McDonald's

BRAND NEW CONSTRUCTION - 20-YEAR ABSOLUTE NNN GROUND LEASE
OPENED NOVEMBER 24, 2025

ENTERPRISE, AL

CP PARTNERS
COMMERCIAL REAL ESTATE

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

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McDonald's

6014 BOLL WEEVIL CIRCLE, ENTERPRISE, AL 36330

$1,741,000
PRICE

4.25%
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

New 20-Year Absolute NNN Corporate Ground Lease

New construction McDonald's 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		**$1,741,000**
Capitalization Rate		**4.25%**
Building Size (SF)*		4,000
Lot Size (AC)		1.39
Stabilized Income	**$/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 24, 2025
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*	*21-25*		*$9,028*	*$108,332*	*$2.26*	*$27.08*
	Option 2		*Year*	*26-30*		*$9,930*	*$119,165*	*$2.48*	*$29.79*
	Option 3		*Year*	*31-35*		*$10,923*	*$131,081*	*$2.73*	*$32.77*
	Option 4		*Year*	*36-40*		*$12,016*	*$144,189*	*$3.00*	*$36.05*
	Option 5		*Year*	*41-45*		*$13,217*	*$158,608*	*$3.30*	*$39.65*
	Option 6		*Year*	*46-50*		*$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

