



McDonald's

BRAND NEW CONSTRUCTION - 20-YEAR ABSOLUTE NNN GROUND LEASE

ENTERPRISE, AL



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker #000127148-0

Representative Photo



Listing Team

JOE CACCAMO
jcaccamo@cppcre.com
PH: 415.274.7394
CA DRE# 01191110

LEA KUEHNHACKL
lea@cppcre.com
PH: 707.484.2284
CA DRE #01435080

SCOTT REID
PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
AL LIC #000126182 - 0

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Alabama Broker
#000127148-0

Copyright ©2026 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

McDonald's

6012 BOLL WEEVIL CIRCLE, ENTERPRISE, AL 36330 [↗](#)

\$1,850,000

PRICE

4.00%

CAP RATE

NOI	\$73,992
LEASE TYPE	Ground Lease
LEASE TERM	20 Years
OPTIONS	Six (6), 5-Year
RENT INCREASES	10% Every 5 Years
LOT SIZE	60,548 SF / 1.39 AC

Representative Photo



New 20-Year Absolute NNN Corporate Ground Lease

New construction McDonald's (estimated opening November 25, 2025) located on the main retail thoroughfare loop around the city of Enterprise. **Near Fort Rucker, the U.S. Army Aviation Center for Excellence headquarters**, with a daytime population of over 24,000 civilians and military personnel on ~64,500 acres (10 miles).

Ideal Investment Opportunity

- Gold standard tenant, McDonald's (NYSE: MCD) has over 43,000 locations worldwide and \$25.92 billion in total revenue (FY 2024)
- New Absolute NNN, 20-year ground lease
- 10% increases every 5 years
- Six (6), 5-year options
- Zero landlord maintenance or expense obligations

Main Traffic Location

- Prime location along Boll Weevil Circle, the main retail corridor, approximately 1.2 miles from Enterprise State Community College
- Adjacent to Ace Hardware and Brookwood & Enterprise Early Elementary Schools; across from Fairfield Inn & Suites, Candlewood Suites by IHG, Dollar General, and a Chrysler Dodge Jeep Ram dealership
- Surrounded by established residential neighborhoods and industrial businesses
- Near major national retailers including Walmart Supercenter, ALDI, Ross, TJ Maxx, Harbor Freight Tools and auto dealerships

Economic Growth

- Enterprise population has increased by 8.31% over the past 5 years
- Fort Rucker's economic impact is estimated at \$9 billion annually with a payroll of \$2.7 billion and 30,000 jobs connected to the installation
- Enterprise State Community College (2,248 students)
- Enterprise City School District has 6 Elementary, 2 Middle and 2 High School (6,585 students, 700 professionals & staff)



		CURRENT
Price		\$1,850,000
Capitalization Rate		4.00%
Building Size (SF)*		4,000
Lot Size (AC)		1.39
Stabilized Income	\$/SF	
Scheduled Rent	\$18.50	\$73,992
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$73,992

*Ground Lease - Estimated Building SF

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	McDonald's USA, LLC
Lease Type	Ground Lease
Lease Term	20 Years
Opening/Rent Commencement	November 25, 2025 (Estimated)
Options	Six (6), 5-year options
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility
Additional Lease Provisions	
ROFR	Yes

Tenant Info			Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.		TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
McDonald's	4,000	*	Year	1-5	\$73,992	\$6,166	\$73,992	\$1.54	\$18.50
			Year	6-10		\$6,783	\$81,391	\$1.70	\$20.35
			Year	11-15		\$7,461	\$89,530	\$1.87	\$22.38
			Year	16-20		\$8,207	\$98,483	\$2.05	\$24.62
			Option 1	Year		\$9,028	\$108,332	\$2.26	\$27.08
			Option 2	Year		\$9,930	\$119,165	\$2.48	\$29.79
			Option 3	Year		\$10,923	\$131,081	\$2.73	\$32.77
			Option 4	Year		\$12,016	\$144,189	\$3.00	\$36.05
			Option 5	Year		\$13,217	\$158,608	\$3.30	\$39.65
			Option 6	Year		\$14,539	\$174,469	\$3.63	\$43.62
TOTALS:	4,000				\$73,992	\$6,166	\$73,992	\$1.54	\$18.50

