

SPORTS CENTER OF THE SANDHILLS



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market data
why north carolina?

property information

name	sports center of the sandhills
location	hwy. 15/501 aberdeen, north carolina
county	moore
acreage	773 +/- acres
zoning	see zoning map
price	\$11,678,000
potential uses	resort community
utilities	water, sewer, power
pin	na
lrk	na
tax data	na

property description

This 773-acre tract is strategically located on Hwy. 15/501 in Aberdeen, NC, directly across from Legacy Lakes Golf Course. The phasing concept plan was designed as a resort community intended to have recreational amenities including soccer field, baseball/softball complex, aquatics facility, indoor sports pavilion, sand volleyball court, festival park etc. The plan also features residential units as well as retail and commercial development. Main access to the development will be directly on Hwy 15/501. A PUD approval process was being negotiated with the Town of Aberdeen and can be easily moved forward with Aberdeen Council and governing body.

please visit **www.cliftcommercial.com** or call

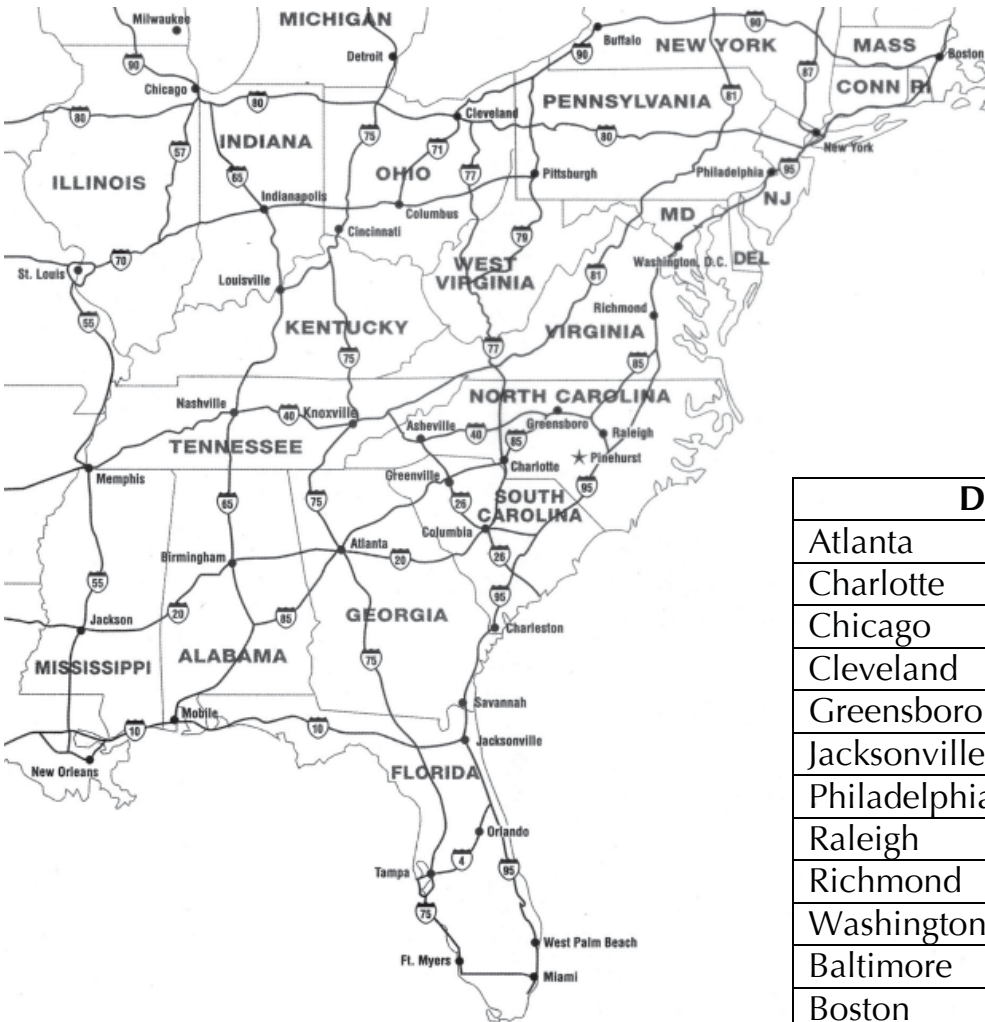
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155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • sales@cliftcommercial.com