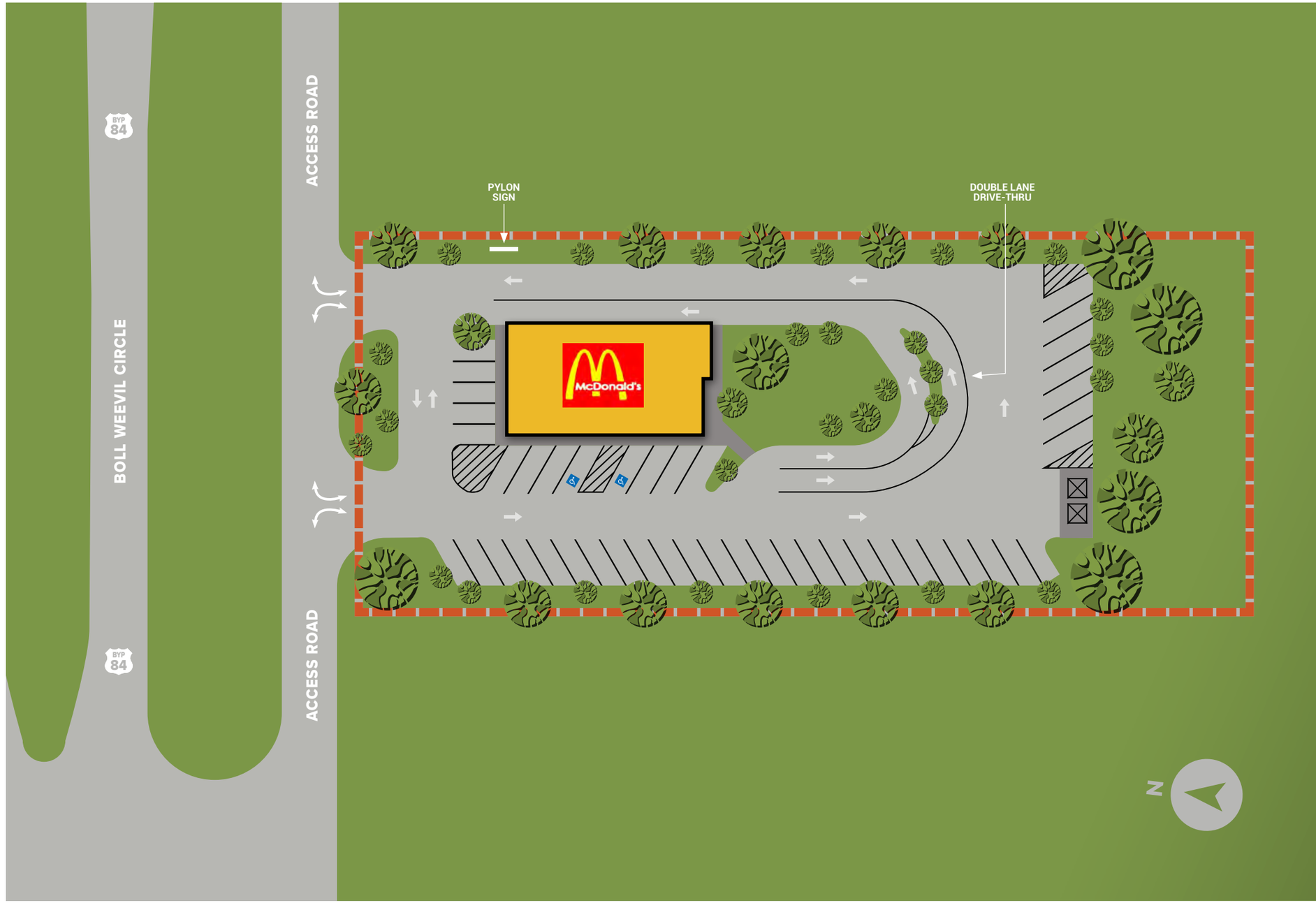
Property Boundary

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

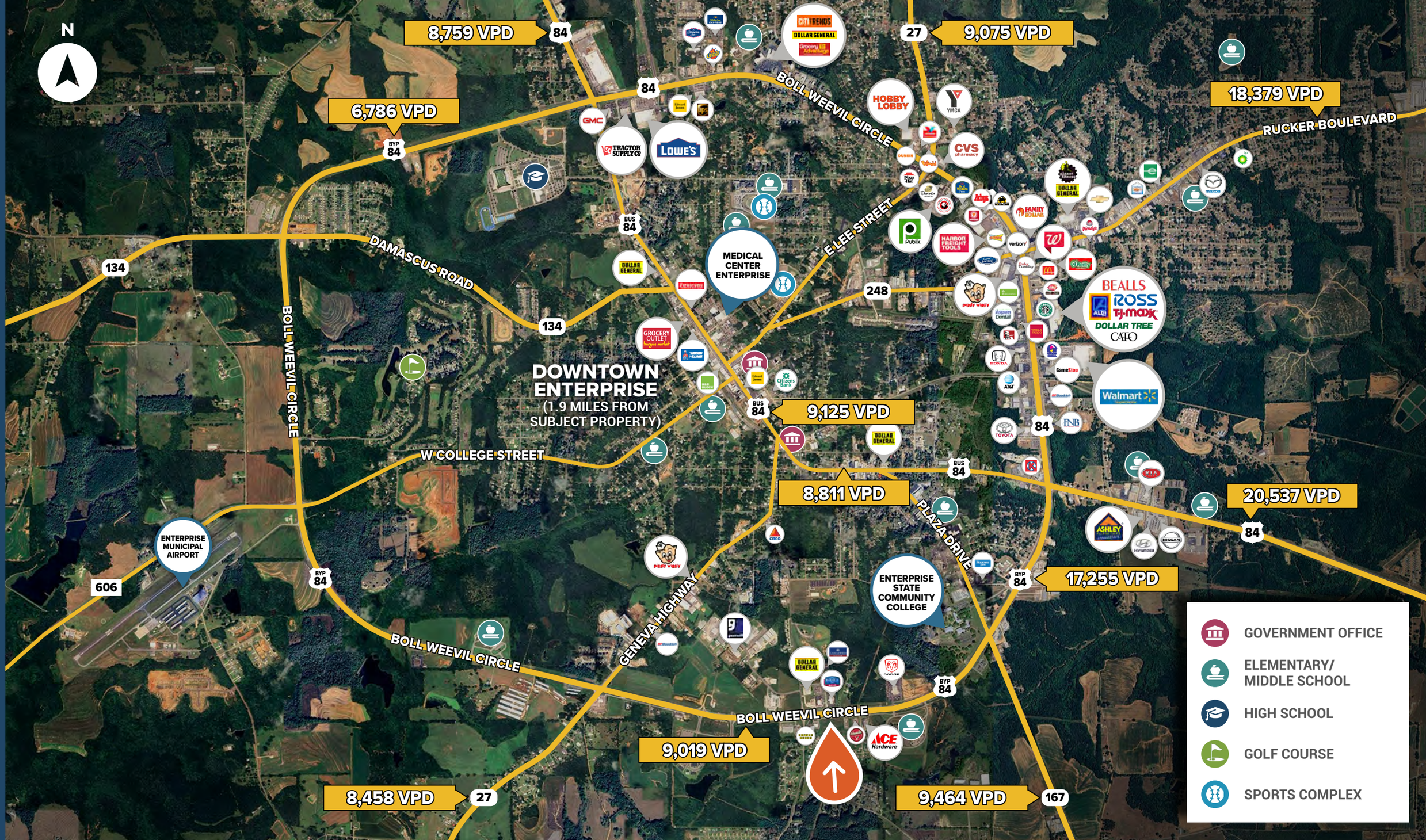
- Headquartered in Chicago, McDonald's (NYSE: MCD) is the world's leading food service retailer with over 40,000 restaurants serving approximately 68 million people per day in 119 countries
- Known for its iconic Golden Arches and Big Macs, McDonald's is ranked #1 on the QSR 50 Big Chart published by *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.

