

# BUILD-TO-SUIT

The Commerce Park | Enterprise, AL

# NAI TALCOR



## DOZIER STATION

- For M&D, Flex, Business, Light industrial users
- Flexible options for operators desiring custom specs and new construction
- Clear heights of 18' - 30'
- Docks + drive-in capabilities
- Located on HWY 51 with convenient access to US-HWY 84 and AL-167
- Neighboring the newly constructed ADVA State Veterans Home
- Nearby to Fort Novosel, home to U.S. Army Aviation Center of Excellence
- Solid transportation network with I-65, I-85, and I-10 supporting the region
- Pro-business environment with local and state incentives & AIDT workforce training
- Situated in Top 5 Alabama Metros leading in manufacturing wages

### OFFERING SUMMARY

| AVAILABLE SF | 5,000 SF - 200,000 SF        |
|--------------|------------------------------|
| OPTION 1     | Build to Suit                |
| OPTION 2     | Design Build                 |
| OPTION 3     | Lease to Purchase            |
| ZONING       | M-2 Industrial Park District |

| Demographics       | 10 Miles | 20 Miles | 30 Miles |
|--------------------|----------|----------|----------|
| Total Population:  | 46,151   | 100,079  | 214,460  |
| Average HH Income: | \$62,921 | \$55,518 | \$55,426 |

[DOZIER STATION DRONE VIDEO](#)

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# DOZIER STATION

Enterprise, AL 36330

In collaboration with Homeland Development Solutions, The Commerce Park at Dozier Station presents an exceptional opportunity for business and industrial operators seeking a build-to-suit solution in the thriving city of Enterprise, Alabama. Situated along State Hwy 51, neighboring the newly constructed ADVA State Veterans Home, this strategically located development offers significant advantages and flexible options. Users can choose from a Build to Suit, Design Build, or Lease to Purchase with docks and drive-in capabilities, clear heights of 18' - 30' and 5,000 SF - 200,000 SF warehouse space. The advantage of choosing your custom specifications with new construction means energy-efficient facilities, top of the line infrastructure, and the ability to stay ahead of the competition.

Dozier Station's immediate access to AL-51, AL-167 and US Hwy 84 ensures easy connectivity to regional and national road networks with I-65, I-85 and I-10 supporting the region. Enterprise Municipal Airport, 7 miles from Dozier Station, supports private aviation and cargo transportation needs. Dothan Regional Airport, just 30 miles away, offers commercial air services and enhanced airfreight capabilities. For import/export needs, the Port of Panama City, FL is just 96 mi South of Enterprise and the Port of Mobile, AL is 166 mi away.

The City of Enterprise boasts a diverse and robust economy with leading industry sectors like aviation, agriculture and automotive manufacturing. Enterprise has seen a 25% population increase since 2000 and has a strong military presence with Fort Novosel nearby, home to the U.S. Army Aviation Center of Excellence. The Alabama College of Aviation, a unit of Enterprise State Community College, contributes to the city's strong aviation sector and provides access to a highly skilled and educated workforce.

Coffee County and the State of Alabama's pro-business environment offers a variety of incentives and business assistance resources. Dozier Station presents an ideal destination for industries looking to expand or establish a presence in thriving Southeast Alabama.

## PROPERTY DETAILS

|               |                    |
|---------------|--------------------|
| AVAILABLE SF  | 5,000 - 200,000 SF |
| LOT SIZE      | 35 +/- Acres       |
| CLEAR HEIGHTS | 18' - 30'          |
| ZONING        | M-2                |

## COFFEE COUNTY PROFILE

## AL PRO-BUSINESS CLIMATE



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# BUILD-TO-SUIT

Dozier Station, Enterprise, AL 36330



**BUILD-TO-SUIT SITE**



**ADVA STATE VETERANS HOME**

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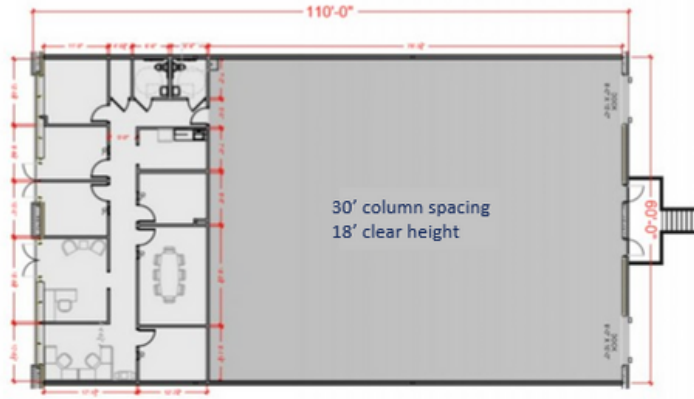
**NA TALCOR**

