



DEERCROFT GOLF CLUB

"18 Holes of North Carolina Sandhills Golf at its Finest"

WAGRAM, NC



PROPERTY TOURS

- ❖ All Tours are by Appointment Only and Must be Arranged by The Leisure Investment Properties Group (LIPG)
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting an Offer

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

TERMS OF SALE

THE PROSPECTIVE INVESTOR WILL BE SELECTED BY OWNER IN ITS SOLE AND ABSOLUTE DISCRETION BASED ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO:

- ❖ Offer Price
- ❖ Financial Strength
- ❖ Ability to Close in a Timely Fashion
- ❖ Absence of Contingencies
- ❖ Level of Property Due Diligence Completed
- ❖ Intent of Long-Term Ownership / Vision

ALL OFFERS MUST BE PRESENTED IN WRITING AND INCLUDE:

- ❖ Purchase Price
- ❖ Source of Purchaser’s Capital (Equity and Debt)
- ❖ Amount of Earnest Money Deposit
- ❖ Outline of the Proposed Schedule for Due Diligence and Closing (LIPG Will Provide Standardized LOI Template)
- ❖ Description of Any Physical or Environmental Assumptions Which Affect the Price Being Offered
- ❖ A List of Contingencies Required to Close the Transaction
- ❖ The Purchasing Entity Should Identify Principals
- ❖ Investor Summary
 - Resume Outlining Real Estate Owned and/or Management Experience of Comparable Properties
 - Proof of Funds (LIPG Will Provide a Template Letter)

LIPG WILL BE AVAILABLE TO COORDINATE ON-SITE INSPECTIONS FOR PROSPECTIVE INVESTORS AND TO ANSWER ANY QUESTIONS RELATED TO INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM.

Deercroft Golf Club
30000 Deercroft Drive
Wagram, NC 28396

DISCLAIMER AND AGREEMENT TO KEEP THE SUBSEQUENT INFORMATION CONTAINED HEREIN CONFIDENTIAL

OFFERING MEMORANDUM AND DUE DILIGENCE: COLLECTED INFORMATION FROM SOURCES

This Offering Memorandum has been prepared to provide summary, unverified information to prospective investors/buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Leisure Investment Properties Group, (LIPG) cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, LIPG has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

CONFIDENTIAL INFORMATION

The information contained in the following Offering Memorandum is strictly confidential and the way it is presented is proprietary to LIPG. It is intended to be reviewed only by the party receiving it from LIPG and should not be made available to any other person or entity without the written consent of LIPG.



Deercroft Golf Club | Wagram, North Carolina

Leisure Investment Properties Group is pleased to exclusively offer the opportunity to acquire the fee simple interest in Deercroft Golf Club. The Club features an 18-hole Par 72 championship caliber golf course. Deercroft GC is located in the Sandhills of North Carolina, 18 miles from the Village of Pinehurst, “America’s Golf Mecca.”

This amazing design features fast and true bent grass greens, bermuda grass tees and fairways and full practice facilities. The routing is carved through majestic stands of long leaf pines traversing rolling hills over beautiful lakes providing one of the most scenic golfing experiences in the Sandhills region. Five sets of tees ranging from 4,225 yards to 6,632 yards offer a challenging yet enjoyable test of golf for players of all ability levels. Additional amenities include an efficient 3,500 SF clubhouse complete with golf shop, restaurant, offices, a 3,420 SF cart storage facility and a 3,500 SF Maintenance building.

Deercroft Golf Club is a prime acquisition target for a new owner committed to investing the necessary capital to revitalize the club and elevate the market positioning.



INVESTMENT HIGHLIGHTS

- ❖ Priced at **\$2,200,000**
- ❖ 2025 Gross Revenue: \$1,292,692
- ❖ Value add investment opportunity by renovating a classic sandhills design and repositioning as an upscale destination golf course attractive to package players.
- ❖ Situated in a prime location in the North Carolina Sandhills.
- ❖ Pinehurst ranks among the premier golf destinations in the US, with approximately 1.9 million golfers residing within 250 miles, per the National Golf Foundation.
- ❖ Owned maintenance equipment is included in the sale, with an estimated value between \$250,000 and \$300,000.