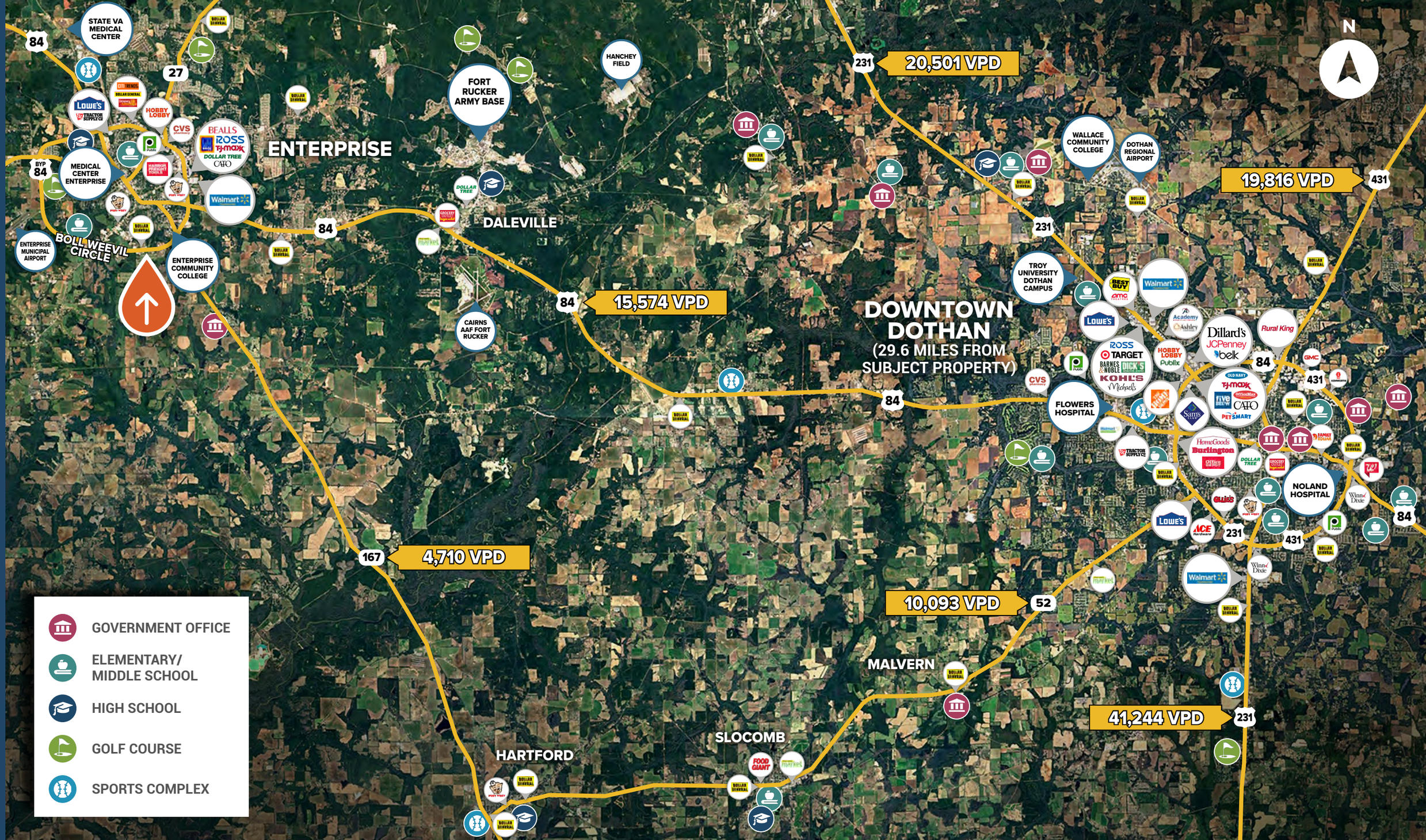
Financial Highlights

- 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

Immediate Trade Area


N
8,759 VPD
84
6,786 VPD
BYP 84
84
BOLL WEEVIL CIRCLE
27
9,075 VPD
18,379 VPD
RUCKER BOULEVARD
DAMASCUS ROAD
134
BOLL WEEVIL CIRCLE
BUS 84
MEDICAL CENTER ENTERPRISE
E LEE STREET
248
DOWNTOWN ENTERPRISE
(1.9 MILES FROM SUBJECT PROPERTY)
W COLLEGE STREET
9,125 VPD
8,811 VPD
PLAZA DRIVE
20,537 VPD
17,255 VPD
ENTERPRISE MUNICIPAL AIRPORT
606
GENEVA HIGHWAY
ENTERPRISE STATE COMMUNITY COLLEGE
9,019 VPD
8,458 VPD
9,464 VPD
167
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX


N
STATE VA MEDICAL CENTER
84
27
BYP 84
MEDICAL CENTER ENTERPRISE
ENTERPRISE MUNICIPAL AIRPORT
BOLL WEEVIL CIRCLE
ENTERPRISE COMMUNITY COLLEGE
ENTERPRISE
FORT RUCKER ARMY BASE
HANCHEY FIELD
DALEVILLE
CAIRNS AAF FORT RUCKER
84
15,574 VPD
231
20,501 VPD
WALLACE COMMUNITY COLLEGE
DOTHAN REGIONAL AIRPORT
19,816 VPD
431
231
TROY UNIVERSITY DOTHAN CAMPUS
DOWNTOWN DOTHAN
(29.6 MILES FROM SUBJECT PROPERTY)
84
FLOWERS HOSPITAL
NOLAND HOSPITAL
84
431
231
167
4,710 VPD
10,093 VPD
52
MALVERN
41,244 VPD
231
SLOCOMB
HARTFORD
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

