

FOR SALE

304 Boll Weevil Cir Enterprise, AL 36330

NAI TALCOR



Industrial | 7,890 SF

This property is situated on 2.1 acres of land with a large concrete slab that provides ample outdoor storage and can accommodate building expansion. Two 10' x 10' overhead doors provides easy access for vehicles and equipment, along with a loading dock. The building offers a 16' clear ceiling height, ideal for warehouse storage, light manufacturing or distribution uses and equipped with 3-phase power.

Excellent visibility with approximately 250 feet of frontage along Boll Weevil Circle - Enterprise's primary commercial corridor. The site benefits from significant recent growth and new developments nearby on the south side of Boll Weevil Cir, including a new McDonald's in progress, Mitchell Chrysler Dodge Jeep Ram, Huddle House, Fairfield Inn by Marriott, Urgent Care facility and near Clark Cinemas, Camellia Commons Apartments and more, within 2 miles.

OFFERING SUMMARY

SALE PRICE	\$640,000
BUILDING SIZE	7,890 SF
ZONING	M-2
LOT SIZE	2.1-Acres

Demographics	5 Miles	10 Miles	15 Miles
Total Population:	37,515	57,622	80,296
Average HH Income:	\$93,838	\$92,955	\$87,960

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

✉ **Chuck Hallbert**
+1 713 205 8055
Chuck@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, Rentals 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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107 Hidden Glen Way
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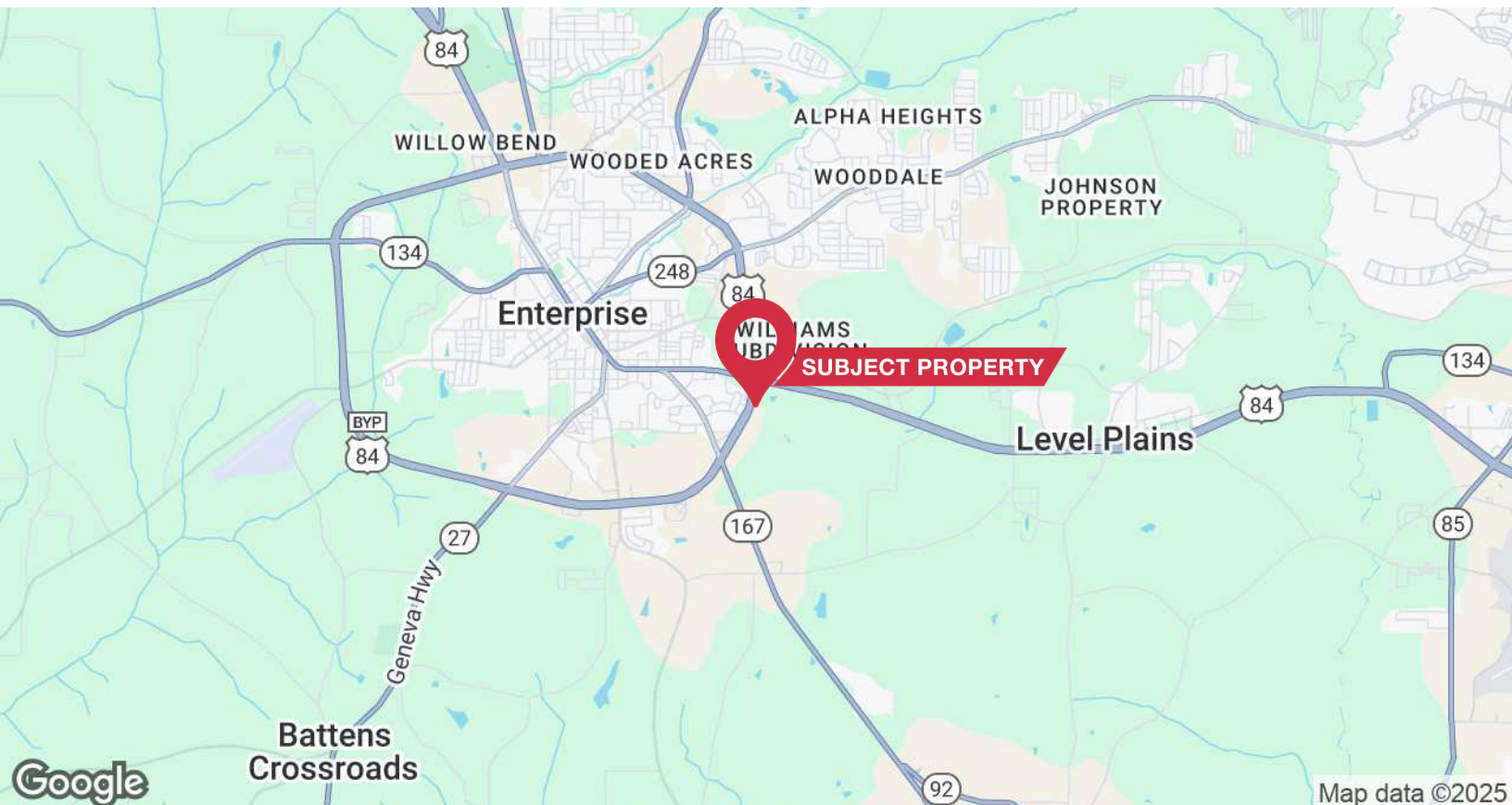
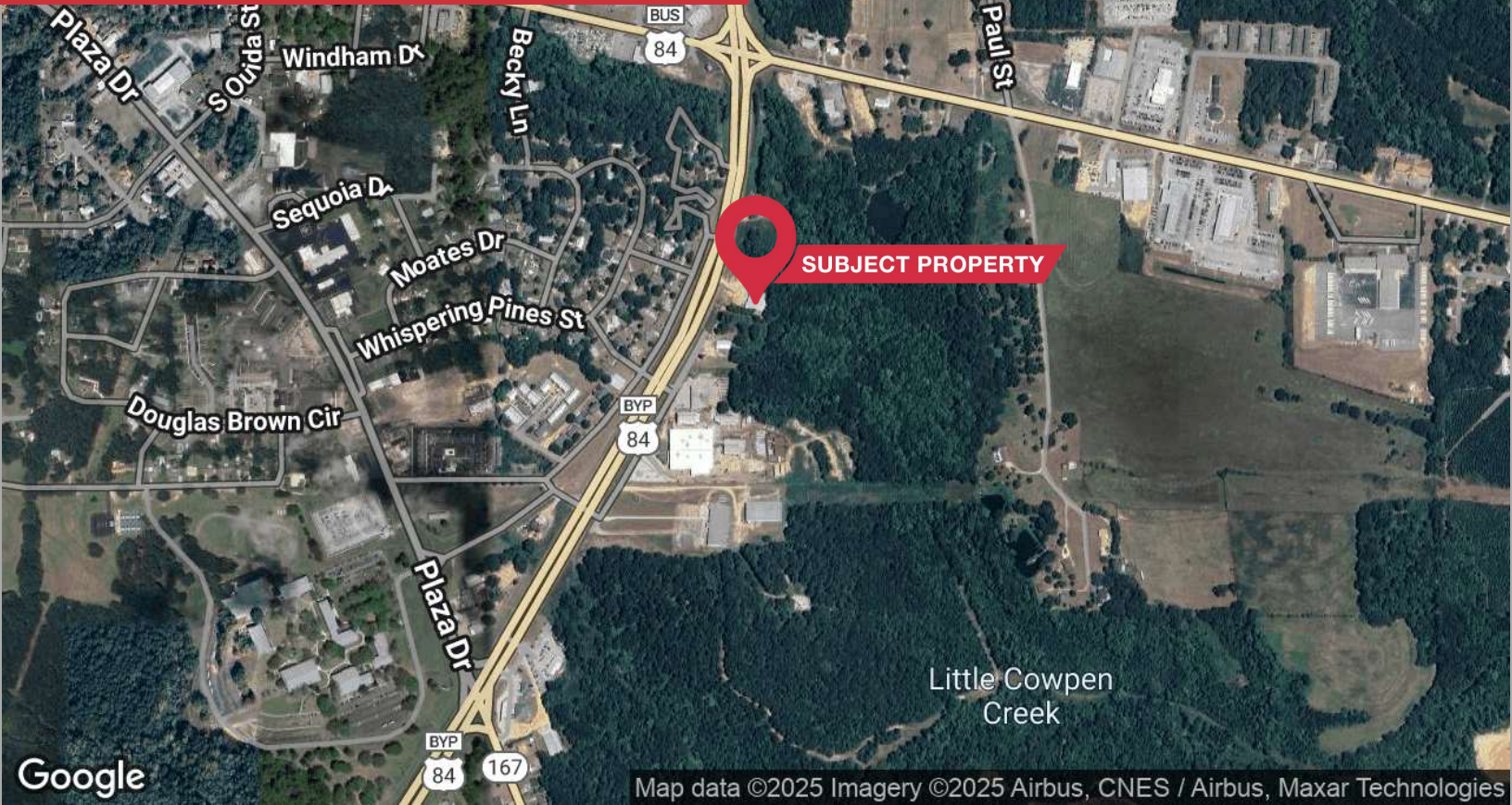
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LOCATION MAPS

