

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	Buid 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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 **NAI TALCOR**
107 Hidden Glen Way
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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.

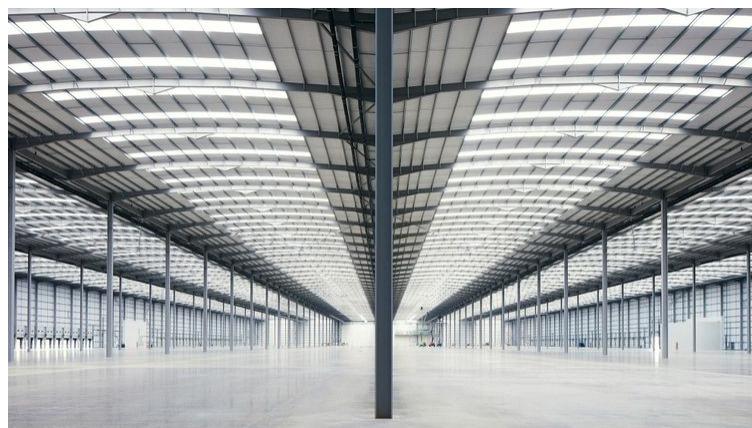
Coffee County and the State of Alabama's pro-business environment offers a variety of incentives and business assistance resources. Dozier Station presents an ideal destination for industries looking to expand or establish a presence in thriving Southeast Alabama.

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



BUILD-TO-SUIT

Dozier Station, Enterprise, AL 36330



BUILD-TO-SUIT SITE



ADVA STATE VETERANS HOME

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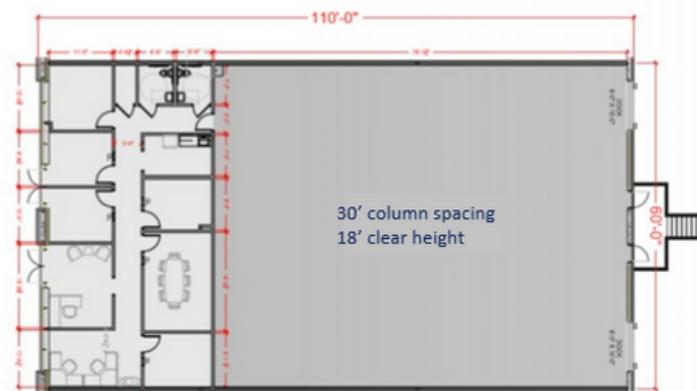
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BUILD TO SUIT

Dozier Station, Enterprise, AL 36330

SAMPLE FLOOR PLAN

Buildings 1 or 2



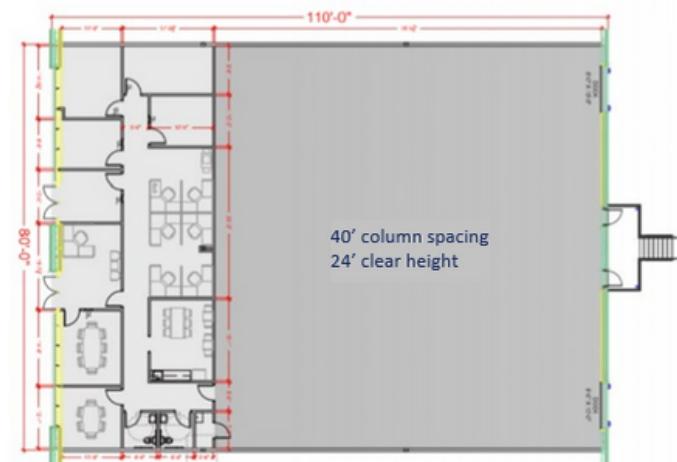
SAMPLE SF:

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



Prospective Dozier Road Commerce Park, Enterprise, Alabama, USA / Developer: Homeland Development Solutions

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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