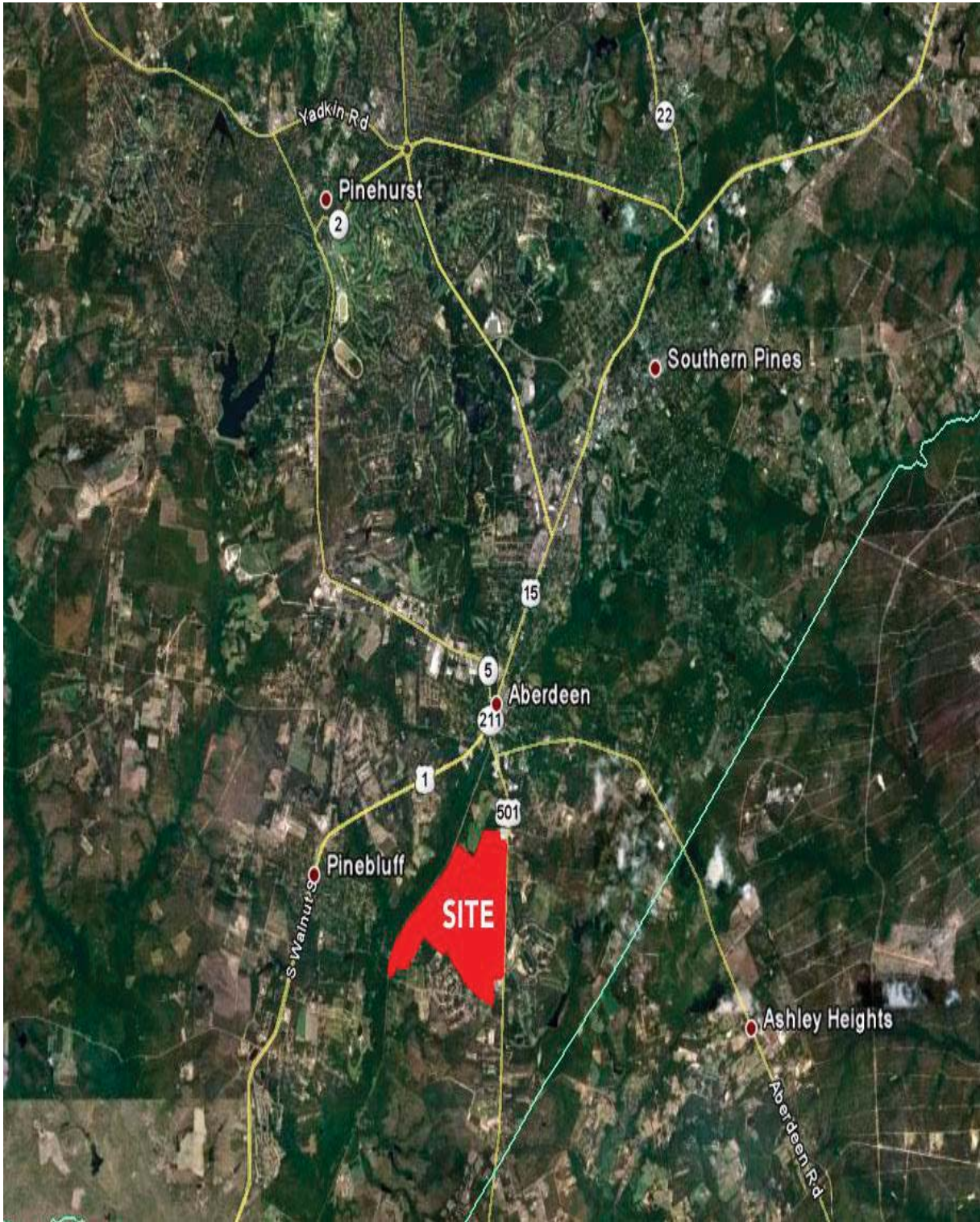
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The Sports Center of the Sandhills is located in Moore County, the heart of North Carolina golf country, an hour's drive south of Raleigh, Durham, Chapel Hill and RDU International Airport. Little River is located five miles from Pinehurst, NC and within minutes of many Pinehurst area hotels, restaurants and other Pinehurst area golf courses.