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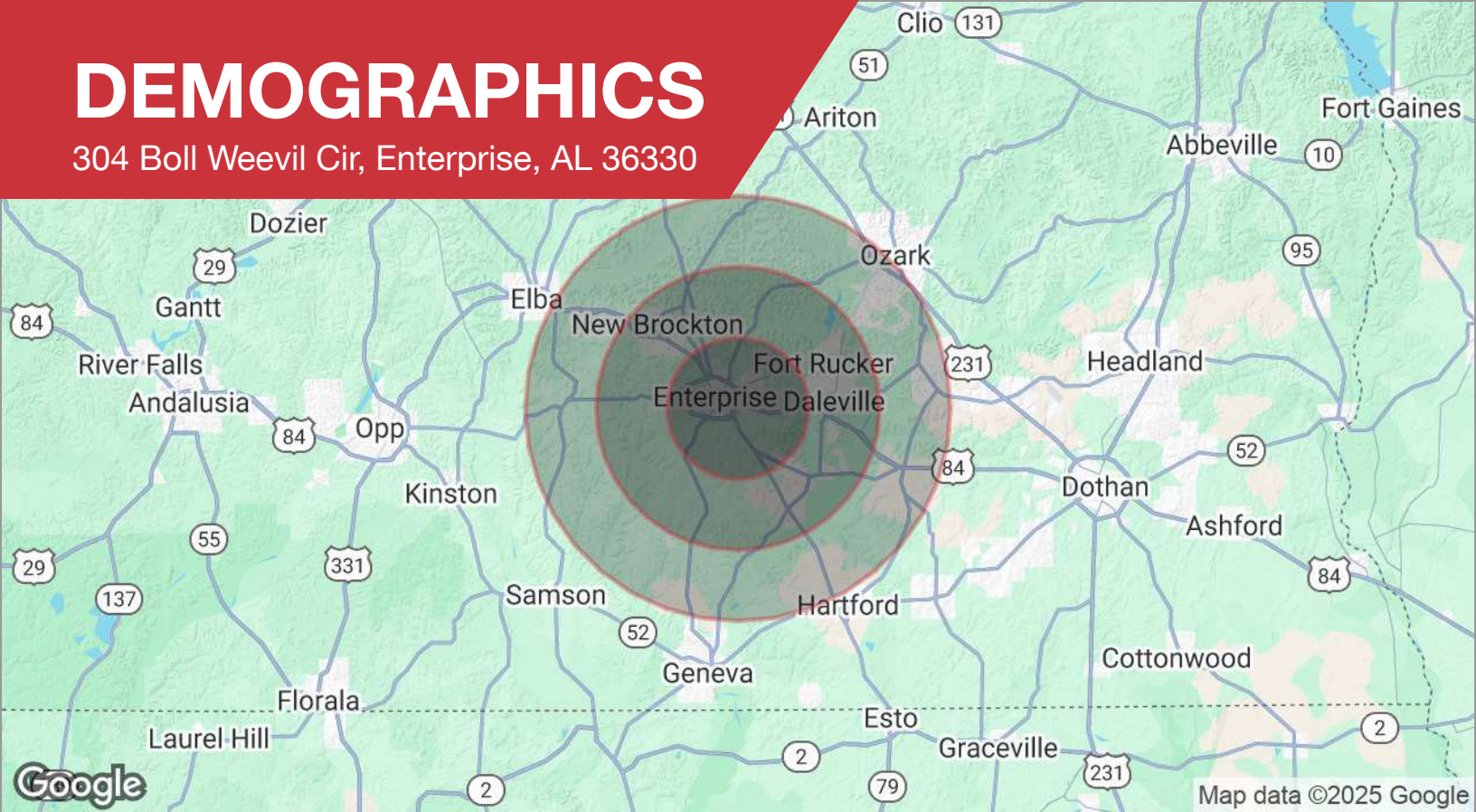
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DEMOGRAPHICS

304 Boll Weevil Cir, Enterprise, AL 36330



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	37,515	57,622	80,296
Median age	38	38	40
Median age (male)	37	37	38
Median age (Female)	40	39	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	14,884	22,760	32,229
# of persons per HH	2.5	2.5	2.5
Average HH income	\$93,838	\$92,955	\$87,960
Average house value	\$233,798	\$214,813	\$206,231

* Demographic data derived from 2020 ACS - US Census

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