



# 801-807 DUCKS LANDING

ABERDEEN, NC 28315

4 FULLY LEASED TOWNHOMES FOR SALE

## CONTACTS



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## PROPERTY DETAILS

801-807 Ducks Landing, Aberdeen, NC 28315

**\$1,476,000**

Sale Price

**5.35%**

Cap Rate

**100%**

Occupancy

**4**

Townhome Units

**2023**

Year Built

## PROPERTY SUMMARY

INVESTMENT OPPORTUNITY featuring 4 recently constructed, fully leased townhome units located at 801-826 Ducks Landing in Aberdeen, part of the Ducks Landing Townhome complex with a total of 40 townhomes under the Ducks Landing Property Owners Association. This offering allows you to purchase 4 townhomes for \$1,476,000 (\$369,000 per unit) or expand your investment by acquiring up to 12 townhomes for \$4,200,000 (\$350,000 per unit). Ideally situated just off Saunders Blvd and adjacent to Southern Pines Golf Club, these modern two-story residences offer open-concept layouts and well-appointed kitchens, appealing to a diverse tenant base.

Each townhome includes desirable amenities such as spacious 2-car garages and outdoor decks, enhancing rental potential. With a 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 is a unique opportunity to enter a growing market with strong demand for quality rental properties. Don't miss the chance to invest in Ducks Landing and capitalize on the potential for significant returns in this vibrant community!