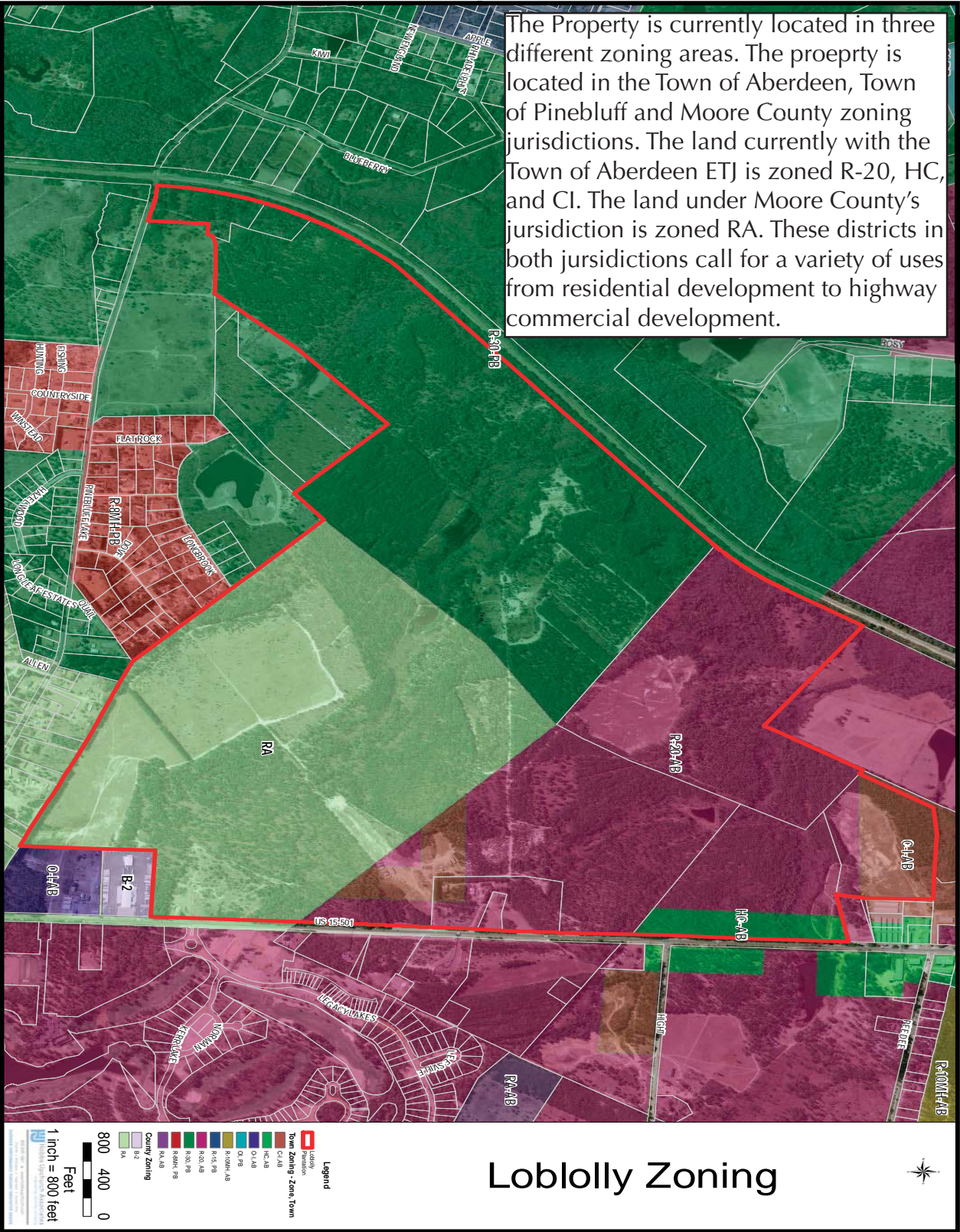
















DISTANCES	
Atlanta	353 miles
Charlotte	106 miles
Chicago	855 miles
Cleveland	530 miles
Greensboro	70 miles
Jacksonville	401 miles
Philadelphia	471 miles
Raleigh	71 miles
Richmond	285 miles
Washington, DC	340 miles
Baltimore	434 miles
Boston	855 miles
New York	572 miles