# BUILD TO SUIT

Dozier Station, Enterprise, AL 36330

## SAMPLE FLOOR PLAN

Buildings 1 or 2



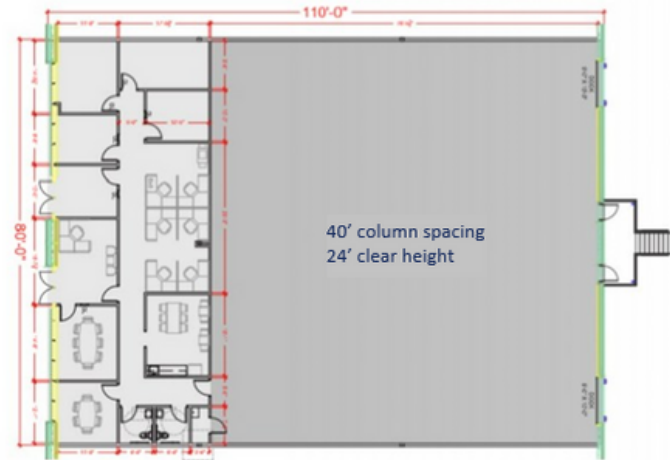
### SAMPLE SF:

6,600 SF  
Office - 2,004 SF  
Warehouse - 4,596 SF

Note: Above renderings are sample floor plans.