## DEMOGRAPHICS 10-MILE RADIUS

801-807 Ducks Landing, Aberdeen, NC 28315

**73,929**

Total Population

**\$91,564**

Median Household  
Income

**\$407,706**

Median Home  
Value

**45.1**

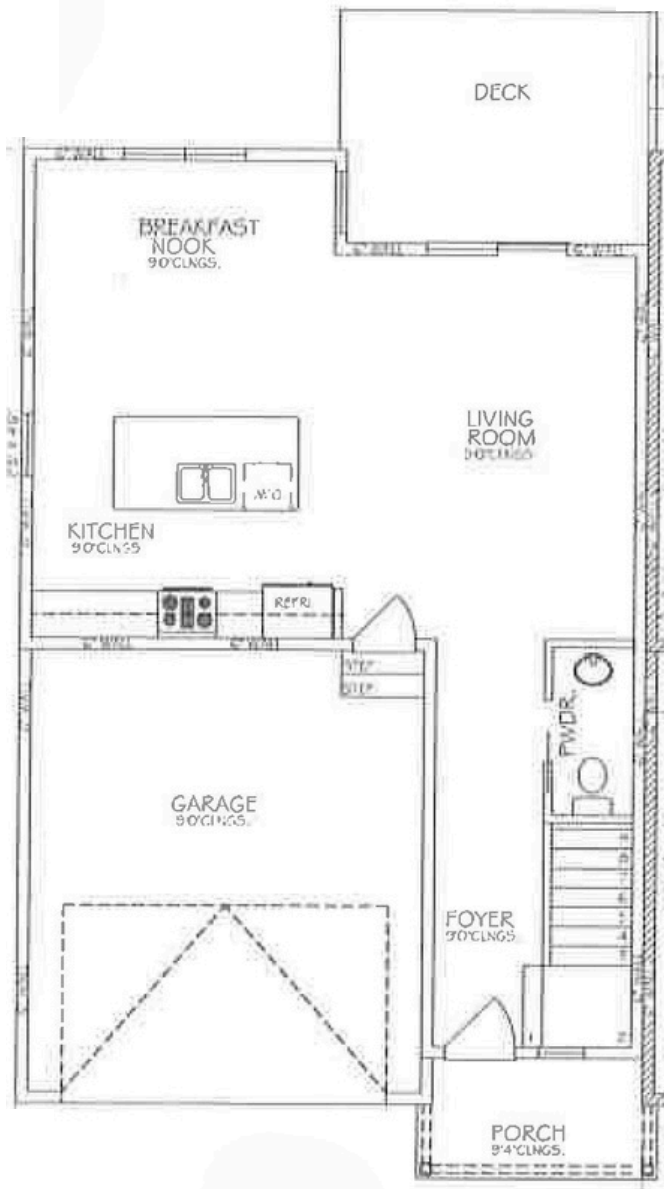
Median  
Age

**31,164**

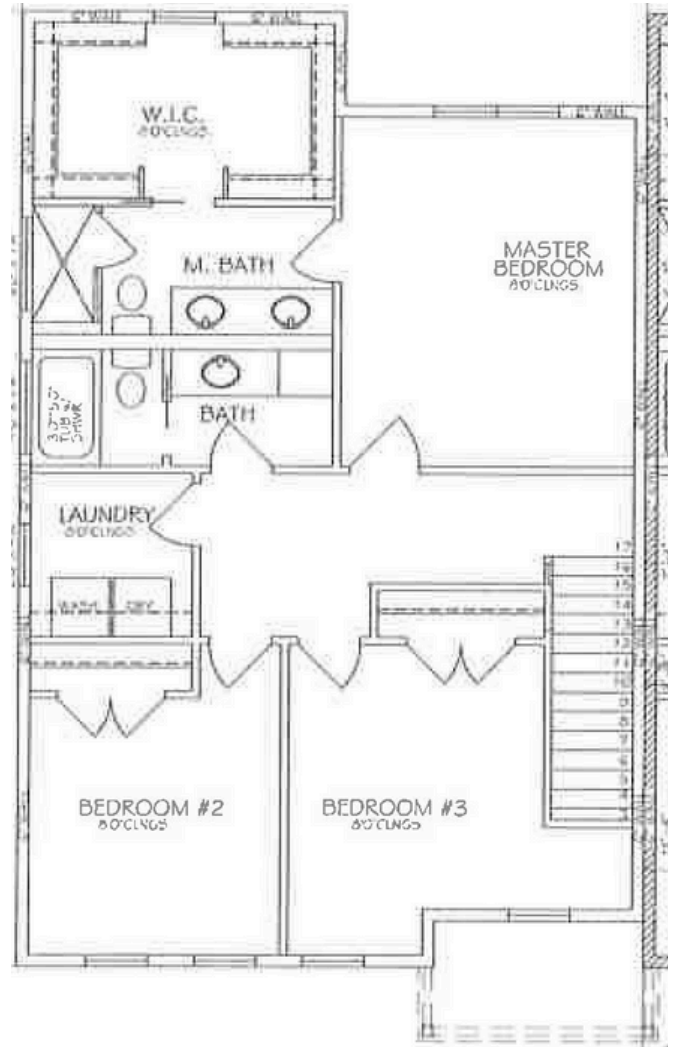
Civilian Labor Force  
16+



## FIRST FLOOR



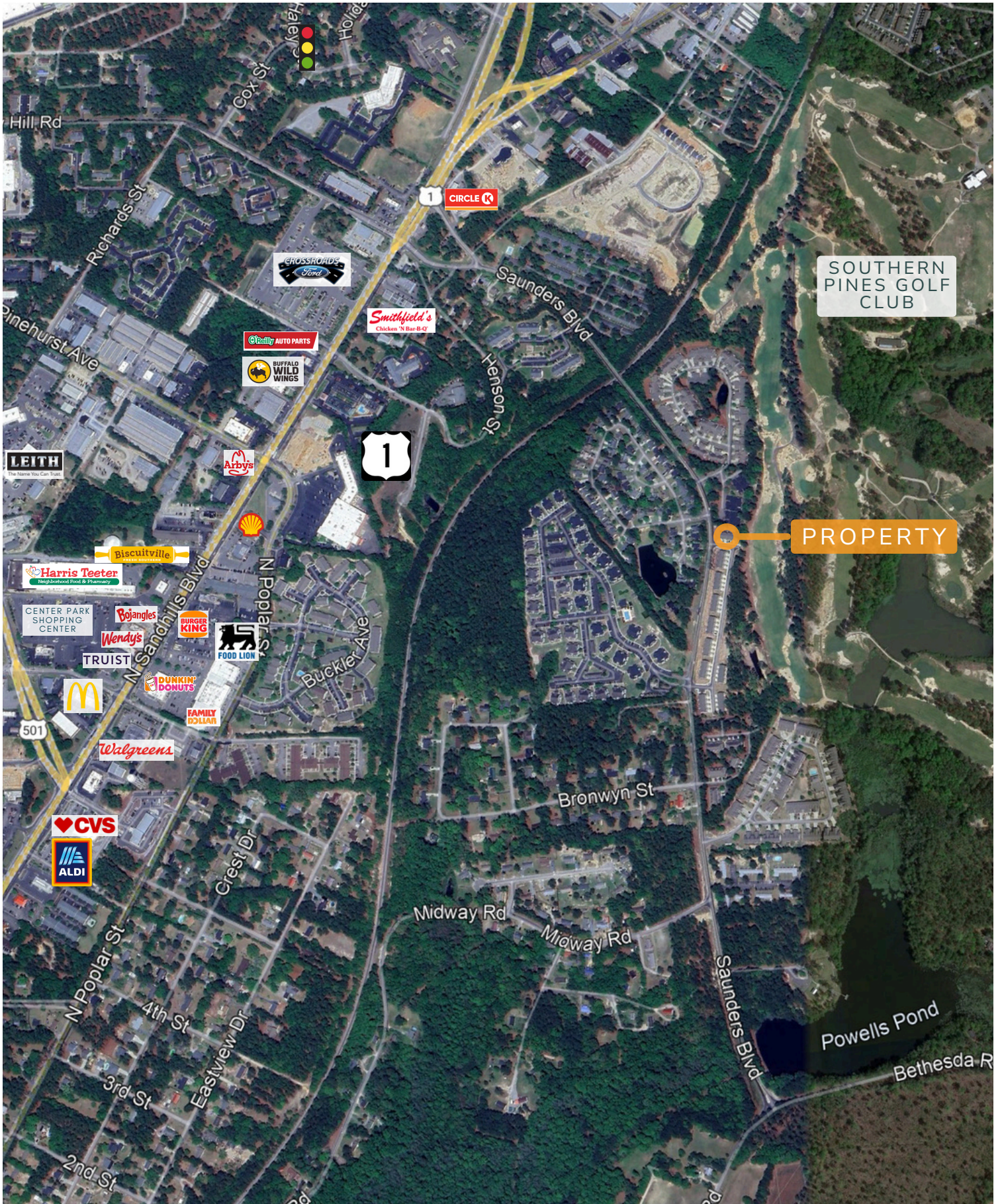
## SECOND FLOOR



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

# RETAIL MAP

801-807 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

801-807 DUCKS LANDING, ABERDEEN, NC 28315