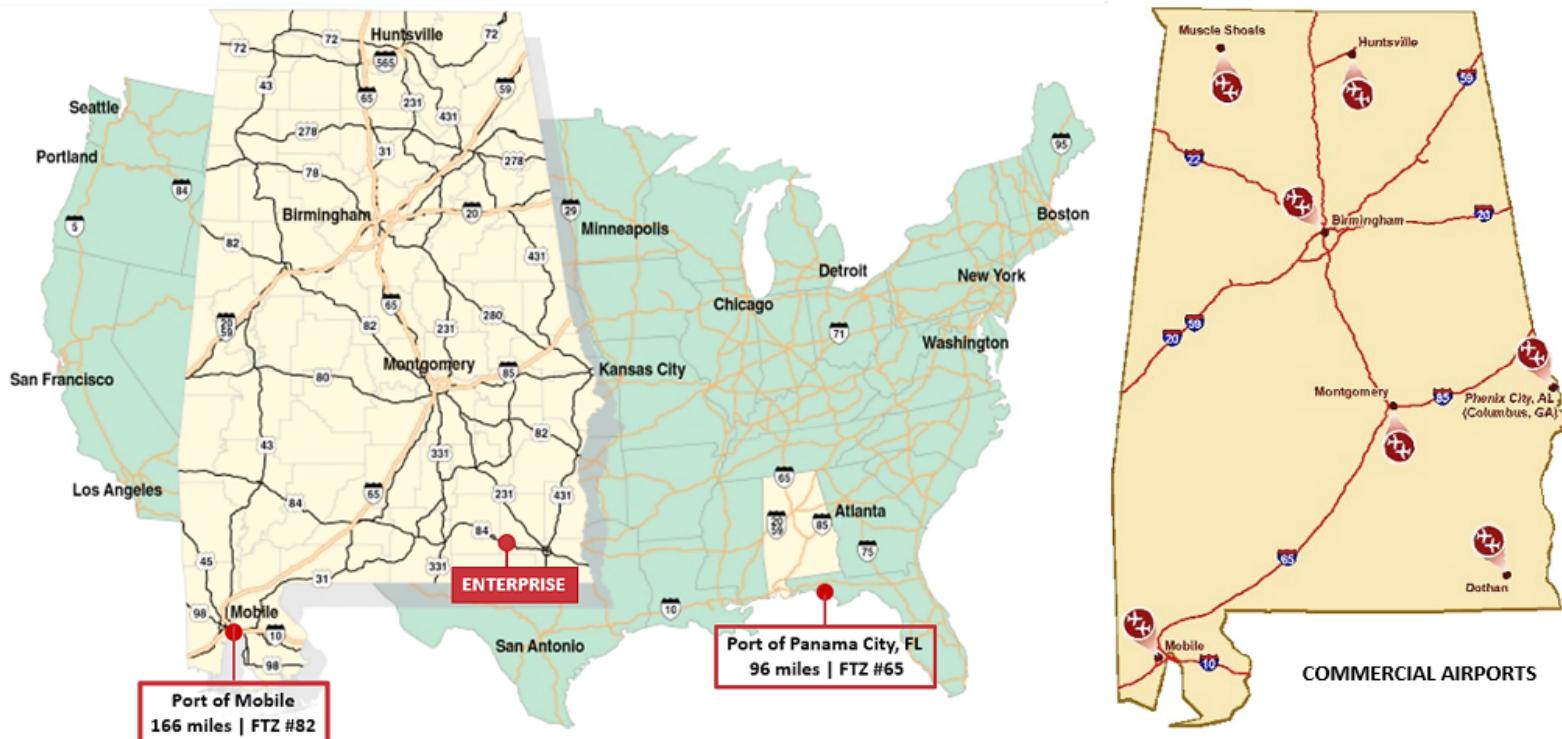
60 Minute Drive Time



Jobs 20,898



Avg Wage \$54,968



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