PROPERTY PROFILE

-  18-Hole Championship “Sandhills” Golf Course
-  Driving Range, Short Game Area & Putting Green
-  Efficient 3,500 SF Clubhouse
-  The Croft Bar & Grill
-  Owned Maintenance Equipment Included in Sale
-  Located just 18 miles south of the Village of Pinehurst



Excellent Location

- ❖ Deercroft Golf Club is situated in the heart of the North Carolina Sandhills. The Club is a mere 18 miles from the Village of Pinehurst considered by many as “America’s Golf Mecca”. According to the National Golf Foundation, the Pinehurst is within a 250-mile radius of 1.9 million golfers. The Club is a very drivable golf destination from major metro areas: Raleigh – 1 hour, Charlotte – 2 hours, Greensboro – 1.5 hours, Wilmington, NC – 2.5 hours, Charleston – 3.5 hours, Washington, D.C. – 5 hours.
- ❖ Pinehurst Resort is the only competitor adding courses to the market. Considering the barrier to entry no other new courses are planned for the Sandhills making the acquisition of Deercroft GC a unique investment opportunity for a new owner who is looking for a golf course in the Pinehurst market.



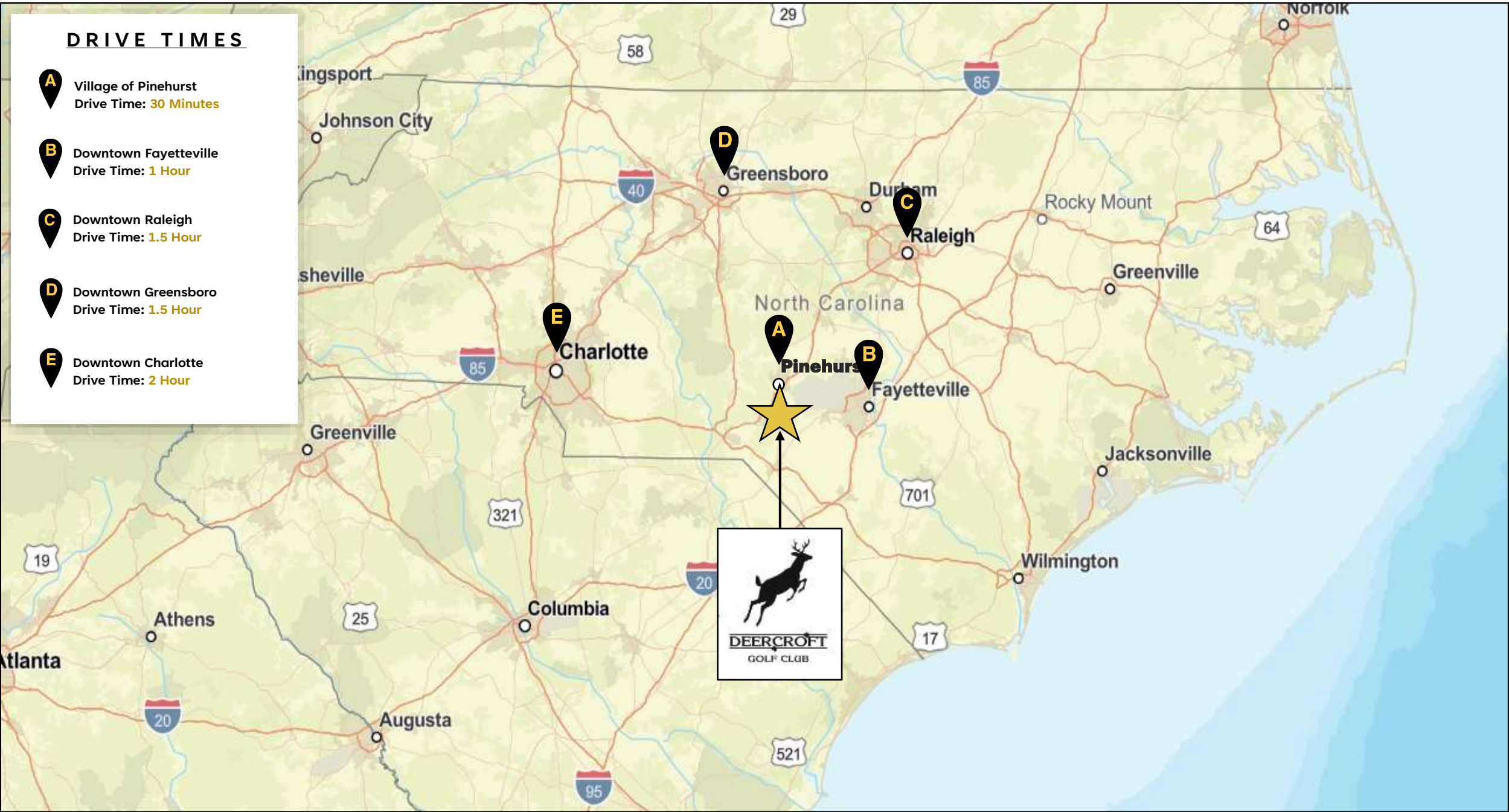
Championship Caliber Golf Course

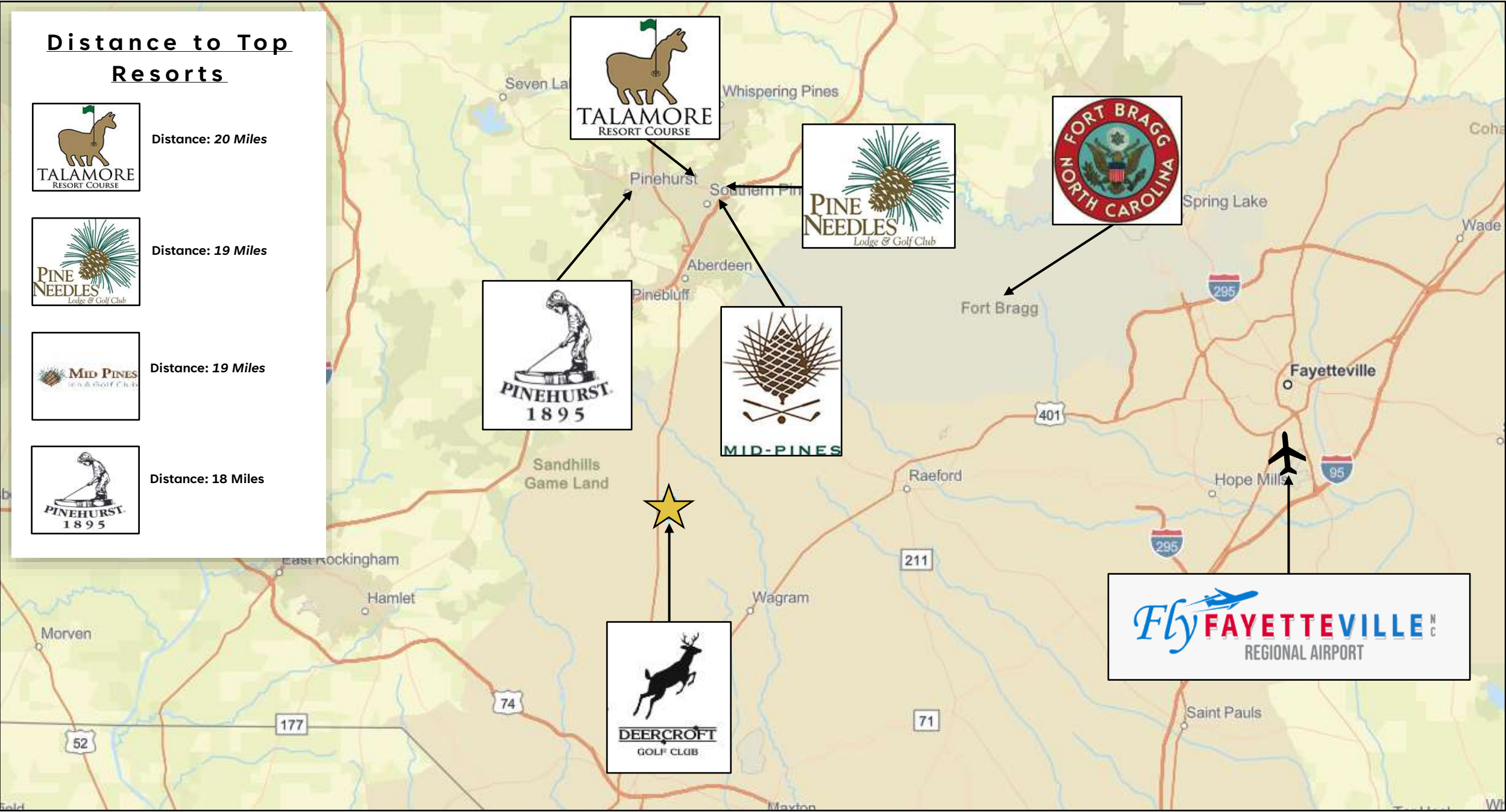
- ❖ Deercroft Golf Club showcases a remarkable 18-hole championship caliber golf course. The course presents unique characteristics and challenges, catering to a diverse range of player preferences. Management has continued to improve course conditions thereby enhancing the guest experience.
- ❖ The golf course features Bermuda grass tees and fairways and 007 Bent grass greens that roll fast and true. Fairways are flanked by majestic longleaf pines and strategic bunkering. The course features multiple doglegs and distinct elevation changes throughout the layout. Known as a “Shot maker’s Course,” Deercroft GC demands precision challenging golfers to navigate its intricacies with skillful shot selection and execution.
- ❖ Deercroft GC has built a reputation for providing exceptional customer service. The Club is positioned as an affordable daily fee alternative providing an outstanding sandhills golfing experience and great value for the budget conscience golfer.