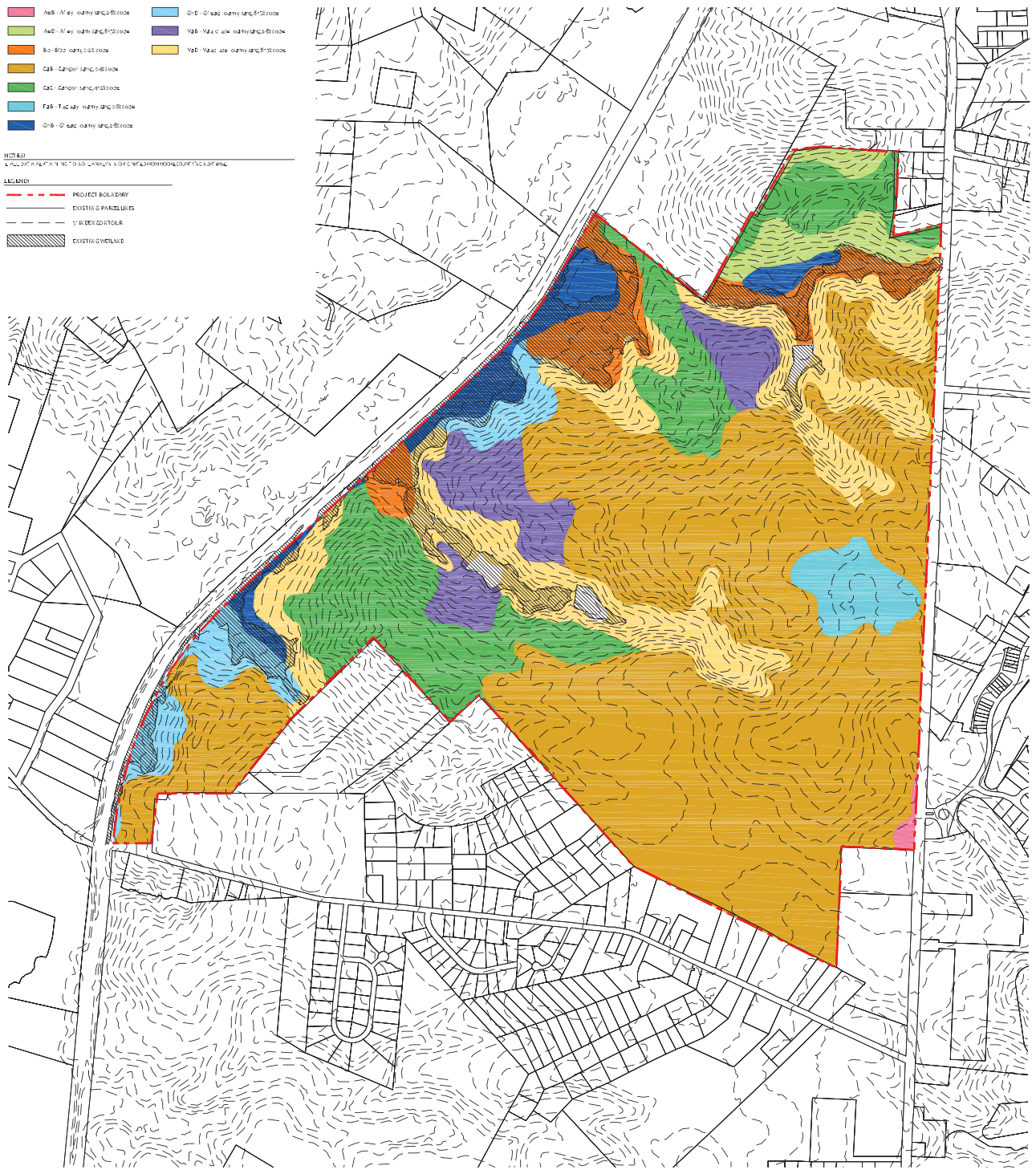








- SOIL LEGEND**
- | | |
|--|--|
|  AaB - Aley oahy sand, 0-2% rock |  Q1E - Q1eac oahy sand, 0-2% rock |
|  AaB - Aley oahy sand, 0-2% rock |  YdE - Yd.e ac oahy sand, 0-2% rock |
|  Bz - Bz ac oahy sand, 0-2% rock |  YqE - Yq.e ac oahy sand, 0-2% rock |
|  CaE - Candor sand, 0-2% rock | |
|  CaE - Candor sand, 0-2% rock | |
|  FaB - Fa.c ay oahy sand, 0-2% rock | |