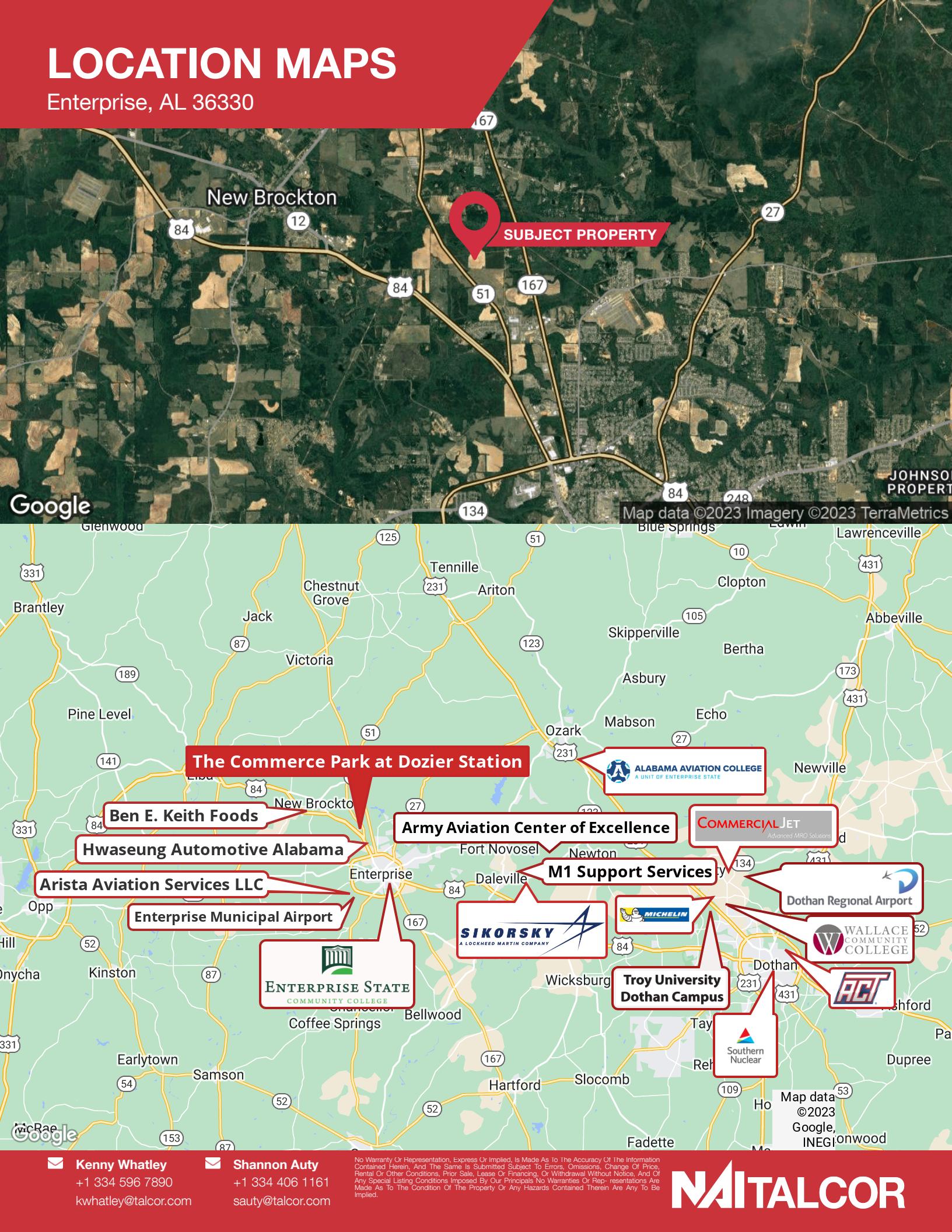
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LOCATION MAPS