Value Add Opportunity

- ❖ Deercroft Golf Club is one of the best designed layouts in the Pinehurst market. Unfortunately, time has taken a toll on the course infrastructure and conditioning. The competition including Pine Needles, Mid Pines, Southern Pines, Legacy and Whispering Pines have all invested capital to renovate and enhance their aging facilities. The competitors have recently upgraded their courses including irrigation systems, pump stations, bunkers, tree removal, greens and turf conditions. The result has been increased demand generating higher rates, more rounds, enhanced revenue and greater profitability.
- ❖ New ownership will benefit from following the example set by of the local competition by acquiring the course and addressing deferred maintenance and making the necessary capital improvements to reestablish Deercroft GC as a competitive alternative in the upscale daily fee / package golf market.
- ❖ ***Deercroft Golf Club boasts exceptional foundational elements, featuring a well designed, challenging golf course and an efficient clubhouse requiring limited overhead costs. Priced at \$2.2 Million, the sale presents a remarkable opportunity to acquire an 18-hole facility in the booming Pinehurst Golf Market. Strategic capital investment into the renovation of the golf course and facilities will provide new ownership the opportunity to elevate the market positioning to a “Must Play” destination facility. This will enable Deercroft GC to compete with the mid and upper tier market area courses.***





The past three years have seen record or near-record numbers of U.S. golfers traveling to play the game.

Whether buddy trips, couples’ weekends, short getaways, or destination golf experiences, more than 12 million Americans have traveled to play golf each year since 2022, up from an estimated 8.2 million in 2018. This appetite not only highlights golf’s popularity but mirrors a broader societal trend toward experiential pursuits. And it’s being driven especially by the allure of aspirational courses and bucket-list destinations.

While many of the more prominent golf travel hotspots are highlighted in the adjacent graphic, more than 1,250 golf facilities in the U.S. overall have a resort component. And thousands more are sojourn-worthy destinations that are helping fuel what is the second-largest contributor to the U.S. golf economy: travel & tourism. As the broader travel industry appears to be experiencing some cooling – reports from major financial institutions and airlines suggest tourism is “tapping the brakes” – our research suggests more moderate impacts within the golf sector. Golf retailers report that sales of travel bags remain strong, and our surveys show only a slight decline in the percentage of golfers making overnight golf trips. (41% of Core golfers indicate they traveled for business or leisure with an overnight stay to a destination where they played at least one round of golf, compared to 43% in 2024).



What’s particularly significant about golf travel statistics is what we consider the ‘travel window’ effect. We’ve found that 50-60% of a traveling golfer’s yearly spending occurs within the expanded trip timeline: planning and preparation, the destination experience itself, and the weeks following their return. It’s during these windows when golfers are at their most engaged, enthusiastic, and inclined towards purchases. This creates a unique opening for golf businesses at all levels – from equipment manufacturers to local pro shops, instructors, and of course the destinations themselves. The golf traveler, with heightened anticipation before, peak enjoyment during, and deeper appreciation after their trip, represents perhaps the most valuable business opportunity in the entire golf economy, offering windows of engagement where meaningful interactions can establish stronger customer relationships.

The Pinehurst market is considered one of the premier golf destinations in the US. According to the National Golf Foundation approximately 1.9 million golfers reside within 250 miles making it readily accessible by either car or plane.



General Demographics:

Total Population – 104,130

Average Tourists Per Year:

1,140,000

Top Five Largest Employers:

First Health of the Carolinas, Inc.

Moore County Schools

Pinehurst LLC

Sandhills Community College

Pinehurst Medical Clinic, Inc.