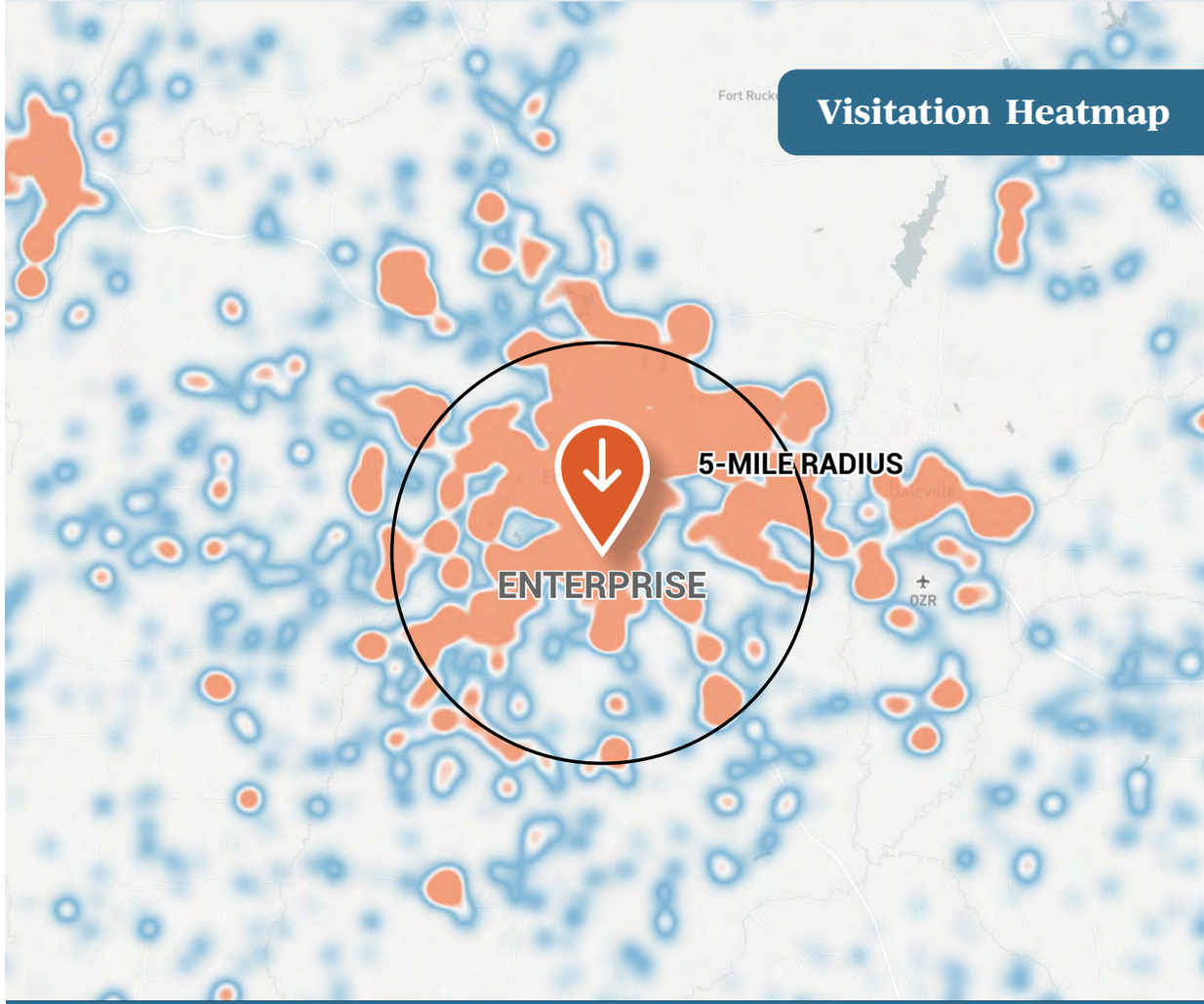
The Santa Fe Cattle Company across the street is ranked in the **86th percentile (top 14%) of restaurants nationwide** based on the number of visits in the past 12 months, drawing busy foot traffic near the subject property

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.

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

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 Montegomery, 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

24,921
BASE SUPPORTED POPULATION

$9 Billion
STATEWIDE MILITARY ECONOMIC IMPACT

64,500
ACRES OF LAND

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