

LISTING BROKER:
Kharmika Alston, CCIM
919.645.1431 (o) | 919.672.4905 (m)
kalston@trademarkproperties.com



**ELON UNIVERSITY SCHOOL
OF HEALTH SCIENCES**

THE CREST

756 HAGGARD AVENUE

ELON, NC 27244

**ELON UNIVERSITY STUDENT
HOUSING INVESTMENT OPPORTUNITY**

**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552**

THE CREST

756 HAGGARD AVE

The Crest at Elon represents an opportunity to acquire a purpose-built student housing community located at 756 E. Haggard Avenue in Elon, North Carolina. The property consists of four residential buildings comprising 42 apartment units configured as four-bedroom, four-bathroom residences. Originally developed in 2004, the community was specifically designed to serve students attending Elon University and today remains integrated into the university's residential housing network through a third-party master lease arrangement.

Positioned approximately 0.9 miles from campus, the Property provides residents with convenient access to academic buildings, student services, athletics, dining, and downtown Elon. The location supports pedestrian, bicycle, and university shuttle connectivity, reducing reliance on personal vehicles while enhancing the appeal of off-campus living. The Crest is served by the Elon Express shuttle and offers clubhouse amenities, study space, a fitness center, and furnished bedrooms, all features that align with student preferences.

Unlike conventional multifamily communities that depend on broad workforce housing demand, The Crest derives demand from a concentrated and recurring tenant base supported by one of the Southeast's strongest private universities. This relationship provides investors with exposure to an institutional-quality student housing asset that benefits from annual leasing cycles, resilient occupancy, and sustained enrollment.

SALE PRICE: \$9,500,000

KHARMIKA ALSTON, CCIM
REAL ESTATE ADVISOR

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INVESTMENT SNAPSHOT

Property	The Crest at Elon
Address	756 E. Haggard Avenue, Elon, NC 27244
Property Type	Student Housing / Multifamily
Units	42
Year Built	2004
Unit Configuration	4 Bedroom / 4 Bathroom
Target Residents	Elon University Students
Distance to Campus	Approximately 0.9 Miles
Parking	Surface Parking
Amenities	Clubhouse, Fitness Center, Study Areas
Investment Type	Core Plus / Value-Add
Offering	Fee Simple Interest



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HIGHLIGHTS

- Buildings: Four residential buildings
- Total Beds: 168
- Unit Configuration: Four-bedroom / four-bathroom apartments
- Average Unit Size: 1,345 SF
- Building 2010: Two-story building with six (6) four-bedroom apartments (24 beds), clubhouse, and fitness center
- Buildings 2020, 2030 & 2040: Three separate three-story buildings with twelve (12) four-bedroom apartments each (144 beds total)
- Lease Structure: 100% master leased during the academic year (August–May)
- Summer Leasing: Individually leased June–July (not included in the master)
- Sale Includes: Apartment furniture, clubhouse furniture, fitness equipment, and miscellaneous personal property
- Transit: Served by the Elon Express Shuttle

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AERIAL



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STANDARD FLOOR PLAN



ELON UNIVERSITY

7,100+
STUDENTS ENROLLED

\$695M
ANNUAL ECONOMIC IMPACT

7,400+
JOBS SUPPORTED STATEWIDE

137,000+
ANNUAL CAMPUS VISITORS

656 ACRES
UNIVERSITY CAMPUS

1889
FOUNDED

TOP 15
MOST INNOVATIVE UNIVERSITY

**“Elon University’s
nationally
recognized
academic reputation
and residential
campus culture
continue to drive
consistent demand
for purpose-built
student housing.”**

