

PROPERTY OFFERING

2195 Ross Clark Circle, Dothan, AL 36301

Executive Summary

A rare 5-acre commercial development opportunity situated on Dothan's primary traffic artery. This site offers a high-impact combination of existing hospitality infrastructure and prime land for specialized redevelopment or retail expansion.

Property Highlights

Acreage: 5 +/- Acres of Level, Developable Land

Current Asset: 150-Unit Hotel Facility

Facilities: Convention Center, Restaurants, and Meeting Space

Location: High-visibility frontage on "The Circle"

Optimal Redevelopment Use Cases

Medical & Assisted Living: Perfectly positioned as a healthcare residential conversion. Dothan serves as a regional medical hub, and this site is within minutes of **Southeast Health Medical Center** (2.0 miles) and **Flowers Hospital** (3.9 miles).

Retail & Shopping Center: Given the massive traffic counts on Ross Clark Circle, the 5-acre footprint is ideal for a multi-tenant shopping center, providing essential services to the surrounding growing residential and business districts.

Gas Station & Truck Stop: With Dothan being a major transit point for the tri-state area (AL/GA/FL), this location is perfectly suited for a high-volume fuel station and truck stop, offering easy ingress/egress for logistics and travelers.

Strategic Advantages

- **Traffic Flow:** High daily vehicle counts (30,000+ VPD) ensuring maximum brand exposure.
- **Turnkey Transition:** Existing hospitality structure allows for immediate cash flow or phased redevelopment.
- **Regional Corridor:** Critical link between major US Highways (231 and 431).

Confidential Real Estate Investment Memorandum | Prepared for Crexi Marketplace