

FULLY LEASED INVESTMENT | 8.5% CAP RATE

3 West Point Ct. **FOR SALE**

Enterprise, AL 36330



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Perry Patino
334-531-0125
ppatino@mcrmpm.com

Gene Cody, CCIM, SIOR
334-286-2441
gcody@mcrmpm.com

PROPERTY OVERVIEW

Presenting **3 West Point Ct.**, positioned in one of Southeast Alabama’s most dynamic and steadily expanding retail corridors, this fully leased investment opportunity offers investors the rare combination of stable in-place income, strategic location, and long-term market strength. Offered at an attractive 8.5% CAP rate, the property is surrounded by some of the nation’s most recognized retailers, including Walmart, Publix, and Lowe’s, creating a powerful retail synergy that continues to drive strong consumer traffic throughout the area. With visibility along Highway 84 and traffic counts exceeding 19,000 vehicles per day, the center benefits from exceptional exposure and convenient accessibility.

Located in Enterprise, one of the Wiregrass region’s fastest-growing communities, the property is supported by a diverse and resilient economic base fueled by retail growth, healthcare expansion, and the continued influence of nearby Fort Novosel. As the home of U.S. Army Aviation, Fort Novosel serves as a major regional employment hub, bringing consistent population growth, housing demand, and consumer spending to the market. This military presence has helped position Enterprise as a stable and desirable destination for both businesses and residents alike. The property’s location near the newly renovated Dauphin Plaza further enhances its investment appeal, as ongoing redevelopment and commercial activity continue to strengthen the surrounding trade area. Just minutes from Main Street, Enterprise Municipal Airport, and major transportation routes, the center sits within a highly accessible corridor that serves both local residents and regional traffic. Investors have the opportunity to acquire a stabilized retail asset in a market that continues to show strong fundamentals, steady growth, and increasing commercial momentum.

With a fully occupied tenant roster, established surrounding retail anchors, and placement within a thriving Alabama market, this offering represents an exceptional opportunity for investors seeking dependable cash flow and long-term upside in a growing regional retail hub.

 **\$1,216,000**
LIST PRICE

 **8,500 SF**
BUILDING SF

 **8.5% CAP**
CAP RATE

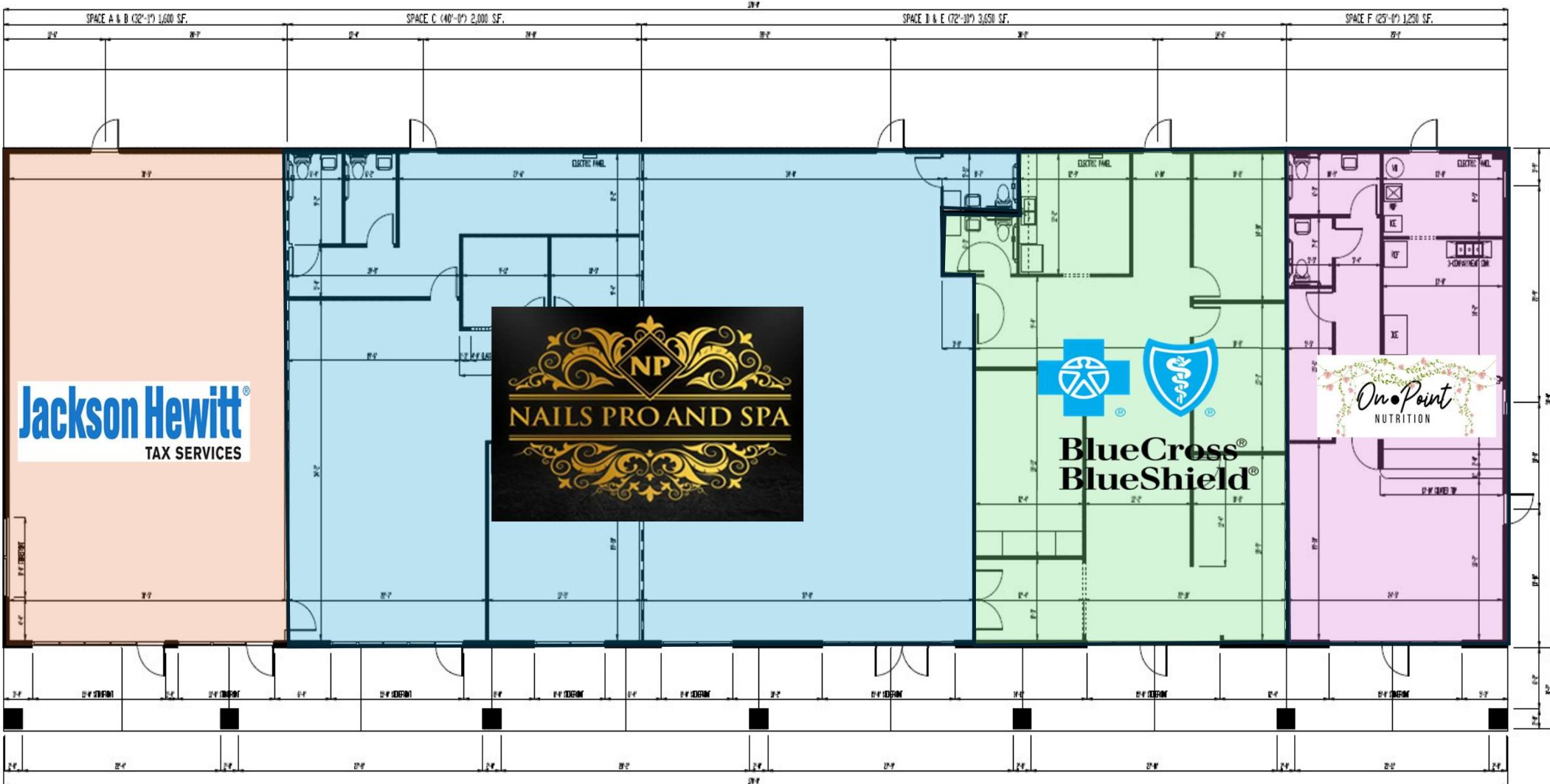
Address	3 WEST POINT CT, ENTERPRISE, AL 36330
List Price	\$1,216,000
Building Size	± 8,500 SF
Land Size	± 1.0 Acres
Year Built	2003
Cap Rate	8.5%
NOI	\$103,420

