

FOR SALE

266-Acres of Development Land

NAI TALCOR



Opportunity Zone | 266-Acres

- Located near rapidly expanding southwest area of Boll Weevil Circle with an AADT of 19,000+ VPD
- Excellent location for single-family subdivision or multi-family development
- Located in a federally designated Opportunity Zone
- Influx of commercial development nearby & rising demand for housing
- Located behind Clark Cinema 10 Theater
- Nearby Schools: Coppinville Jr. High, Brookwood Elementary and Enterprise State Community College
- Close proximity to Fairfield Inn & Candlewood Suites, Santa Fe Steakhouse, Huddle House, Ace Hardware, All In Credit Union & more
- Various additional mixed-use developments planned for the area

OFFERING SUMMARY

SALE PRICE	Call For Pricing
ZONING	R-1 / County

Demographics	5 Miles	15 Miles	30 Miles
Total Population:	26,640	70,546	231,230
Average HH Income:	\$56,769	\$58,409	\$53,978

PROPERTY PANORAMA

FOR SALE

0 Ambrose Jones Enterprise, AL 36330

PROPERTY OVERVIEW

Unlock the potential of 266± acres surrounded by a thriving community in Enterprise, Alabama. This expansive property offers a distinctive opportunity for visionary developers and is strategically located just off Hwy 27 S and Boll Weevil Circle in a federally designated Opportunity Zone.

Location Overview: The SW area of Boll Weevil Circle is characterized by continuous commercial development, with a rising demand for housing in the area. Close proximity to 3 schools, Coppinville Jr. High - 600 students, Brookwood Elementary - 555 students, and Enterprise State Community College - 1,800 students. Enterprise boasts a 25% population increase since 2000, with a strong military presence as Fort Novosel is located 10 miles away.

Commercial Growth: This property is just below the rapidly expanding commercial corridor on Boll Weevil Cir, with recognized retailers nearby including Fairfield Inn & Suites, Candlewood Suites, Santa Fe Steakhouse, Clark Cinema 10, Huddle House, Ace Hardware, All In Credit Union, Dermatology Specialists, and various mixed-use developments coming soon. Recently developed Mitchell Chrysler dealership nearby adds to the vibrancy and economic potential of the surrounding area.

Topography: The land boasts a mostly level terrain comprised of 102 acres of open land and approximately 28 acres of planted pines, providing a versatile canvas and attractive blend of open space and natural forestry.

Opportunities: The property's strategic location and expansive acreage makes it an excellent candidate for various development purposes, including a single-family subdivision, assisted living communities, and/or multi-family development. In support of a proposed development, the City of Enterprise agrees to provide utilities to the property. Furthermore, at the developer's request, the City is willing to initiate the annexation process for the parcels currently situated in the county into the City of Enterprise.

PROPERTY DETAILS

SALE PRICE	Call For Pricing
LOT SIZE	266 +/- Acres
ZONING	R-1 (23 AC) / Remainder in County
LOTS	Can be divided



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0 Ambrose Jones Enterprise, AL 36330