|  Q1B - Q1eac oahy sand, 0-2% rock | |
- NOTES:**
 1. This map is a plan view of the soil map showing the soil types of the area.
- LEGEND:**
- | | |
|---|-------------------|
|  | PROJECT BOUNDARY |
|  | EXISTING PARCELS |
|  | STREET CENTERLINE |
|  | EXISTING WETLAND |



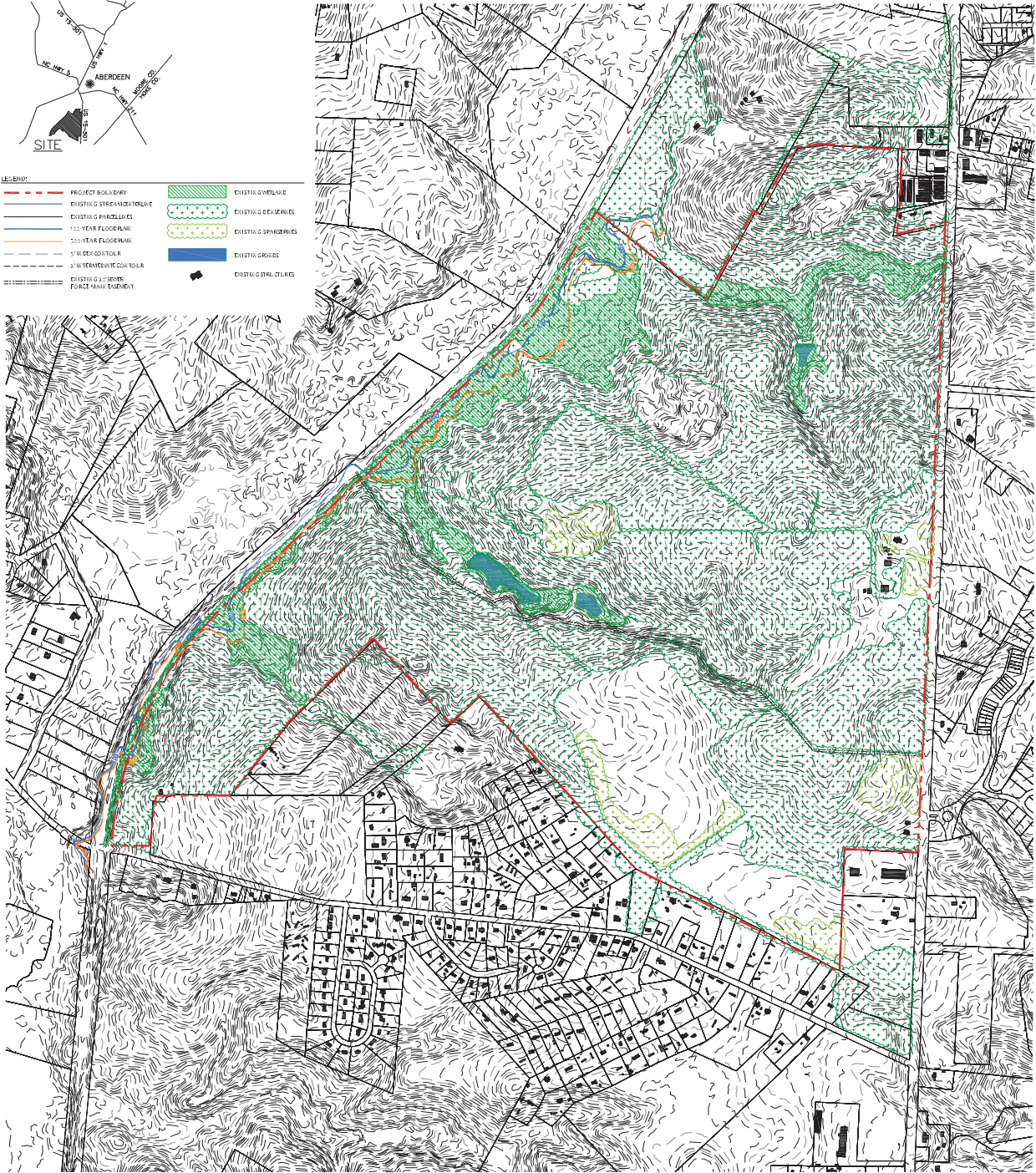
The soils on the upland areas are conducive to the proposed development plan and consist largely of Candor, NC sand.