— U.S. News & World Report



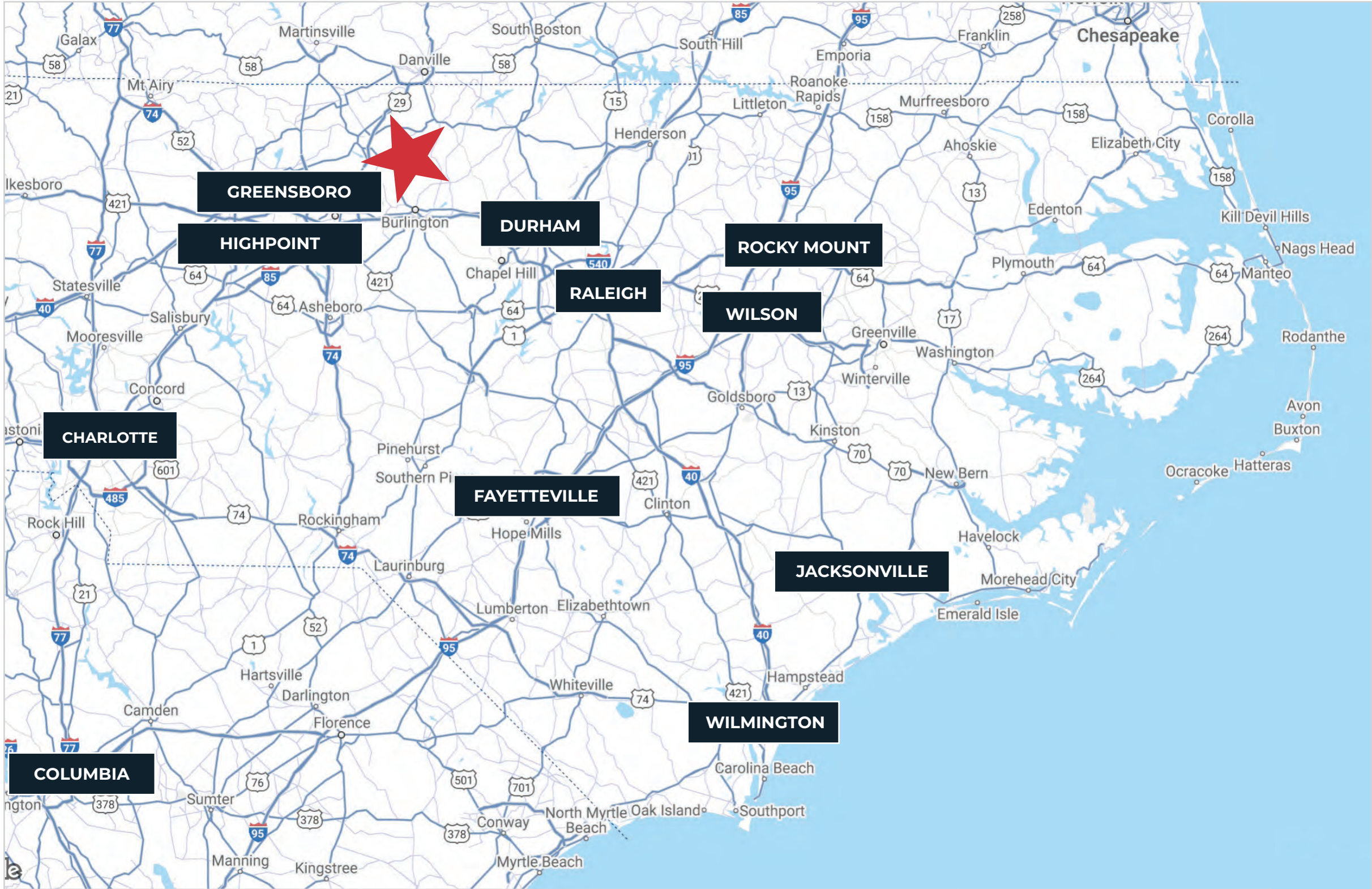
A PREMIER PRIVATE UNIVERSITY ANCHORING STUDENT HOUSING DEMAND

Elon University is the primary demand driver for The Crest at Elon, enrolling more than 7,100 students and maintaining a nationally recognized residential campus model. Located less than one mile from campus, the Property benefits from recurring annual housing demand, strong student engagement, and limited purpose-built inventory near the university.

As one of Alamance County’s largest economic engines, Elon generates approximately \$695 million in annual economic activity and supports more than 7,400 jobs statewide. Its continued investment in academics, athletics, and student life reinforces long-term enrollment stability and supports durable demand for high-quality off-campus housing.