Kenny Whatley

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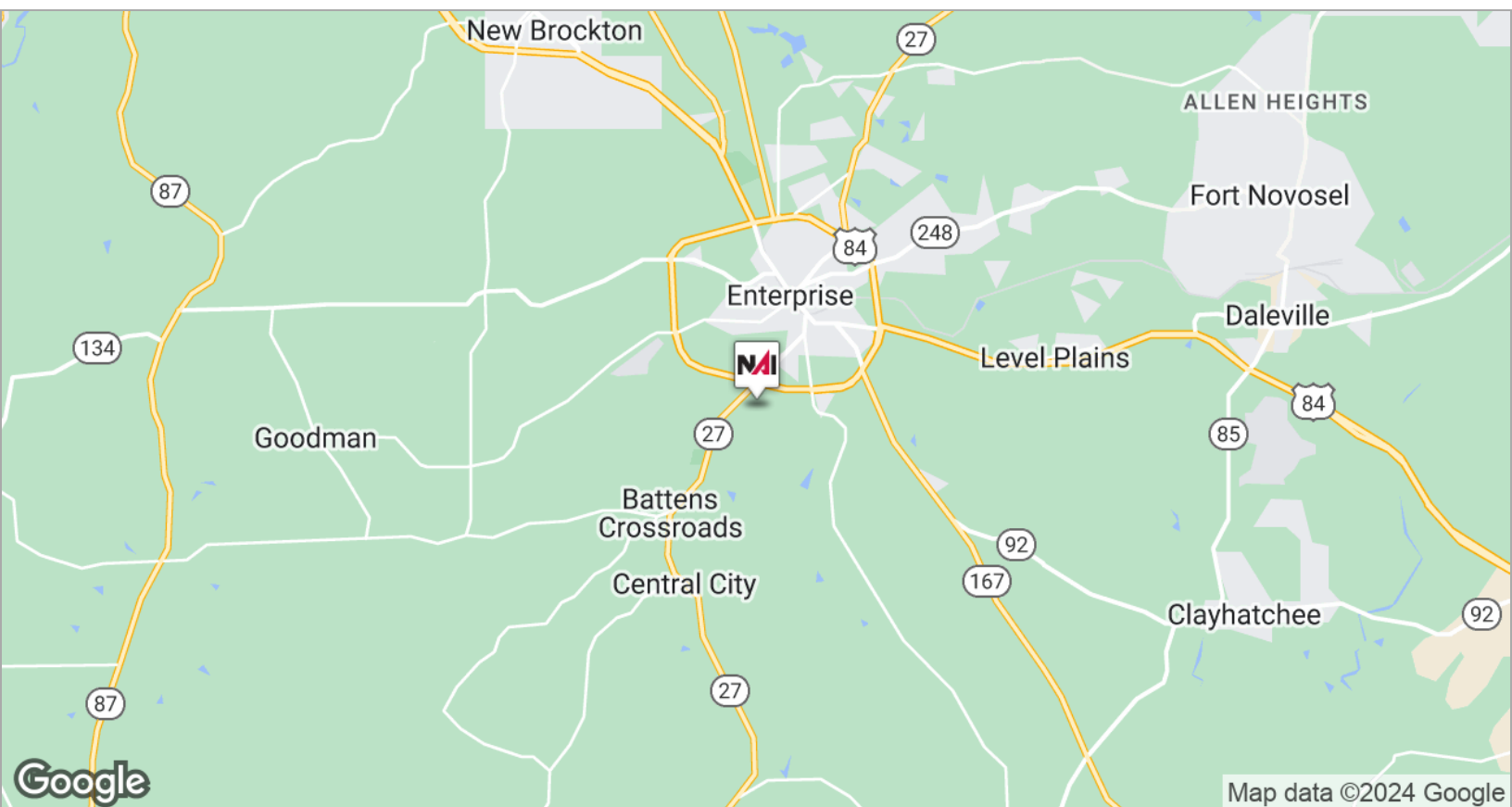
kwhatley@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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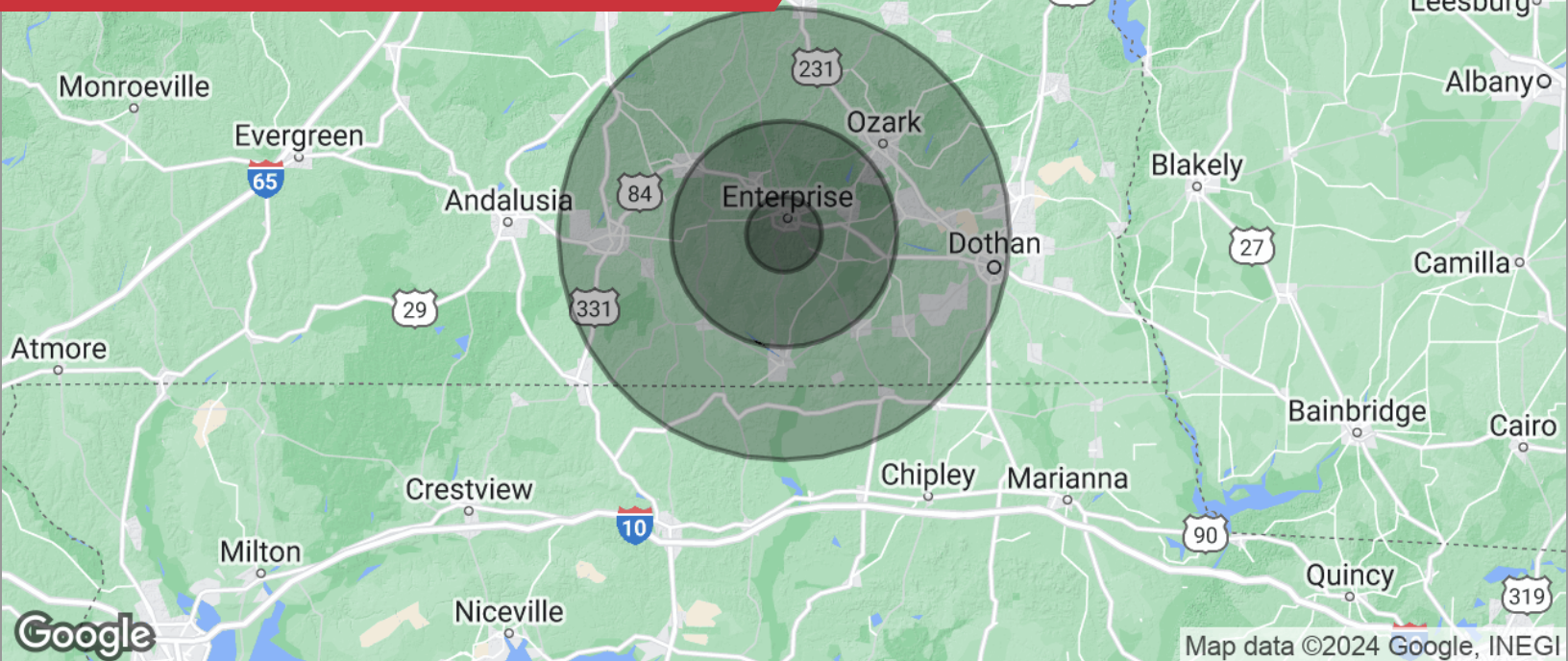
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DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	26,640	70,546	231,230
Median age	35.1	37.8	40.6
Median age (male)	34.6	37.2	38.7
Median age (Female)	36.9	39.0	42.3
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	11,720	31,140	106,870
# of persons per HH	2.3	2.3	2.2
Average HH income	\$56,769	\$58,409	\$53,978
Average house value	\$158,113	\$140,155	\$131,591

* Demographic data derived from 2020 ACS - US Census