Median Income:

\$59,963



Nestled in central North Carolina's Sandhills region, Moore County spans nearly 700 square miles of picturesque land. Positioned between the mountains and the coast, and just an hour's drive from the Research Triangle Park and Raleigh-Durham International Airport, our location offers unparalleled convenience. Residents enjoy easy access to interstate highways, international airports, major universities, and other resources in neighboring metropolitan areas, such as Raleigh-Durham, the Piedmont Triad, and Fayetteville. Despite our proximity to urban centers, Moore County maintains a serene and less hectic way of life, combining small-town charm with big-city amenities.

The county's strategic location adjacent to the Fort Bragg Army/Pope Airfield military installations offers unique advantages. We benefit from their economic impact while preserving our distinctive lifestyle. This proximity also makes us an attractive destination for defense-related companies seeking a strategic location.

With a population of 104,130 residents in 2021 and projections indicating growth to over 155,000 by 2050, Moore County is experiencing steady expansion. Despite this growth, our expansive land area maintains a rural, uncongested ambiance, making it an idyllic place to call home.

This Town Was Named the Safest and Wealthiest Retirement Spot in the U.S. - and It's Known as the 'Home of American Golf'

By Lydia Mansel, Published on November 3, 2025

Florida may be the most popular retirement destination in the country, but when it comes to retiree safety and wealth, the Sunshine State is falling behind. In fact, no towns in the Sunshine State made it to GoBankingRates.com's most recent survey of America's 50 safest and wealthiest retirement towns. Instead, it is Pinehurst, a small town in North Carolina, known as the "home of American Golf" and the host of major championships, including the U.S. Open, that topped the ranking.

While Pinehurst came in second in 2024, it landed at No. 1 this year, thanks to a few hard numbers. According to GoBankingRates.com's findings, as of October 2025, almost 40 percent of the population there is 65 and older; the average retirement income before Social Security is \$51,767; 78.5 percent of households pay under a third of their income for monthly costs; and the property crime rate and violent crime rates are 2.78 and 0.59 (per 1,000). Pinehurst is located in Moore County, about 100 miles east of Charlotte. This is a place where you can be playing Donald Ross's Pinehurst No. 2 course, relaxing at Pinehurst Resort, or strolling through the historic Village at Pinehurst and are par for the course (pun completely intended). However, this type of lifestyle doesn't come cheap. Zillow recently estimated the average home value in Pinehurst is \$531,820—and it's steadily rising.

Pinehurst is followed by Hot Springs Village, Arkansas, in No. 2, where almost 60 percent of the population is of retirement age, and the average retirement income before Social Security is \$38,156. Oro Valley, Arizona—recently named the most livable place to retire in the West—ranked third. Rancho Palos Verdes, California, an upscale residential community about 30 miles south of Los Angeles and home to the sprawling Terranea Resort, took the No. 4 spot, while Beavercreek, Ohio, was fifth. To calculate this year's ranking of the safest and wealthiest retirement towns, GOBankingRates.com used data from the U.S. Census to pinpoint places where the percentage of the population ages 65 and up was at least 20 percent.

TRAVEL+ LEISURE

1. Pinehurst, North Carolina

- **% of population 65+:** 39.4%
- **Average retirement income (before Social Security):** \$51,767
- **% of households that pay under 30% for housing costs:** 78.5%
- **Property crime rate (per 1,000):** 2.78
- **Violent crime rate (per 1,000):** 0.59





Property Parcel Overview

The Club owns approximately 105.65 acres across two assembled parcels that fully encompass the championship golf course, practice facilities, and supporting infrastructure. The table below shows the two parcels and provides additional detail regarding taxes, APN number, and estimated acreage.

Parcel Summary

Parcels	APN	Taxes 2025	Acreage
1	30433A30001A	\$10,044.11	84.85
2	30433B15001	\$459.41	20.80
		\$10,503.52	105.65



Course Overview

Deercroft Golf Club offers an 18-hole championship caliber golf course designed by architect Gardner Gildey. The layout is routed over rolling hills with towering pine trees lining the fairways bordered by tranquil lakes. The course features Bent grass greens and Bermuda grass tees and fairways. Five sets of tees ranging from the 4,225-yards White tees to the 6,632-yard Black tees provide an enjoyable yet challenging test for golfers of all ability levels. Golfers are provided with a true “Sandhills Experience” being faced with a variety of elevation changes, doglegs, and well-placed bunkers demanding careful shot selection.

Deercroft Golf Club is located just south of the village of Pinehurst, “America’s Golfing Mecca”. The course is nestled within a peaceful residential community featuring a 70-acre lake which serves as the irrigation source. The club promises a serene round of golf, defined by natural beauty and a meticulously maintained course.