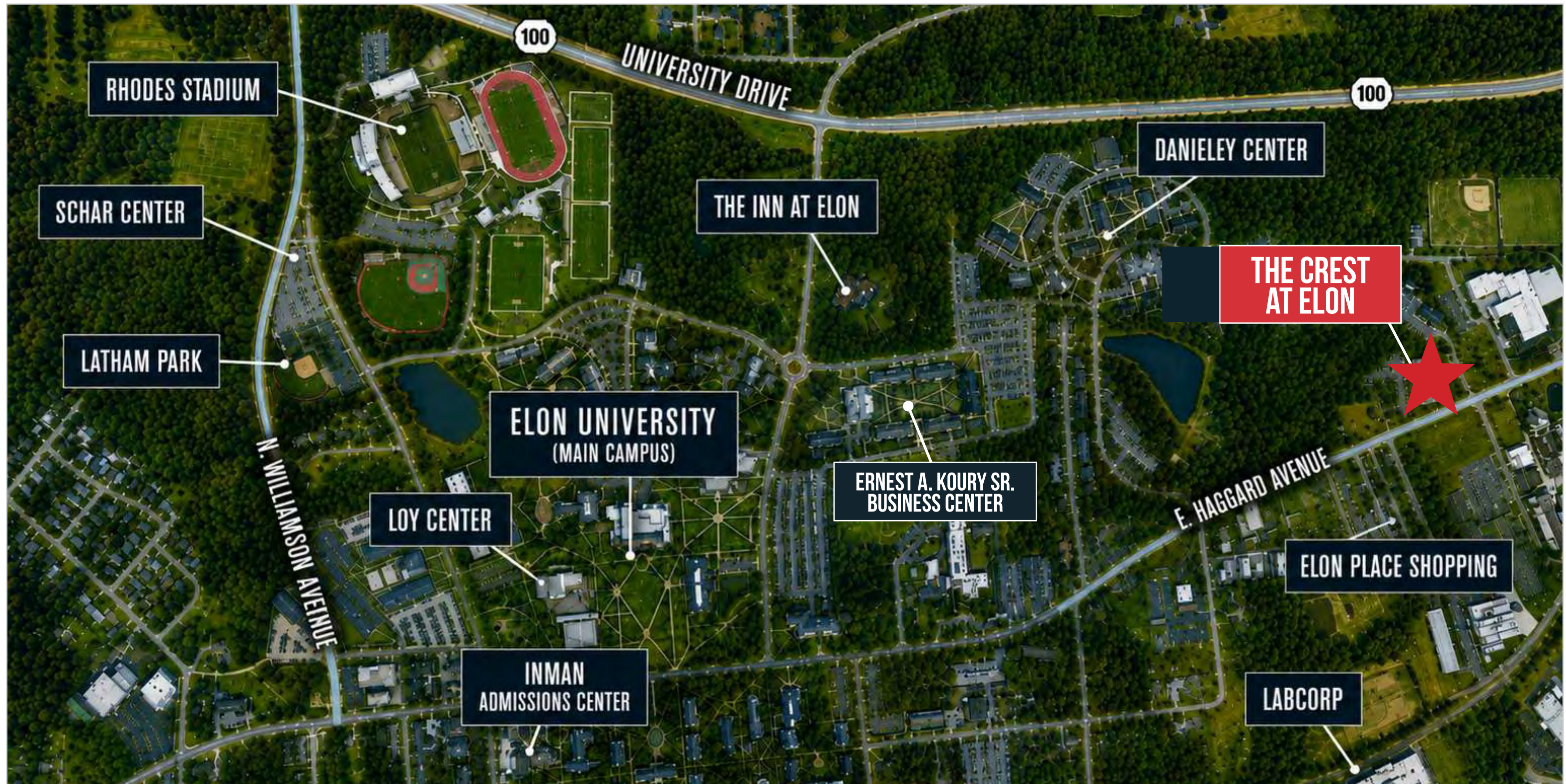
LOCATION MAP



REGIONAL CONNECTIVITY

Major Market	Drive Time
Greensboro	30 Mins
High Point	40 Mins
Chapel Hill	40 Mins
Durham	45 Mins
Winston Salem	55 Mins
Raleigh	1 Hour
Charlotte	1 Hr 50 Mins
Fayetteville	1 Hr 45 Mins
Wilmington	3 Hrs 15 Mins

LOCATION MAP



DEMOGRAPHICS



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