PROPERTY HIGHLIGHTS

- Property was remodeled in 2026
- Fully leased retail investment opportunity offered at an attractive 8.5% CAP rate
- Prime location at 3 West Point Ct in the heart of Enterprise
- Positioned near the newly renovated Dauphin Plaza, driving continued area momentum and consumer activity
- Surrounded by major national retailers including Walmart, Publix, and Lowe's
- Excellent visibility and accessibility with daily traffic counts of approximately 19,310 vehicles along Highway 84
- Conveniently located just 0.1± miles from Highway 84 for quick regional connectivity
- Approximately 1.0± mile from Main Street and Enterprise's primary commercial corridor
- Only 4.3± miles from Enterprise Municipal Airport
- Strategically positioned 9.2± miles from Fort Novosel, a major regional economic driver
- Strong investment fundamentals supported by Enterprise's growing population, military presence, and expanding retail market



FLOOR PLAN



TENANTS

 BlueCross[®] BlueShield[®]	TENANT: Blue Cross Blue Shield of Alabama SUITE: E SF: ± 1,750 SF TERM: Months 1 – 12 ANNUAL RENT: \$30,821.04 Months 13 – 24 ANNUAL RENT: \$31,697.79 Months 25 – 36 ANNUAL RENT: \$32,600.84 Months 37 – 48 ANNUAL RENT: \$33,530.99 Months 49 -60 ANNUAL RENT: \$34,489.04 TWO 5 YEAR OPTIONS TO RENEW
	TENANT: Jackson Hewitt Tax Services SUITE: A&B SF: ± 1,600 SF TERM: November 1, 2025 – October 31, 2026 ANNUAL RENT: \$16,682.40 November 1, 2026 – October 31, 2027 ANNUAL RENT: \$17,182.92 November 1, 2027 – October 31, 2028 ANNUAL RENT: \$17,698.32
	TENANT: On Point Nutrition SUITE: F SF: ± 1,250 SF TERM: March 1, 2026 – February 28, 2027 ANNUAL RENT - \$11,535.96
	TENANT: Nails Pro & Spa SUITE: C SF: ± 3,900 SF TERM: January 1, 2026 – December 31, 2026 ANNUAL RENT- \$44,733.72 January 1, 2027 – December 31, 2027 ANNUAL RENT- \$46,075.68 January 1, 2028 – December 31, 2028 ANNUAL RENT- \$47,457.96 January 1, 2029 – February 28, 2030 ANNUAL RENT- \$48,881.76 ONE 5 YEAR OPTION TO RENEW



ENTERPRISE | AL

Enterprise is one of Southeast Alabama’s fastest-growing communities and is widely recognized for its strong military ties, family-friendly atmosphere, and resilient economic history. Known as the “City of Progress,” Enterprise sits near Fort Novosel, the home of U.S. Army Aviation and one of the region’s largest economic drivers. The military presence brings a steady population base, strong employment opportunities, and continued residential and commercial growth to the area.

The city has experienced steady population growth in recent years, with current estimates placing the population above 30,000 residents and annual growth around 1.5%. Enterprise continues to attract new residents due to its affordable cost of living, expanding retail and healthcare sectors, and convenient access to the broader Wiregrass region.