*Ground Lease - Estimated Building SF

LEGEND



Property
Boundary

4,000

Rentable SF*

1.39

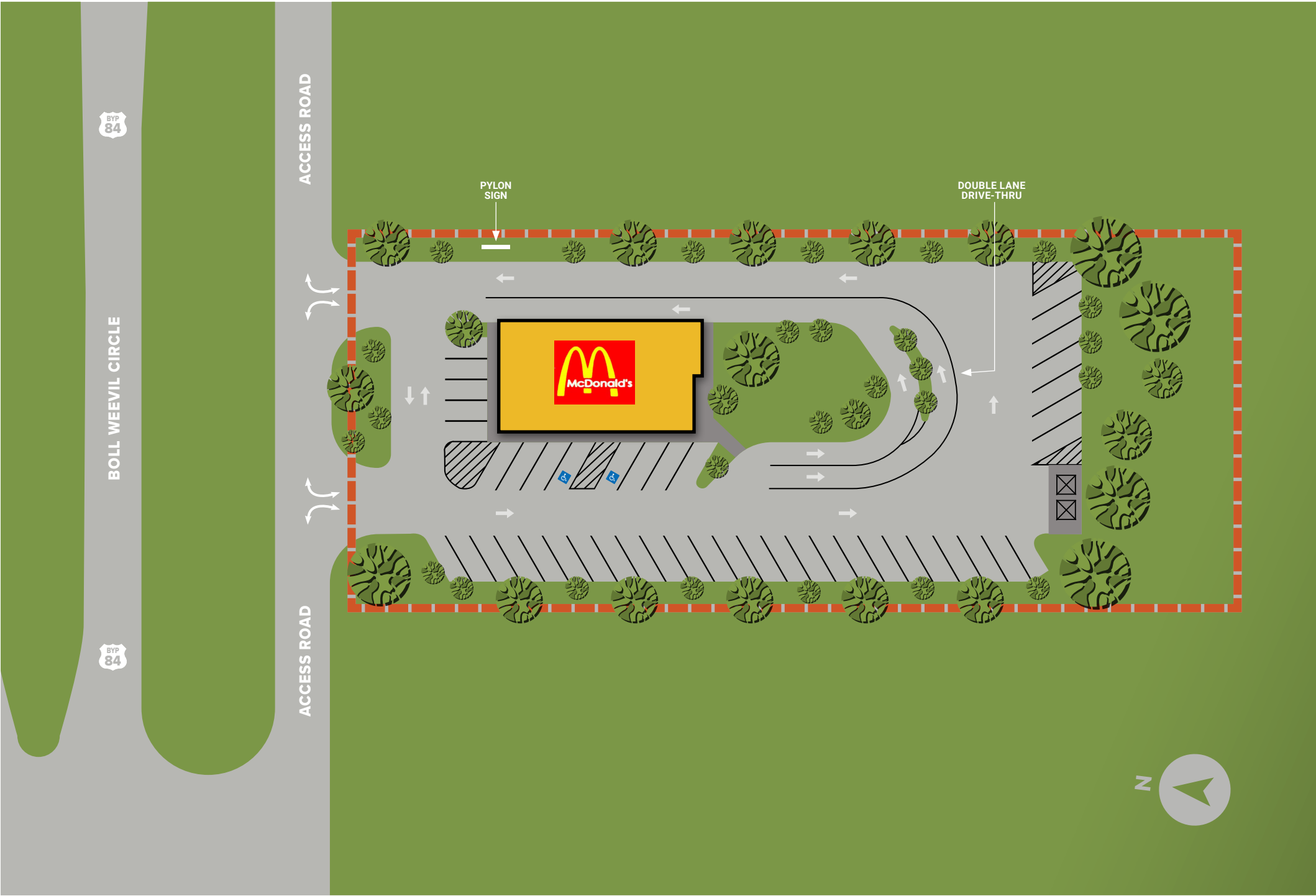
Acres

45

Parking Spaces



*Ground Lease - Estimated Building SF



The World's Leading Fast Food Chain



43,477

LOCATIONS IN OVER
100 COUNTRIES

\$25.92 Billion

TOTAL REVENUES
(FY 2024)



