

For Sale

Opportunity Zone Land

3.91 Acres | \$485,000



5040 & 5050 Boll Weevil Circle

Enterprise, Alabama 36330

Property Highlights

- Flat, Level Land
- Access Road Parallel to Boll Weevil Circle with Access to Boll Weevil Circle and Highway 27 South
- Near Newly Built Junior High School, Santa Fe Steakhouse, and New 150 Unit Luxury Apartment Complex - Camellia Commons
- Lots Can Be Subdivided
- AADT 2021: 14,000 Vehicles Per Day

Property Description

These 2 Lots Offer a Combined Total of 400 ft. Frontage. High Traffic Area Near Hotels, Shopping Plaza, and Clark Cinema Luxury Seating Theatres.

Prime Location in 'The City of Progress'

OFFERING SUMMARY

Sale Price	\$485,000
Lot Size	3.91 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	29,160	\$58,909
15 Miles	71,262	\$58,506
30 Miles	232,145	\$54,358

For more information

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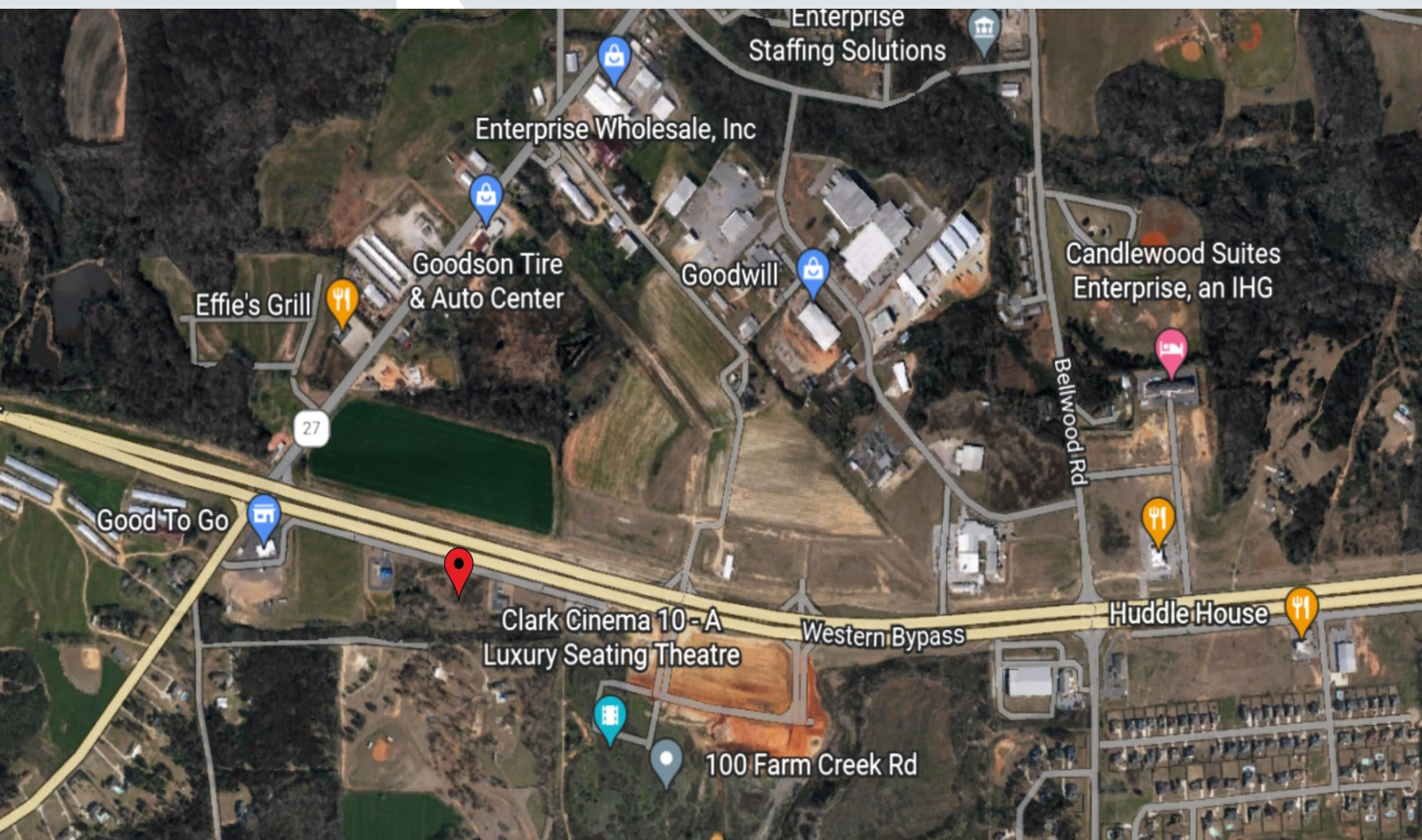
107 Hidden Glen Way,
Dothan, AL 36303
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talcor.com