Enterprise, AL 36330



SUBJECT PROPERTY

Map data ©2023 Imagery ©2023 TerraMetrics

The Commerce Park at Dozier Station

Ben E. Keith Foods

Hwaseung Automotive Alabama

Arista Aviation Services LLC

Enterprise Municipal Airport



Army Aviation Center of Excellence

COMMERCIAL JET



M1 Support Services



Troy University Dothan Campus



Map data
©2023
Google,
INEGI onwood

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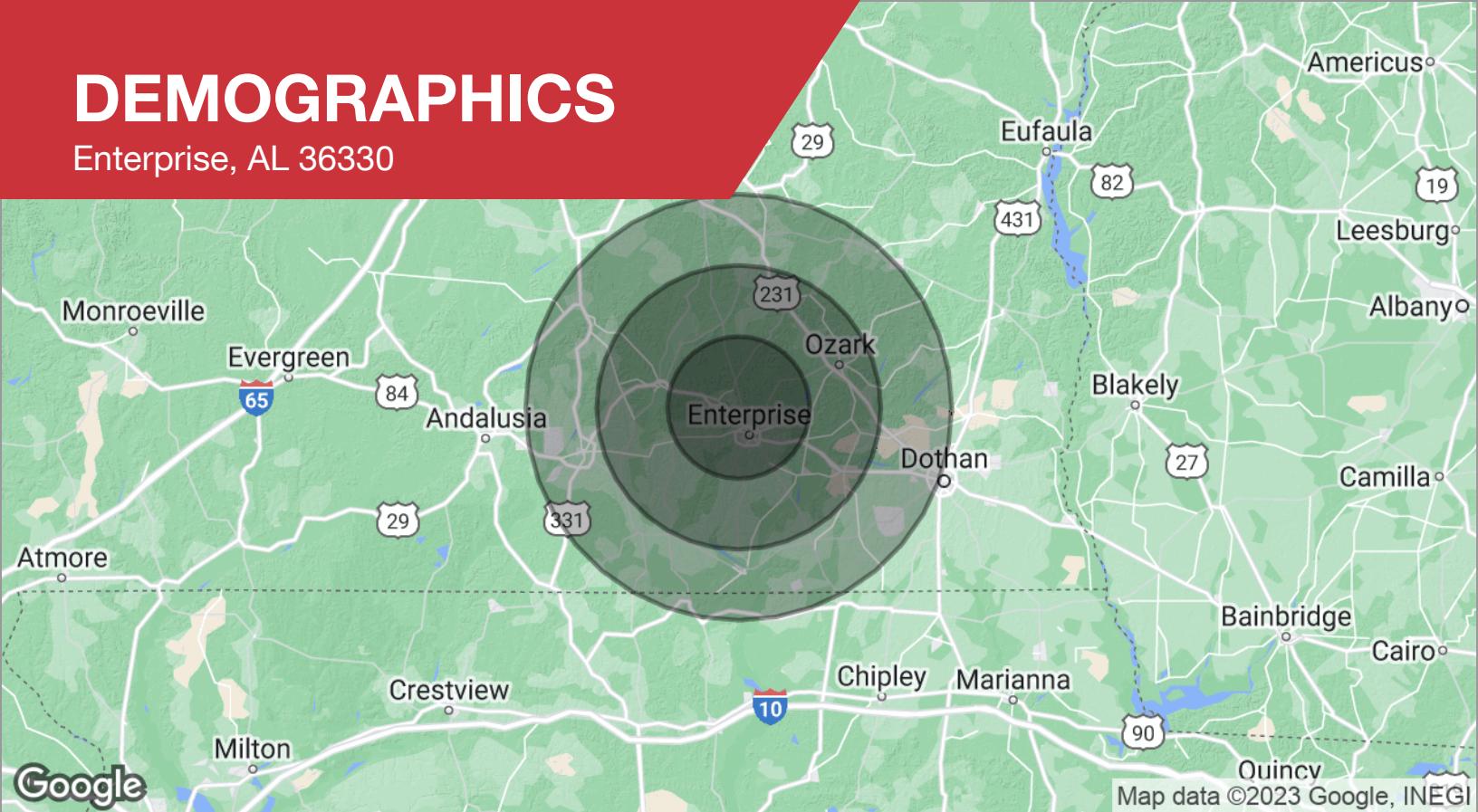
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DEMOGRAPHICS

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