Deercroft’s clubhouse is the heart of the club’s hospitality. Golfers can relax in its welcoming atmosphere, enjoy a meal at the restaurant, and explore a selection of golf equipment and accessories at the pro shop. The friendly staff and warm community spirit make Deercroft inviting for both locals and visitors alike. It’s easy to see why Golf Digest once called Deercroft the “best kept secret in the Pinehurst area.”



GOLF COURSE SCORECARD



Golf Course Designed by
Gardner Gidley

DEERCROFT
GOLF CLUB

Ted Robinson
PGA Professional

Tait Robinson
Superintendent

Hole	1	2	3	4	5	6	7	8	9	Out	IN	10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
Black	72.6/135	423	425	152	394	349	172	550	389	380	3234	371	455	182	403	437	432	185	494	402	3361	6595		
Blue	70.7/128	386	413	146	380	341	158	513	366	348	3051	328	449	174	380	425	399	164	475	365	3159	6210		
Yellow	68.3/125	360	404	130	366	312	151	439	352	301	2815	322	416	145	372	359	362	158	449	341	2924	5739		
Green	65.1/115	304	395	104	314	235	115	433	265	258	2423	274	387	93	345	352	356	139	396	311	2653	5076		
Handicap	8	12	18	14	10	16	2	4	6			9	17	15	3	1	5	11	13	7				
Par	4	5	3	4	4	3	5	4	4	36		4	5	3	4	4	4	3	5	4	36	72		
+/-																								
Ladies Handicap	6	2	18	8	14	16	4	12	10			11	13	15	3	7	5	17	9	1				
Green	70.2/124	304	395	104	314	235	115	433	265	258	2423	274	387	93	345	352	356	139	396	311	2653	5076		
Date: Scorer: Attest: Golf Associates (800) 438-8726																								





Restaurant Overview

The Croft Bar and Grill is an easygoing spot within the club that offers a friendly, relaxed atmosphere for members and guests. It features a straightforward menu with freshly prepared items and a wide selection of cold beverages. The Croft Bar and Grill has a liquor license offering beer and wine.

The space includes three big-screen televisions showing the latest sports, along with pool and darts at the 19th Hole for those looking to unwind. On weekends, the grill adds variety with rotating menu specials. The menu is designed to be quick and convenient—perfect for grabbing something at the turn or enjoying a bite after the round. The Croft Bar & Grill requires limited overhead. It is a simple setup that matches exactly what golfers are looking for.



THE CROFT BAR & GRILL



Typical Weekly Hours & Services

- ❖ Monday - Friday: 10:00 am – 5:00 pm
- ❖ Saturday - Sunday: 8:00 am – 5:00 pm
- ❖ Lunch: Served daily starting at 11:00 am
- ❖ Wednesday Specials: 12:00 pm – 6:00 pm
- ❖ Friday Dinner: 5:00 pm – 7:00 pm





THE CROFT BAR & GRILL

Burgers

4oz ANGUS BEEF

Carolina Burger.....\$10 Cheese, Chili, Slaw, Mustard & Onions	Deercroft Burger.....\$10 Cheese, Lettuce, Tomato, Onion, Mustard, Mayo, Pickles & Ketchup
Siracha Salmon Burger.....\$9.75 Lettuce, Tomato & Siracha Mayo	



Chicken

Chicken Basket.....12.50
6-wings OR 3-Jumbo Tenders w/Side

Grilled or Crispy Chicken Breast Sandwich.....\$8.50
Lettuce, Tomato & Mayo

Sandwiches, Wraps & Salads

Make Any Sandwich A Salad

Deercroft Club....\$11.50 Turkey, Ham, Bacon, Lettuce, Tomato	
Philly Steak or Chicken.....\$11 Grilled Peppers & Onions Smothered with Swiss	
Turkey Bacon Wrap....\$10 Cheddar Cheese, Lettuce, Tomato & Honey Mustard	
Deercroft BLT...\$8 Applewood Bacon, Lettuce & Tomato	
Breakfast Sandwich....\$7 Egg, Cheese & Choice of Bacon or Sausage	

Sides

Fries * Onion Rings * Sweet Tots
Small.....\$3 Large....\$6
All Beef Hot Dog.....\$5 Slaw, Chili, Mustard, onions



ADVISORY TEAM

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30000 Deercroft Drive
Wagram, NC 28396

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