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Land

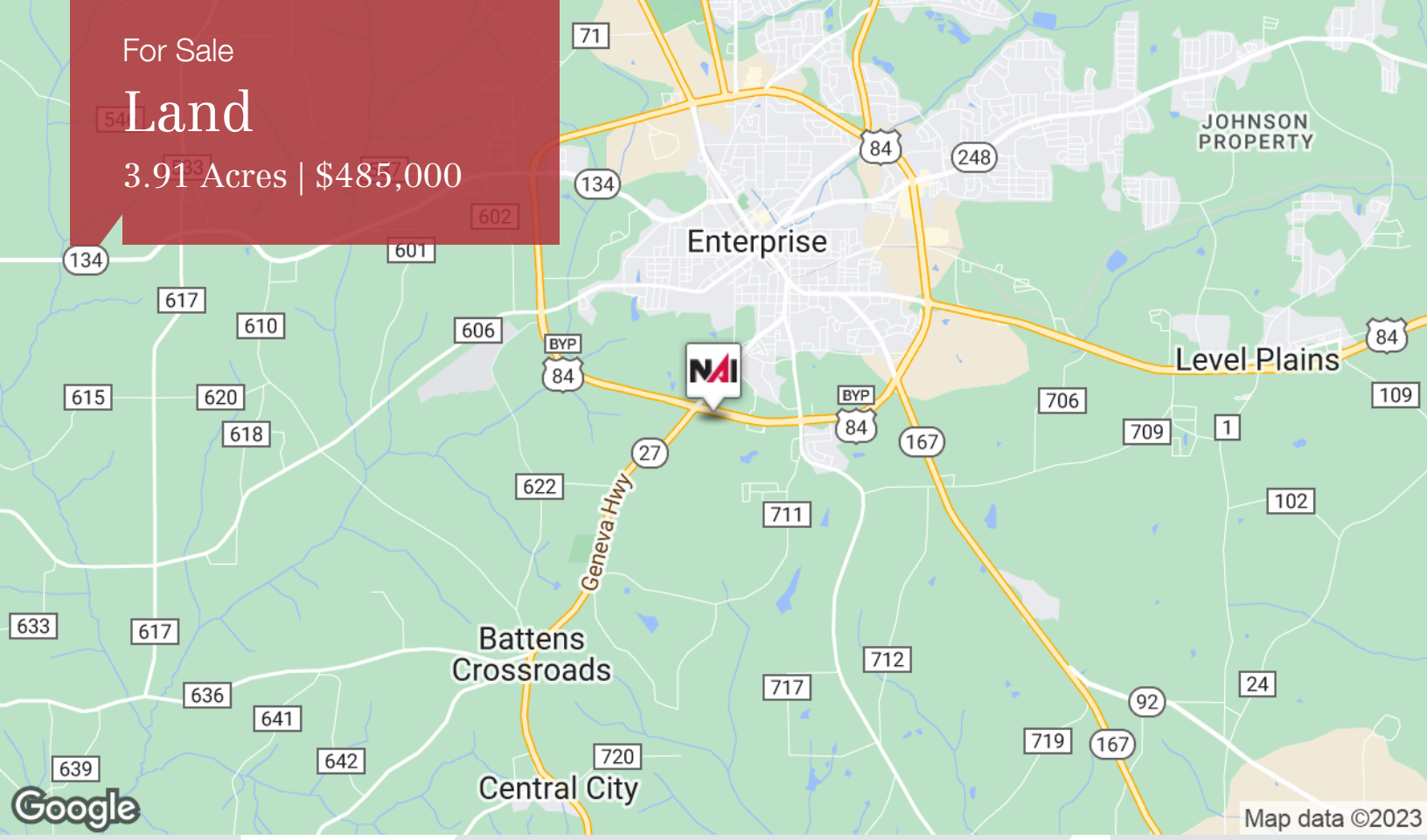
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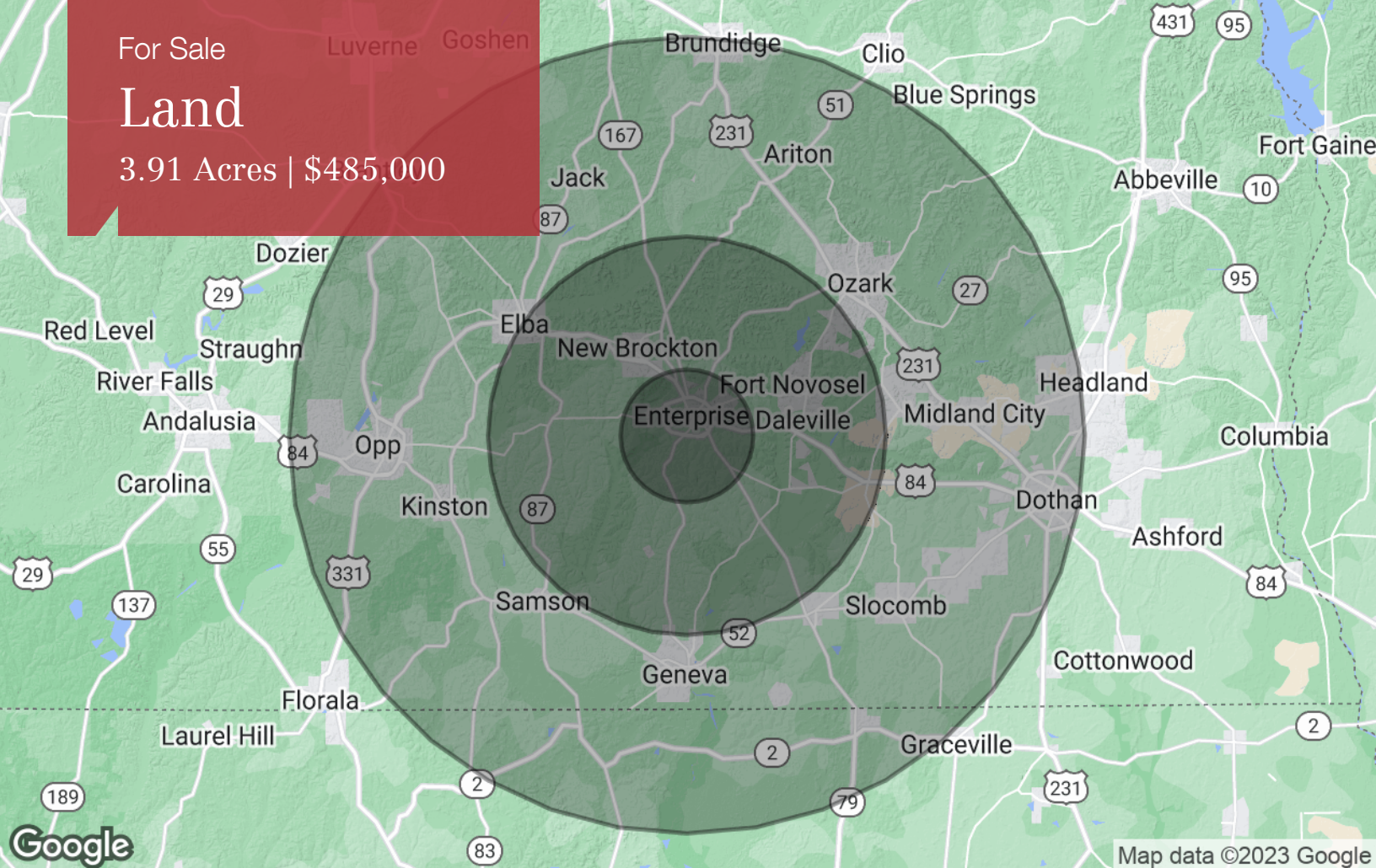


For Sale

Luverne Goshen

Land

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	5 Miles	15 Miles	30 Miles
Population			
TOTAL POPULATION	29,160	71,262	232,145
MEDIAN AGE	35.2	37.8	40.5
MEDIAN AGE (MALE)	34.7	37.3	38.7
MEDIAN AGE (FEMALE)	37.0	39.0	42.1
Households & Income			
TOTAL HOUSEHOLDS	12,739	31,471	107,087
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$58,909	\$58,506	\$54,358
AVERAGE HOUSE VALUE	\$159,853	\$140,279	\$133,384
Race			
% WHITE	71.0%	76.9%	75.3%
% BLACK	23.3%	18.1%	21.5%
% ASIAN	2.7%	1.9%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	1.0%	0.7%
% OTHER	2.0%	2.1%	1.2%
Ethnicity			
% HISPANIC	11.3%	9.3%	5.0%

* Demographic data derived from 2020 ACS - US Census