

For Sale

Opportunity Zoned Development Land

270 Acres± | Call for Pricing



270 (+/-) Acres of Prime Development Land

'O Ambrose Jones Lane'
Enterprise, Alabama 36330

Property Highlights

- In Federally Designated Opportunity Zone
- Located just off major corridor of Enterprise: Boll Weevil Circle/Western Bypass which has seen an influx of commercial and residential growth
- Seller is willing to divide
- Property in Close Proximity to Fairfield Inn & Candlewood Suites and Clark Cinema 10 Luxury Seating Theatres
- Nearby Schools: Newly Built Coppinville Jr. High & Brookwood Elementary
- Near Shopping Plaza and New 150-Unit Gated Apartment Complex - Camellia Commons

Property Description

Prime development land consisting of 270± acres on Ambrose Jones Lane just off HWY 27S and Boll Weevil Circle. 102 acres is open land. Excellent location for single-family subdivision, multi-family development, or industrial use.

OFFERING SUMMARY

Sale Price	Call For Pricing
Lot Size	270± Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	26,640	\$56,769
15 Miles	70,546	\$58,409
30 Miles	231,230	\$53,978

270± Acre Panorama View

For more information

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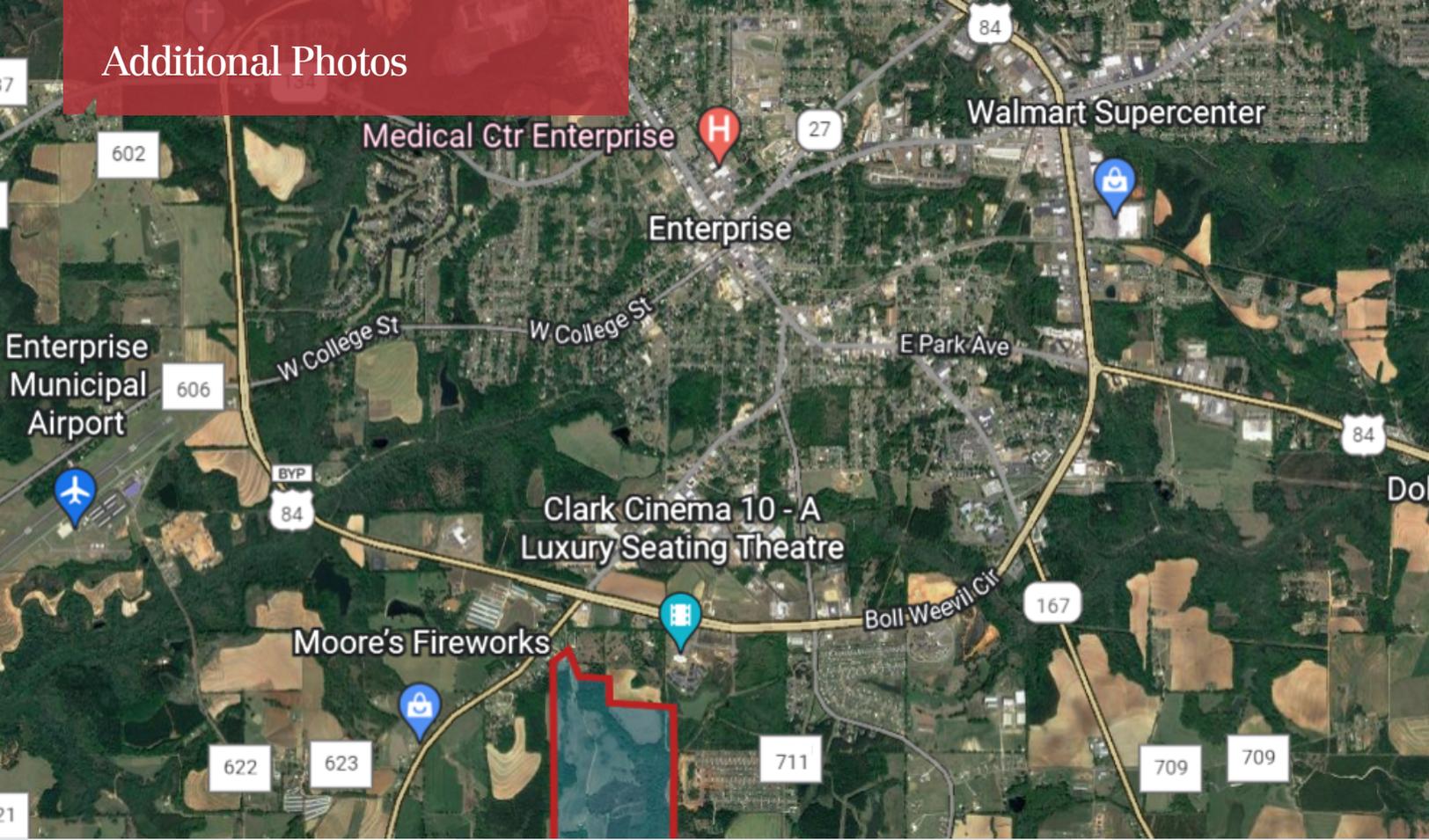
107 Hidden Glen Way,
Dothan, AL 36303
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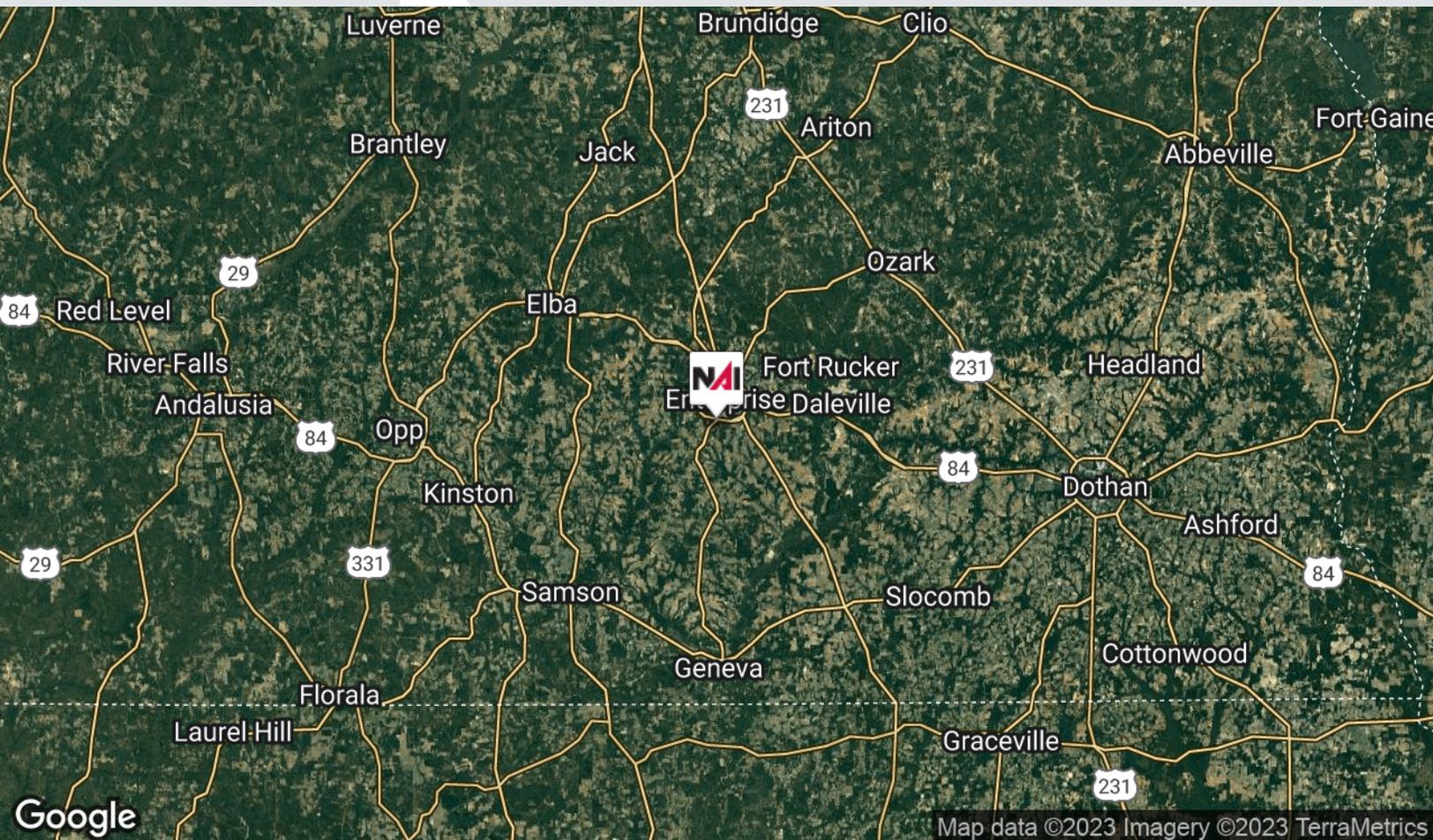
Prime Development Land
270 (+/-) Acres



Additional Photos



Location Maps



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DEMOGRAPHICS

Prime Development Land

270+/- Acres



Population

	5 Miles	15 Miles	30 Miles
TOTAL POPULATION	26,640	70,546	231,230
MEDIAN AGE	35.1	37.8	40.6
MEDIAN AGE (MALE)	34.6	37.2	38.7
MEDIAN AGE (FEMALE)	36.9	39.0	42.3

Households & Income

	5 Miles	15 Miles	30 Miles
TOTAL HOUSEHOLDS	11,720	31,140	106,870
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$56,769	\$58,409	\$53,978
AVERAGE HOUSE VALUE	\$158,113	\$140,155	\$131,591

Race

	5 Miles	15 Miles	30 Miles
% WHITE	69.5%	77.1%	75.5%
% BLACK	24.5%	17.9%	21.4%
% ASIAN	3.0%	1.9%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.0%	1.0%	0.7%
% OTHER	2.1%	2.1%	1.2%

Ethnicity

	5 Miles	15 Miles	30 Miles
% HISPANIC	11.1%	9.3%	5.1%

* Demographic data derived from 2020 ACS - US Census