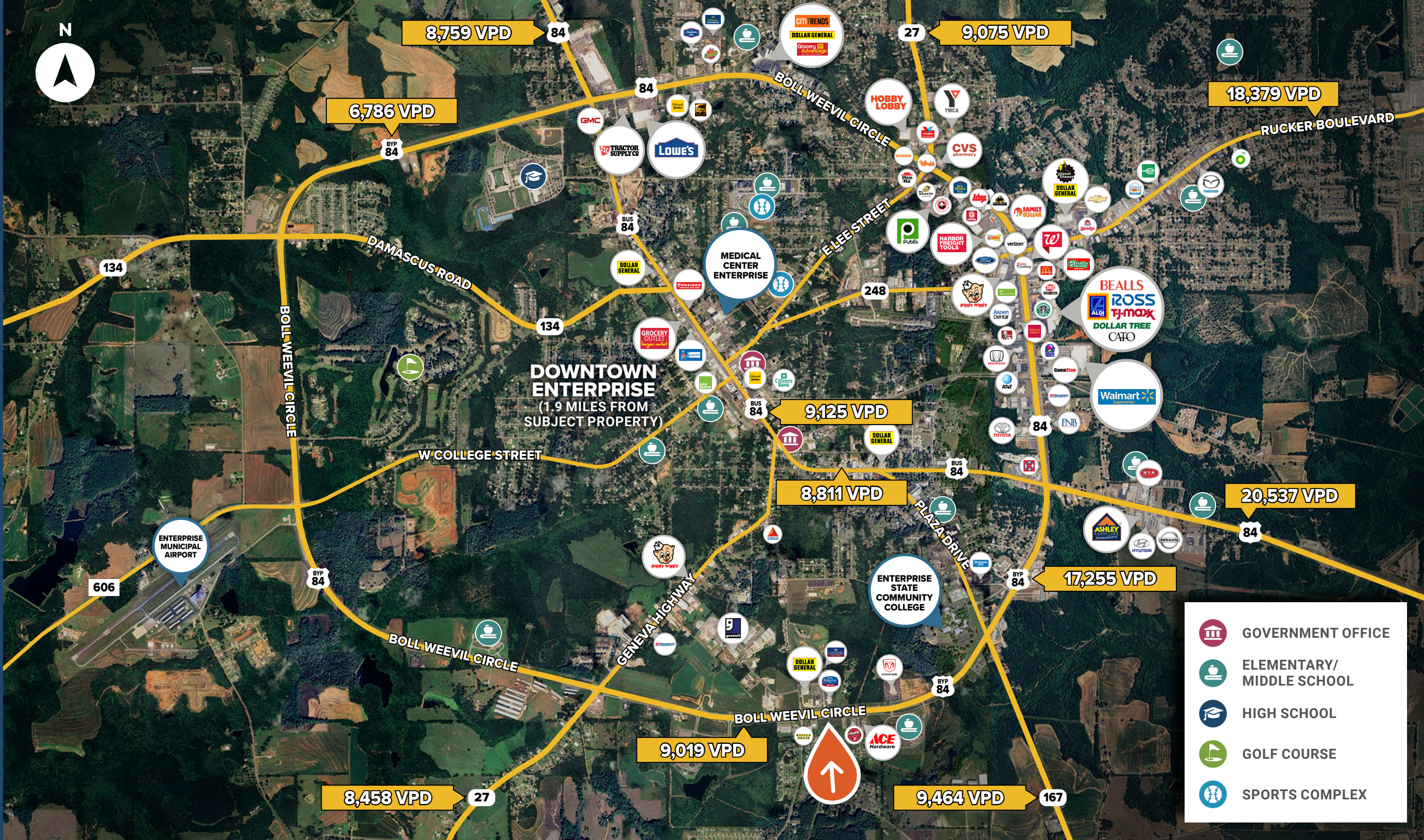
About McDonald's

- Headquartered in Chicago, McDonald's (NYSE: MCD) is the world's leading food service retailer with over 40,000 restaurants serving approximately 68 million people per day in 119 countries
- Known for its iconic Golden Arches and Big Macs, McDonald's is ranked #1 on the QSR 50 Big Chart published by *QSR Magazine*
- Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners, with over 13,000 franchised locations in the U.S.

