

ENTERPRISE, ALABAMA

Camellia Commons

RESTAURANTS - RETAIL - THEATRE
HOMES - HOTEL - APARTMENTS

WWW.WELCOMETOCAMELLIACOMMONS.COM

NEW DEVELOPMENT - LAND FOR SALE/LEASE



FOR ILLUSTRATIVE PURPOSE ONLY

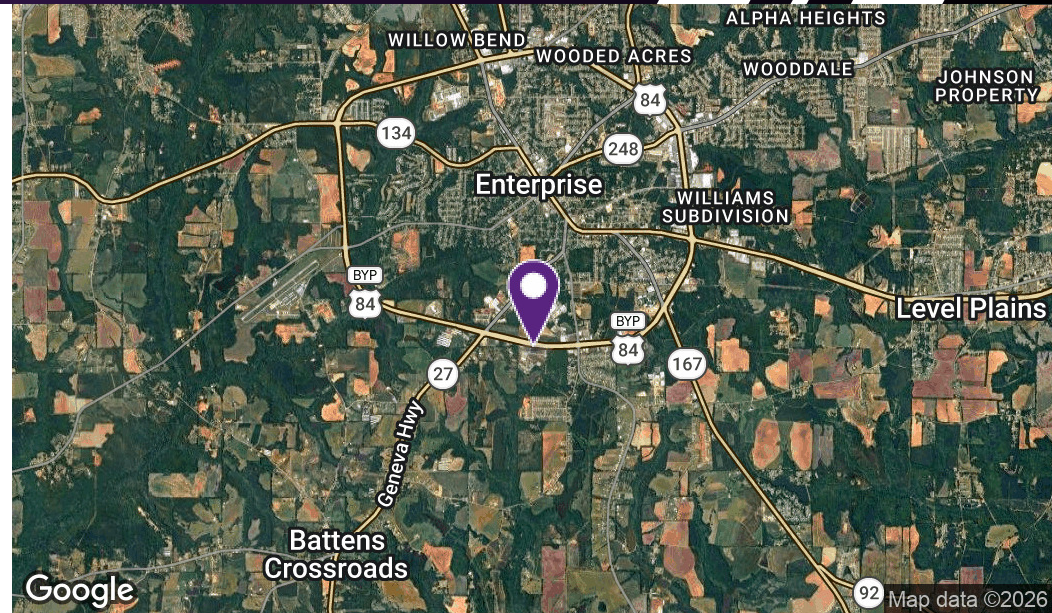
201 NEW CENTRE DRIVE, ENTERPRISE, AL 36330

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CAMELLIA COMMONS- LAND AVAILABLE FOR SALE/LEASE

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VIDEO

PROPERTY HIGHLIGHTS

- Six commercial lots available for sale, ground lease, or build-to-suit opportunities within the new Camellia Commons development in Enterprise, AL.
- Prime location along Boll Weevil Circle, one of Enterprise's primary commercial corridors.
- Excellent accessibility with two signalized entrances on Boll Weevil Circle, providing convenient access and outstanding visibility.
- Adjacent to Clark Cinemas and The Pointe at Camellia Commons, a 170+ unit multifamily community, generating a built-in customer base.
- Positioned near several major educational institutions, including Brookwood Elementary (632 students), Enterprise State Community College (1,705 students), Pinedale Elementary (501 students), and Coppinville Elementary (472 students), providing strong daytime population and traffic.

OFFERING SUMMARY

Sale/Lease Rate	Call For Pricing
Availability	1.24 - 34.35 AC
Lots Available	6

LOT	AVAILABILITY	ACRE SIZE
Lot B1	Call for Pricing	1.91 Acres
Lot B3	Call for Pricing	2.19 Acres
Lot A4	Call for Pricing	1.26 Acres
Lot A5	Call for Pricing	1.24 Acres
Lot A6	Call for Pricing	2.62 Acres
Lot C1	Call for Pricing	34.35 Acres

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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	13,633	32,566	43,117
Average Age	39	38	39
Average Age (Male)	37	37	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	5,395	13,075	17,075
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,434	\$90,681	\$96,519
Average House Value	\$221,430	\$231,248	\$235,935

2020 American Community Survey (ACS)