## SAMPLE FLOOR PLAN

Building 3



### SAMPLE SF:

8,800 SF  
Office - 2,600 SF  
Warehouse - 6,200 SF

## Sample Floor Plan Renderings



All Utilities Available



Conceptual Site Plan

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# DOZIER STATION

Enterprise, AL 36330

## DEMOGRAPHICS AND WORKFORCE

60-minute Drive Time:  
Demographic Data

Total Population: 325,019



Median Household  
Income: **\$50,289**

**40.3** Median  
Age



Average Household  
Size: **2.4**

**134,811** Total Employees



**22%**  
Bachelor's  
Degree or Higher

**30%**  
Associate  
Degree or Higher



Source: ESRI, 2023

Competitive manufacturing  
wages compared to national  
average of \$79,778

30-Minute Drive Time



Jobs  
**8,667**



Avg Wage  
**\$57,938**

45-Minute Drive Time



Jobs  
**17,891**



Avg Wage  
**\$56,217**

60 Minute Drive Time



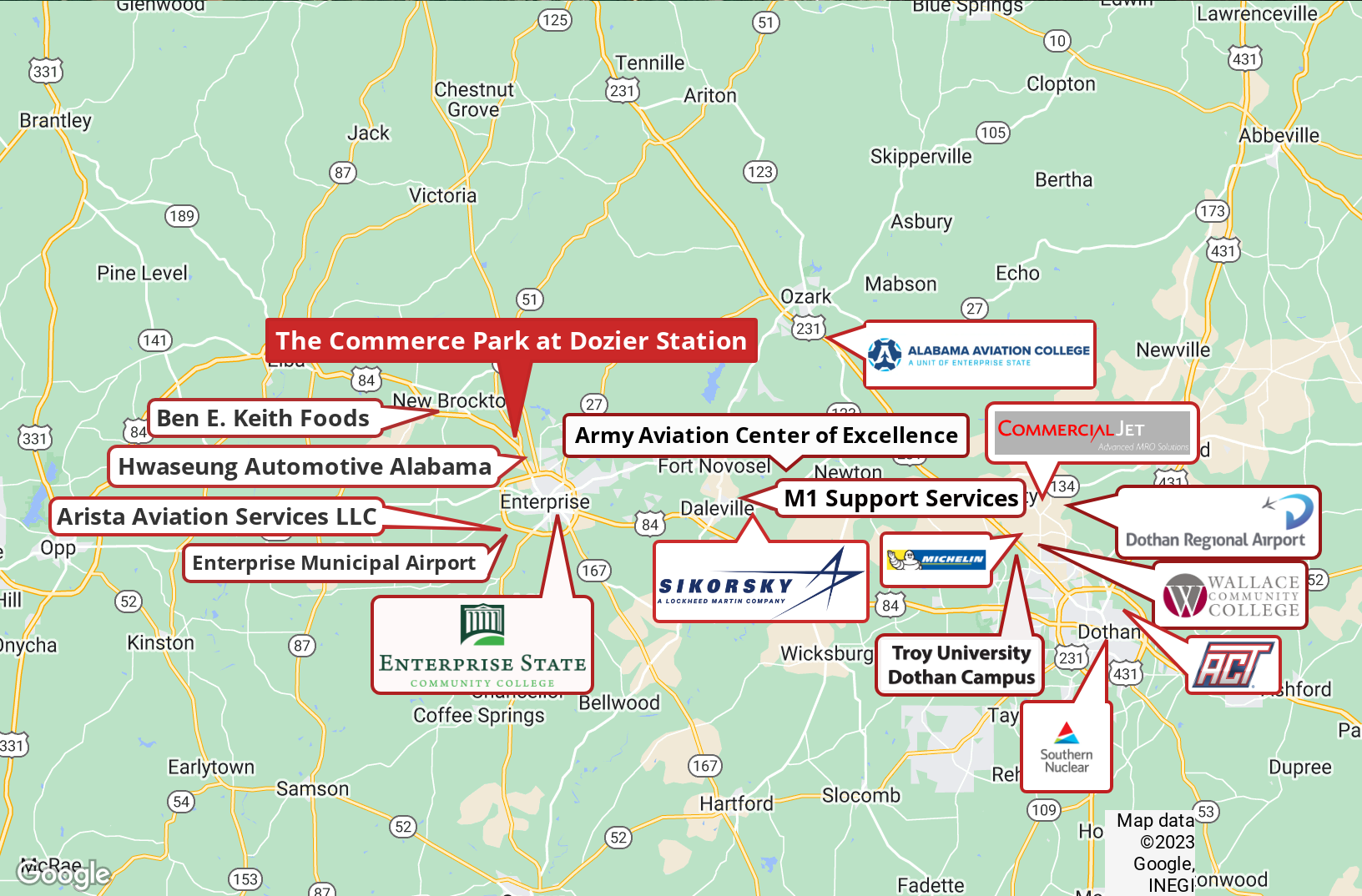
Jobs  
**20,898**



Avg Wage  
**\$54,968**

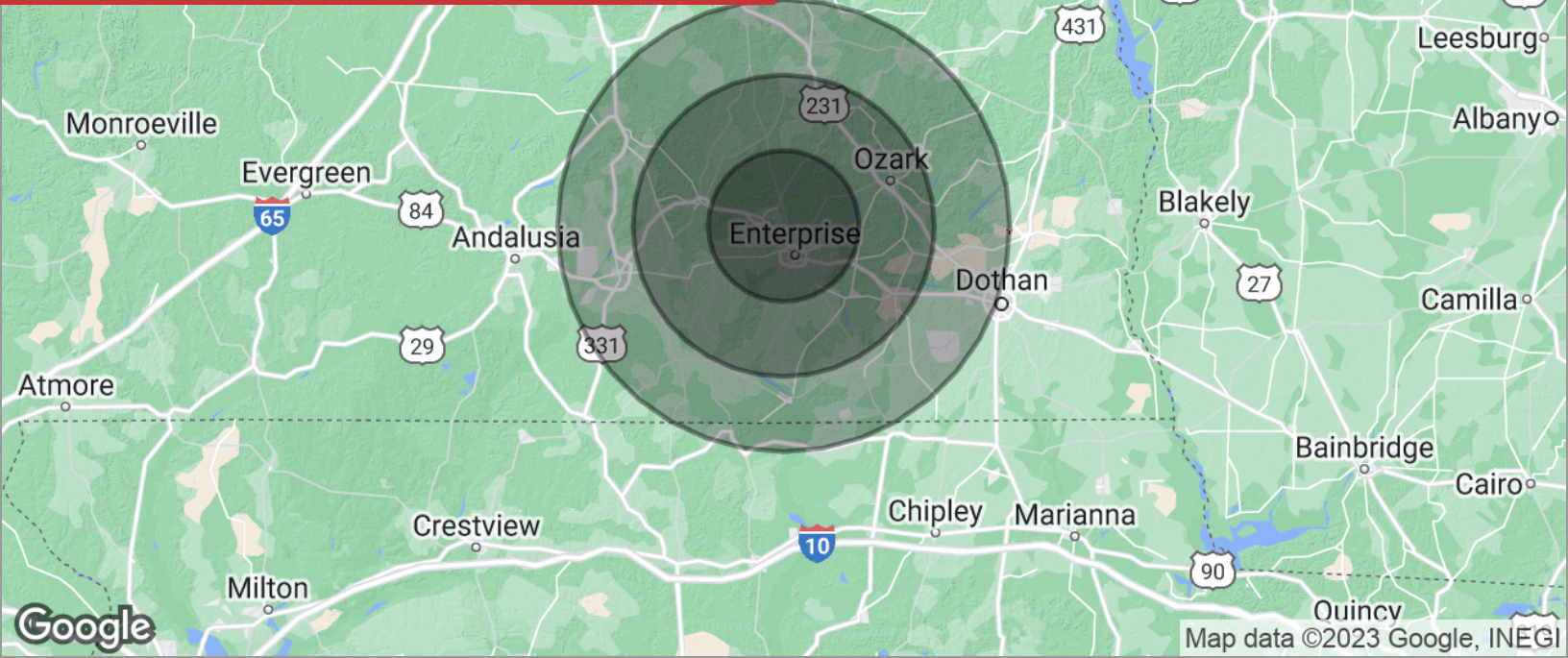


## Enterprise, AL 36330



# DEMOGRAPHICS

Enterprise, AL 36330



## DEMOGRAPHICS

| POPULATION          | 10 MILES  | 20 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 46,151    | 100,079   | 214,460   |
| Median age          | 36.9      | 39.5      | 40.2      |
| Median age (male)   | 36.0      | 38.3      | 38.3      |
| Median age (Female) | 38.5      | 41.0      | 42.1      |
| HOUSEHOLDS & INCOME | 10 MILES  | 20 MILES  | 30 MILES  |
| Total households    | 20,115    | 45,207    | 98,884    |
| # of persons per HH | 2.3       | 2.2       | 2.2       |
| Average HH income   | \$62,921  | \$55,518  | \$55,426  |
| Average house value | \$154,472 | \$136,088 | \$136,414 |

\* Demographic data derived from 2020 ACS - US Census