

DOTHAN, AL  
REEVES STREET

  
**SPERRY**  
COMMERCIAL  
GLOBAL AFFILIATES™  
FORREST & FIELDS CRE

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**FORREST & FIELDS CRE**  
1050 WEST MAIN STREET  
DOTHAN, AL 36301

**DOTHAN HIGH SCHOOL**



AL DOT 2022 DAILY TRAFFIC COUNT 20,566



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

## REEVES STREET

DOTHAN, AL

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**CONFIDENTIALITY & AGREEMENT // 2**



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# TABLE OF CONTENTS

## PROPERTY INFORMATION

Executive Summary .....	5
Property Description .....	6
Complete Highlights .....	7
Additional Photos .....	8
Aerial Map .....	9
Demographics Report .....	10
Advisor Bio & Contact 1 .....	11



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## DOTHAN, AL

**TABLE OF CONTENTS // 3**



# PROPERTY INFORMATION



**REEVES STREET**

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**DOTHAN, AL**

**PROPERTY INFORMATION // 4**



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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	3 Acres
Price / Acre:	-
Traffic Count:	20,566

### PROPERTY OVERVIEW

We are pleased to present an excellent opportunity for commercial development. This 3-acre property is attractively located on US Business Highway 431 (Reeves Street) with an AADT of 20,566 vehicles per day. With 507 feet of frontage and a depth of 276 feet, this site offers significant visibility and convenient access as it is located  $\frac{3}{4}$  of a mile from Ross Clark Circle and 0.6 miles from Westgate Parkway.

### REEVES STREET

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DOTHAN, AL

EXECUTIVE SUMMARY // 5



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

This 3-acre property is attractively located on US Business Highway 431 (Reeves Street) with an AADT of 20,566 vehicles per day. With 507 feet of frontage and a depth of 276 feet, this site offers significant visibility and convenient access as it is located  $\frac{3}{4}$  of a mile from Ross Clark Circle and 0.6 miles from Westgate Parkway.

This parcel is situated between Harbor Freight Tools and Pig Out BBQ and located just 1,300 feet from Dothan High School with 1,500 students. Nearby retailers and restaurants include: Jacks, Dollar General, Waffle House, KFC, McDonald's, Taco Bell, Rural King, Region's Bank, Inland, Marathon and Shell gas stations. This proximity to the high school, nearby amenities and businesses provides an established customer base and significant foot and vehicular traffic in the immediate area.

Zoned B-2 highway commercial, this property is suitable for a variety of uses such as offices, restaurants, retail, auto-services, hotels, and more. This site offers attractive demographics in the area with a population of 121,124 within a 15-mile radius and average household income of \$58,484.

Dothan has evolved into the commercial and cultural center of the region and is situated 20 miles west of the Georgia state line and 18 miles north of Florida. US Highway 431 serves as a major regional artery and thoroughfare, intersecting several other state and US highways in and around Dothan. Hwy 431 leads 4.5 mi south through central Dothan to US Hwy 231. This regional connectivity ensures a steady flow of travelers and potential customers to the area.

**REEVES STREET**

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**DOTHAN, AL**

**PROPERTY DESCRIPTION // 6**



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS

### LOCATION INFORMATION

Street Address	Reeves Street
City, State, Zip	Dothan, AL, 36303
County	Houston County



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**DOTHAN, AL**

**COMPLETE HIGHLIGHTS // 7**



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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**DOTHAN, AL**

**ADDITIONAL PHOTOS // 8**



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# PROPERTY INFORMATION

## AERIAL MAP



Google

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**DOTHAN, AL**

**AERIAL MAP // 9**



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# PROPERTY INFORMATION

## DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	737	51,443	99,865
Median age	45.7	38.8	39.9
Median age (Male)	39.4	35.9	37.3
Median age (Female)	47.7	41.0	42.0
Total households	394	24,027	45,137
Total persons per HH	1.9	2.1	2.2
Average HH income	\$33,747	\$51,675	\$58,541
Average house value	\$93,552	\$130,339	\$143,730
Total Population - White	52	26,837	65,895
% White	7.1%	52.2%	66.0%
Total Population - Black	673	22,323	29,401
% Black	91.3%	43.4%	29.4%
Total Population - Asian	0	479	1,051
% Asian	0.0%	0.9%	1.1%
Total Population - Hawaiian	0	4	16
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	148	283
% American Indian	0.0%	0.3%	0.3%
Total Population - Other	0	275	740
% Other	0.0%	0.5%	0.7%
Total Population - Hispanic	3	1,681	3,402
% Hispanic	0.4%	3.3%	3.4%

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DOTHAN, AL

DEMOGRAPHICS REPORT // 10



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# PROPERTY INFORMATION

## ADVISOR BIO & CONTACT 1

### DAVID R. CORNELIUS, CCIM

Owner/Broker

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1050 West Main Street  
Dothan, AL 36301  
T 334.685.1276  
david.cornelius@sperrycga.com  
AL #000086953-0

### PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem solving skills bringing over 20 years experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, broker's license in Alabama and Georgia along with 28 years of property & casualty insurance experience, and currently managing over 600 residential doors.

### MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers

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DOTHAN, AL

ADVISOR BIO & CONTACT 1 // 11



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