Financial Highlights

- Global Systemwide sales were over \$130 billion for the full year, with full year growth of more than \$1 billion (more than \$2 billion in constant currencies)
- Systemwide sales to loyalty members were approximately \$30 billion for the full year and approximately \$8 billion for the quarter across 60 loyalty markets, with full year growth of 30% over prior year
- 90-day active loyalty users were over 175 million across 60 loyalty markets as of year-end, with growth of approximately 15% over prior year

[Tenant Website](#)



8,759 VPD

9,075 VPD

18,379 VPD

6,786 VPD

DOWNTOWN
ENTERPRISE
(1.9 MILES FROM
SUBJECT PROPERTY)

9,125 VPD

8,811 VPD




20,537 VPD

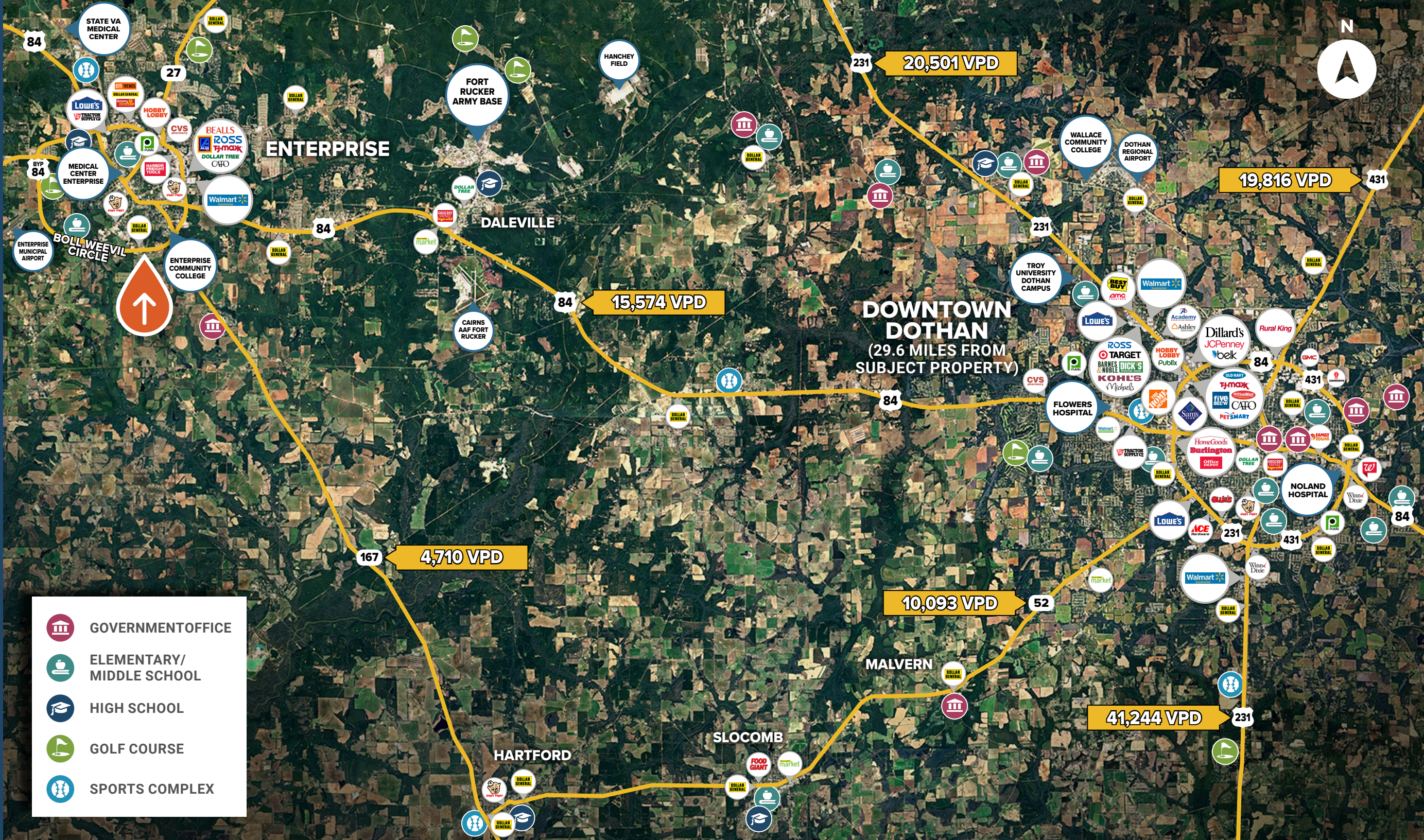
17,255 VPD

9,019 VPD

9,464 VPD

8,458 VPD

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	3,394	14,805	37,015

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$65,649	\$69,997	\$83,071
Median	\$40,975	\$53,379	\$68,350

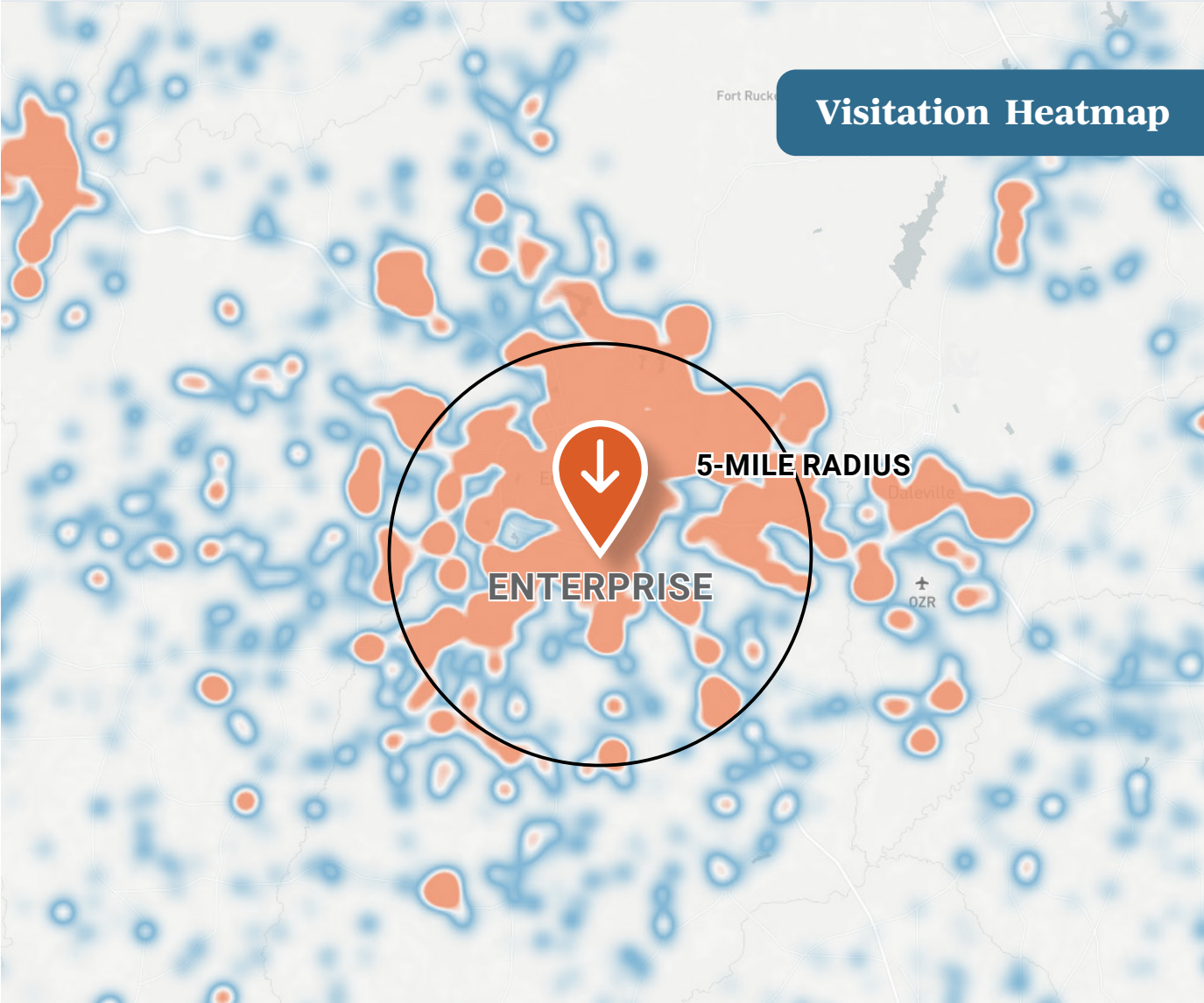
The Santa Fe Cattle Company across the street is ranked in the **86th percentile (top 14%) of restaurants nationwide** based on the number of visits in the past 12 months, drawing busy foot traffic near the subject property