GENERAL VICINITY MAP



- LEGEND:
- PROJECT BOUNDARY
 - EXISTING STREAM/DRIVE
 - EXISTING PARALLELS
 - 100-YEAR FLOODPLAIN
 - 500-YEAR FLOODPLAIN
 - 5' BUFFER ZONE
 - 5' BUFFER ZONE CONTROL
 - EXISTING 12" DRAIN FORCE MAIN TRENCH
 - EXISTING WETLAND
 - EXISTING BERRERRIES
 - EXISTING SPURGE PILES
 - EXISTING GRADES
 - EXISTING UTILITIES

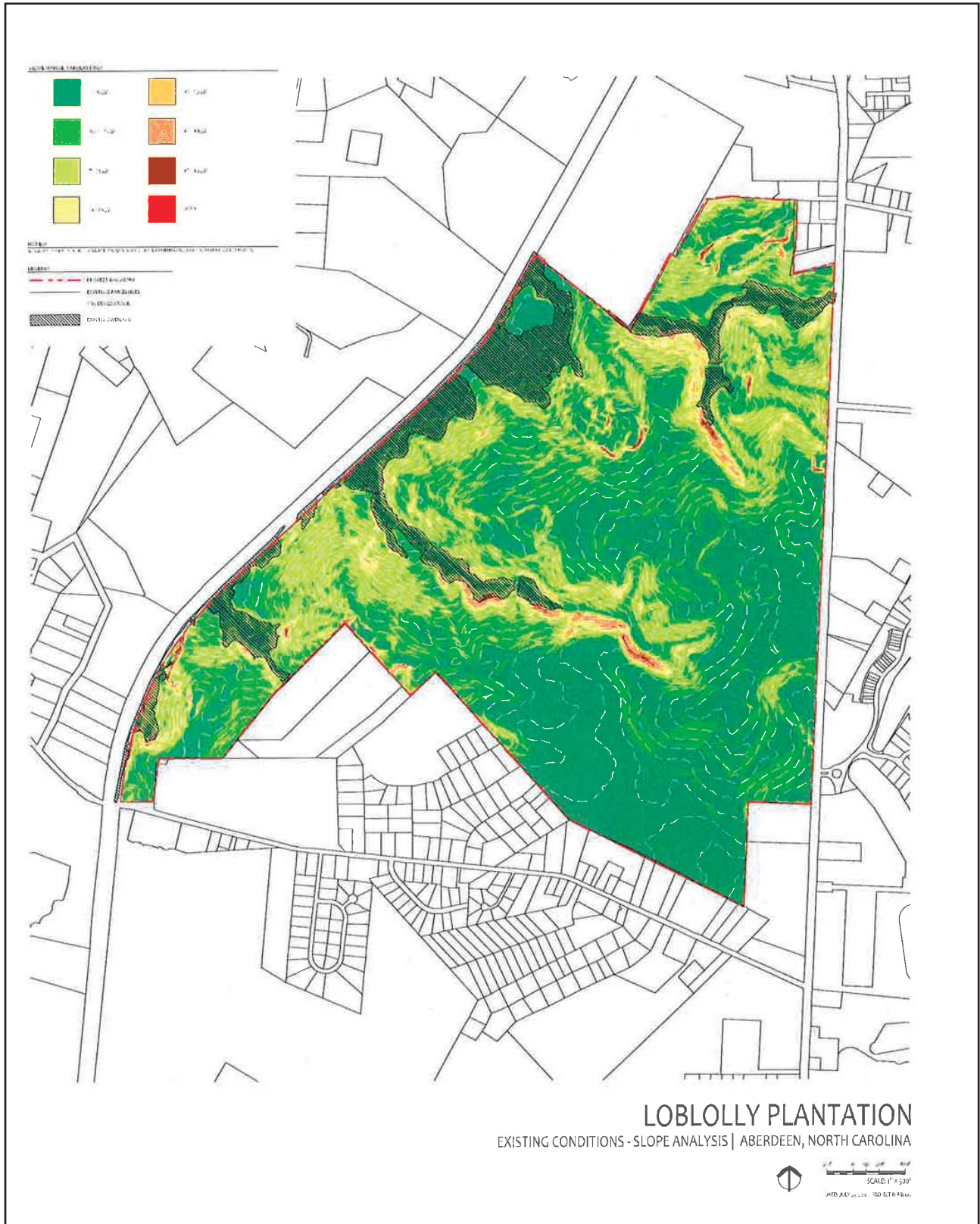


LOBLOLLY PLANTATION
EXISTING CONDITIONS | ABERDEEN, NORTH CAROLINA



30' 0" 150' 300' 600'
SCALE: 1" = 300'
DATE: JULY 26, 2011 PROJECT: 4-6396





section III • market data

According to the Convention and Visitors Bureau, the Southern Pines-Pinehurst area has received national accolades as one of the nation's most desirable places to live. Independent research firm POLICOM's recent 2011 ranking of the area as 34th in Economic Strength out of 577 micropolitan areas in the United States. American City Business Journals (ACBJ) has ranked the Southern Pines-Pinehurst area as the No. 2 best "Dreamtown" in North Carolina and the 35th best in nation out of 140 smaller communities evaluated throughout the United States.



Moore County ranked 10th in travel impact among North Carolina's 100 counties. The buying power within Moore County is not limited to tourists, however. Statistics reveal that the wealth index of Moore County is the third highest in the Research Triangle Region. Bottom line, Southern Pines/Aberdeen/Pinehurst offers a pro-business environment and a healthy local economy.



The environment for business is as favorable as the climate. Six major sectors make up Moore County's economy: tourism, manufacturing, health services, retail, agriculture and retirement.



First Health of the Carolinas, incorporated in 1929, has been acknowledged as one of the nation's top 100 performing hospitals for the 2nd year in a row. In 2005, First Health was recognized at the annual NC Conference for Excellence for its organizational performance based upon the nationally esteemed Malcolm Baldrige National Quality criteria.