Enterprise is perhaps best known for the famous Boll Weevil Monument, the only monument in the world dedicated to an agricultural pest. The monument symbolizes the city’s resilience after the boll weevil devastated local cotton crops in the early 1900s, ultimately leading farmers to diversify their economy and create new prosperity through peanut farming. Other notable points of interest include Johnny Henderson Family Park, a popular recreational destination with walking trails, playgrounds, and sports facilities, as well as the vibrant downtown district filled with local restaurants, shops, and the city’s unique “Weevil Way” public art trail featuring creatively designed boll weevil statues throughout town.

With a growing economy, strong military influence, excellent schools, and a welcoming small-town feel, Enterprise continues to position itself as one of the most desirable communities in South Alabama for both families and businesses.

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,326	36,145	56,189
Average Age	40	38	38
Average Age (Male)	38	37	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,740	14,251	22,105
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,151	\$96,771	\$93,334
Average House Value	\$218,208	\$239,771	\$216,524



± 34,612

VPD Boll Weevil Cir



± 36,145

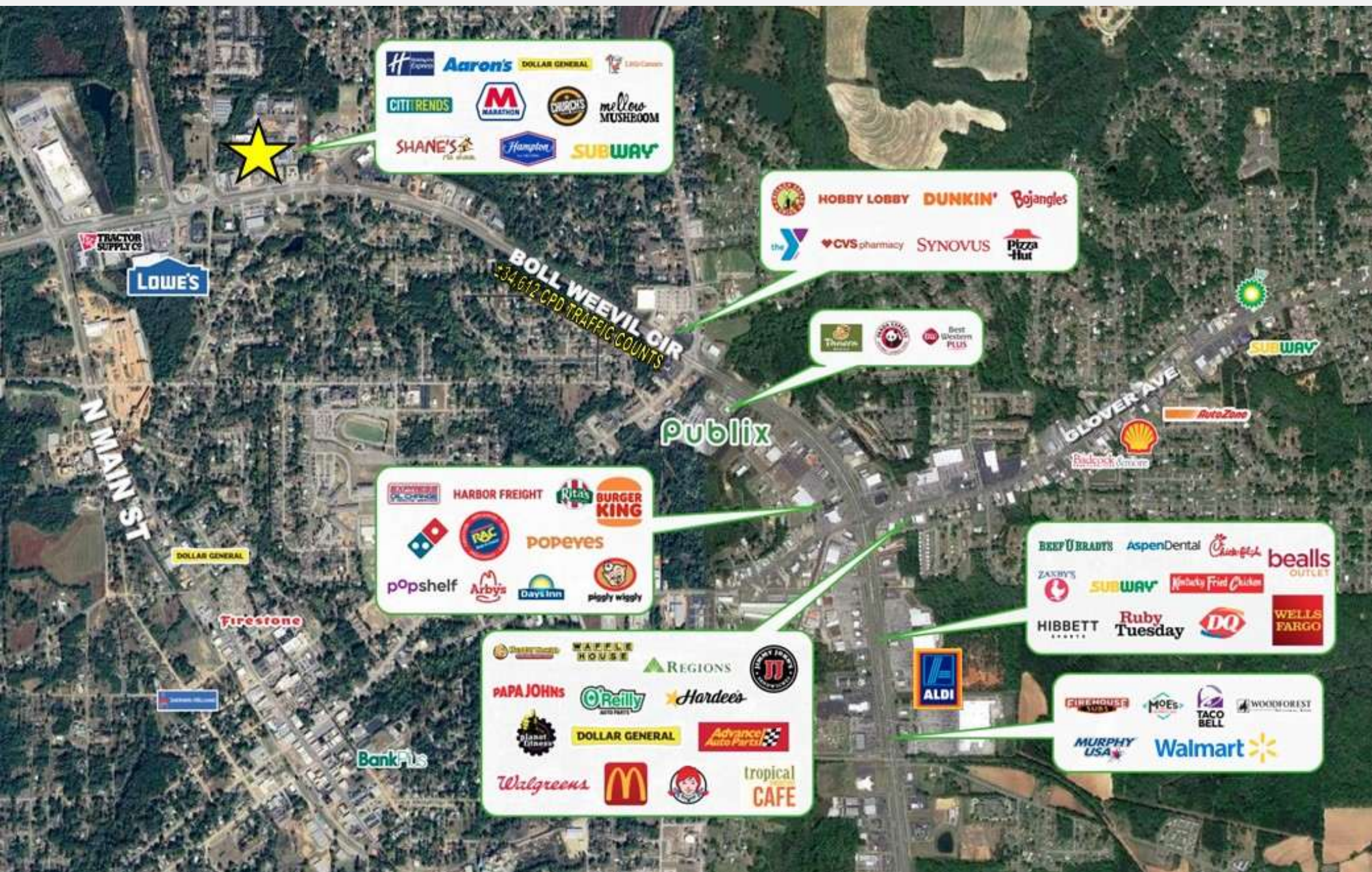
People Within 5 Miles



\$ +96,000

Average HH Income

RETAIL MAP



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Perry Patino

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ppatino@mcrmpm.com

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