196.2K Visits

OVER PAST 12 MONTHS AT THE NEARBY SANTA FE CATTLE COMPANY RESTAURANT

70 Minutes

AVERAGE DWELL TIME AT THE NEARBY SANTA FE CATTLE COMPANY RESTAURANT



The shading on the map above shows the **home location of people who visited the nearby Santa Fe Cattle Company restaurant over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Regional Map

Enterprise, AL

THE “CITY OF PROGRESS”



56,358
COFFEE COUNTY
ESTIMATED POPULATION

A Charming, Historic Community

- Located in southeastern Alabama, Enterprise is known as the “City of Progress” with a population of approximately 30,731 residents in Coffee County
- Its most notable landmark is the Boll Weevil Monument, a white marble statue of the world’s only monument to an insect, symbolizing Enterprise’s resilience and prosperity after farmers turned a cotton crisis into success through crop diversification
- Enterprise benefits from its strategic location in Coffee County near Fort Rucker, home to the U.S. Army Aviation Center of Excellence
- The base is the largest employer in the region and a major driver of housing demand, retail growth, and economic development
- Beyond military influence, Enterprise has a diverse economy supported by agriculture, healthcare, manufacturing, and a growing network of local businesses



Home of U.S. Army Aviation Center of Excellence

24,921

BASE SUPPORTED
POPULATION

\$9 Billion

STATEWIDE MILITARY
ECONOMIC IMPACT

64,500

ACRES OF LAND



Fort Rucker by the Numbers

- Located in Dale County of Alabama, Fort Rucker is the fifth-largest employer in the state and largest employer south of Montgomery, AL
- Fort Rucker has a post population of nearly 25,000, comprised of military personnel, civilians, and military family members
- Additionally, there are 37,286 military retirees & family members within a 50-mile radius of the post
- The post encompasses approximately 64,500 acres of countryside in the southeast corner of Alabama known as the "Wiregrass"

Home to the U.S. Army Aviation Headquarters

- The U.S. Army Aviation Center of Excellence (USAACE), headquartered at Fort Rucker, serves as the Army's premier training and development center for aviation, integrating critical capabilities across all warfighting functions to support commanders and ground forces
- In 2024, Fort Rucker's Army Aviation Museum welcomed over 60,000 visitors

[Learn More](#) 



Listing Team

JOE CACCAMO

jcaccamo@cppcre.com

PH: 415.274.7394

CA DRE# 01191110

LEA KUEHNHACKL

lea@cppcre.com

PH: 707.484.2284

CA DRE #01435080

SCOTT REID

PARASELL, INC.

scott@parasellinc.com

PH: 949.942.6585

AL LIC #000126182 - 0

In Association with ParaSell, Inc.

PH: 949.942.6585

A Licensed Alabama Broker

#000127148-0