- In North Carolina, visitors spent a record \$20 billion in 2013, a 4% increase over the previous year.
- Visitor spending almost hit \$410 million in revenue for 2013.
- Visitor spending also generated \$12.1 million in local tax receipts in Moore County in 2013, \$89.43 million payroll income and directly supported 5,140 local jobs.
- Combined state and local tax revenue in 2013 was \$32.7 million.
- The U.S. Open returned in 2014 and exceeded attendance and revenue generated by the 2005 U.S. Open which attracted 50,000 visitors to the Village each day, accounting for \$70.8 million in spending.
- The U.S. Women’s Open returned to Pinehurst in 2014, as well and is expected to meet or exceed past revenues of \$55 million in local spending
- Moore County currently ranks 11th in the state in total travel expenditures of the 100 North Carolina counties (its population places it 32nd).

Population Projections	
2010 Census	88,247
July, 2015 Projection	94,254
July, 2020 Projection	99,561
July, 2025 Projection	104,226
July, 2030 Projection	108,326





- The cost of living in North Carolina is very reasonable. Housing, utilities, supplies, groceries, transportation and healthcare are all below the national average.
- Diverse geography and moderate climate for a variety of outdoor recreation. The state's cultural offerings, rich history, variety of arts, intense collegiate and professional sports rivalries create a quality of life that recruits new talent.
- North Carolina has numerous nationally ranked medical facilities along with affordable healthcare costs. Four respected medical schools produce wealth of medical professionals who spend some portion of their careers at the state's six research hospitals and 100 community hospitals.

