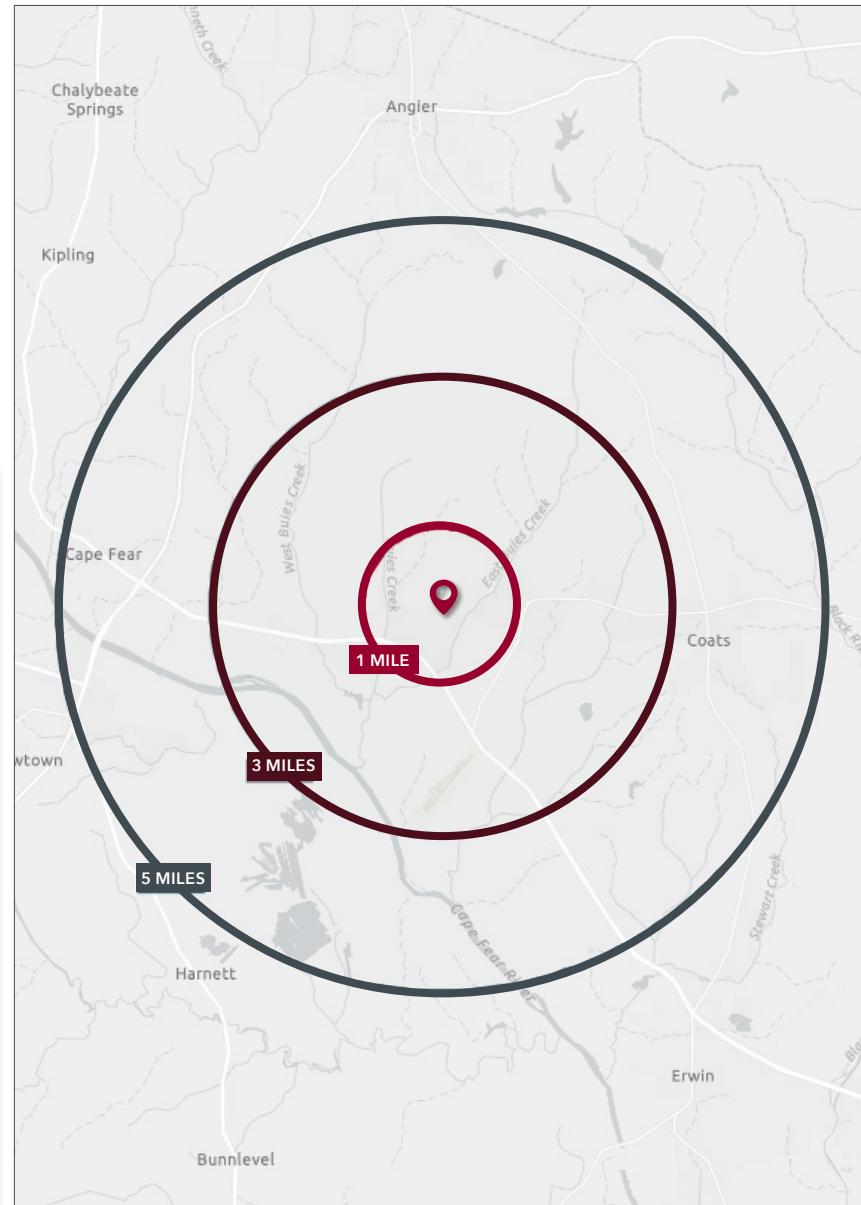
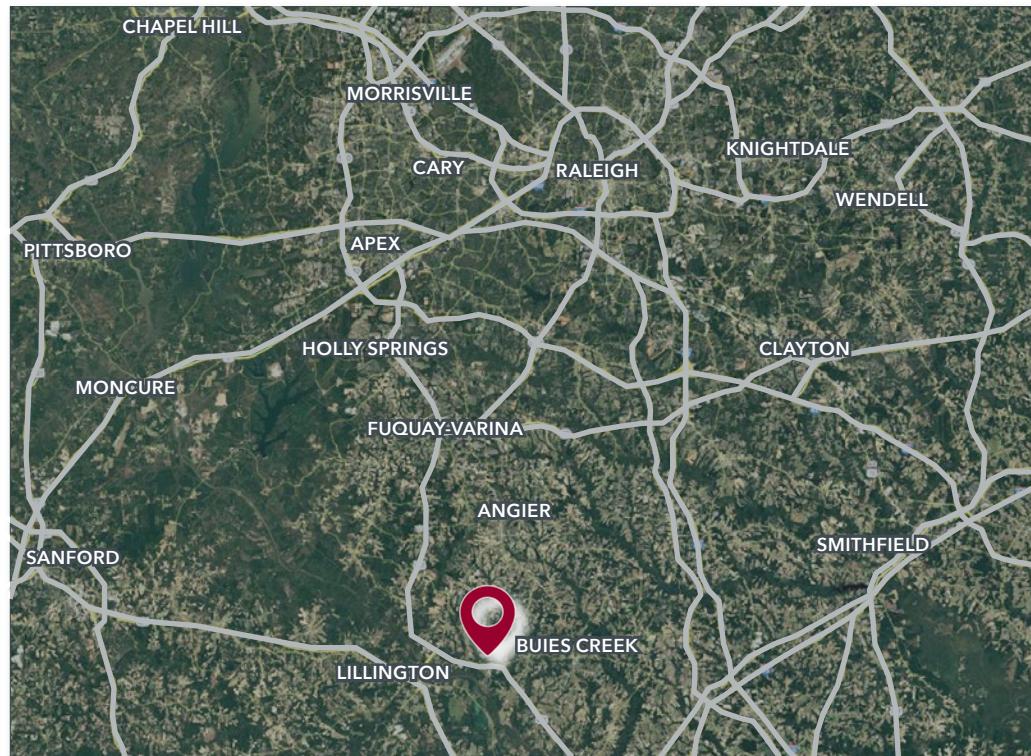
- Campbell University, a major education, healthcare, and research anchor
- Harnett Health System, the countywide medical network headquartered in Lillington
- Fort Liberty, one of the largest military bases in the U.S. located about 25 miles south
- Raleigh-Durham metro, located 30 miles north, supporting strong commuter demand

MARKET OVERVIEW:

The Lillington sub-market exhibits stable rent growth, low vacancy, and minimal new multifamily supply—ideal conditions for durable cash flow and appreciation. Proximity to Campbell University provides a consistent tenant pipeline, while Harnett County's continued population and employment expansion support long-term value growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,864	7,508	18,878
Median Age	22.9	28.5	36.5
Median Home Value	\$329,677	\$344,159	\$337,083
Bachelor's Degree or Higher	59.7%	43.8%	30.6%





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