

PRIME RETAIL OPPORTUNITY

OFFERING MEMORANDUM



Your
Business
Here

DOTHAN DOUBLE DRIVE-THRU...

5167 S Brannon Stand Rd
Dothan AL 36305

Michael Prange
KW Commercial
Senior Associate
(334) 805-8938
michaelprange@kw.com



DOTHAN DOUBLE DRIVE-THRU...

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Exclusively Marketed by:

Michael Prange

KW Commercial

Senior Associate

(334) 805-8938

michaelprange@kw.com



michaelprangecommercial.com



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	5167 S Brannon Stand Rd Dothan AL 36305
COUNTY	Houston County
BUILDING SF	2,195 SF
LAND ACRES	2.72
LAND SF	118,483 SF
YEAR BUILT	2022
APN	0806240000002013

FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$501.14

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,864	13,900	45,199
2026 Median HH Income	\$69,779	\$77,853	\$70,851
2026 Average HH Income	\$82,980	\$97,146	\$93,385

- Get ready to double your investment potential with not one, but two drive-throughs designed for maximum efficiency and lightning-fast service.
- Nestled on a custom built manmade island, with construction costs north of \$300,000 alone this property exudes an air of exclusivity and prestige, setting the stage for exceptional returns on investment.

- Step into the future of retail with this 3-year-old hardyback store featuring sleek metal roofs, sealed concrete floors, and minimal maintenance costs. No expense was spared in this state of the art facility which cost over \$2 million to build. That's part of what makes it such an incredible value at only a million dollars. The vision this site was just a little early as now this corridor is booming with retail development.
- Boasts a high-end walk-in freezer and walk-in cooler.
- Meticulously landscaped grounds, complete with full exterior lighting.
- Unlock the potential of this property with the opportunity to expand and enclose the building, allowing for the creation of a vibrant dine-in restaurant complete with 29 additional parking spots.
- Imagine your business thriving across the street from Highland Elementary, where 601 students attend, and hundreds of parents spend hours each week dropping off and picking up their kids, all while gazing at your property.
- Positioned at a bustling intersection with high traffic flow, this Retail property boasts a strategic location set to capitalize on the upcoming development of a brand new Hobo Pantry just across the street.
- Get ready to ride the wave of opportunity with this prime retail property located at 5167 S Brannon Stand Rd. The hottest retail strip in Dothan is about to get even hotter with a brand new service station just down the street, promising increased foot traffic and potential for high ROI. Don't miss out on being a part of this thriving commercial hub.
- It's not just incredible commercial real estate value, but a golden opportunity waiting for the right business. Whether you're dreaming of a bustling QSR, a trendy drive-through coffee shop, or a convenient satellite bank, this property is a canvas for your success story. Let your imagination run wild and seize this chance to turn your business dreams into reality.



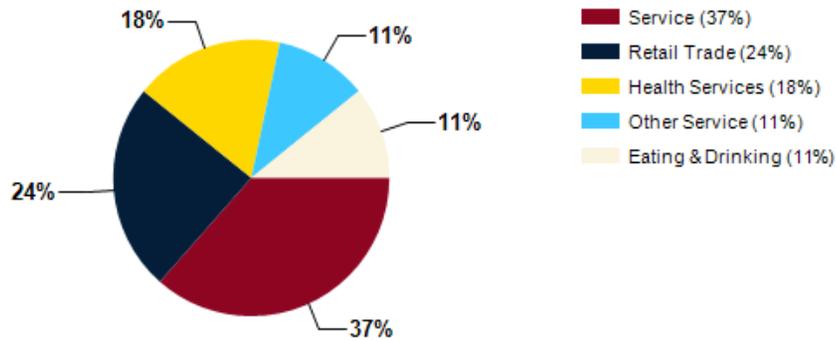
Michael Prange
Senior Associate
(334) 805-8938
michaelporange@kw.com

02

Location

Location Summary

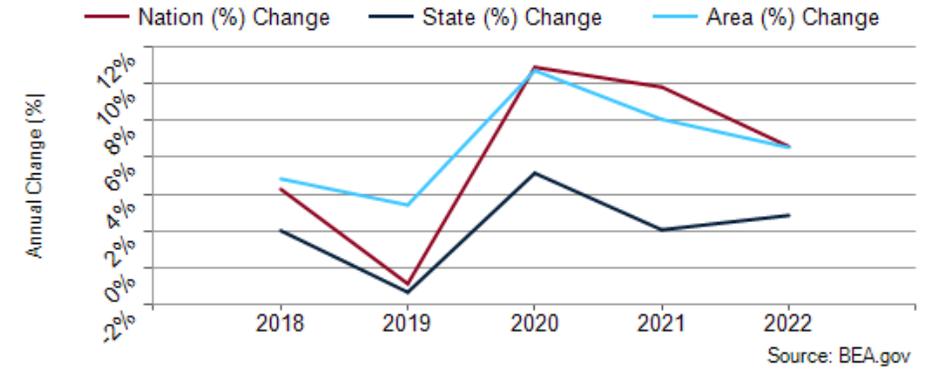
Major Industries by Employee Count



Largest Employers

Southeast Health	2,322
Dothan City & Houston County Schools	2,240
Flowers Hospital	1,316
City of Dothan	1,082
Wayne Farms, LLC	1,020
Southern Nuclear (Farley)	950
Michelin North America Inc.	550
Great Southern Wood Preserving Inc.	500

Houston County GDP Trend



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Senior Associate
(334) 805-8938
michaelp@kw.com



03

Property Description

- Property Features
- Additional Map
- Property Images

PROPERTY FEATURES

BUILDING SF	2,195
LAND SF	118,483
LAND ACRES	2.72
YEAR BUILT	2022
# OF PARCELS	2
ZONING TYPE	B3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TRAFFIC COUNTS	12,001



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The UPS Store



Elijah & Vaughn, DMD, PC



DOTHAN ENDODONTIC ASSOCIATES



REV. BOB JONES BOYHOOD HOME



FLOWERS CHAPEL RD

Forever Wild Trails



HIGHLANDS ELEMENTARY SCHOOL



SERVICE STATION COMING SOON



PETERMAN



DAVID & CHERIE



HONEYSUCKLE CHILDCARE & PRESCHOOL



EMMANUEL CHRISTIAN SCHOOL



SUBJECT PROPERTY

5167 S BRANNON ST RD
DOOTHAN, AL

84

231

84

12

231

52

5

DOOTHAN

S BRANNON ST RD

FORTNER ST

TRAWICK RD

HONEYSUCKLE

STONE ESTA

RTJ Golf Trail Highland Oaks

Westgate Park



Your
Business
Here

5807

DRIVE
THRU
ORDER HERE





605


**Highlands
Elementary School**

FLOWER

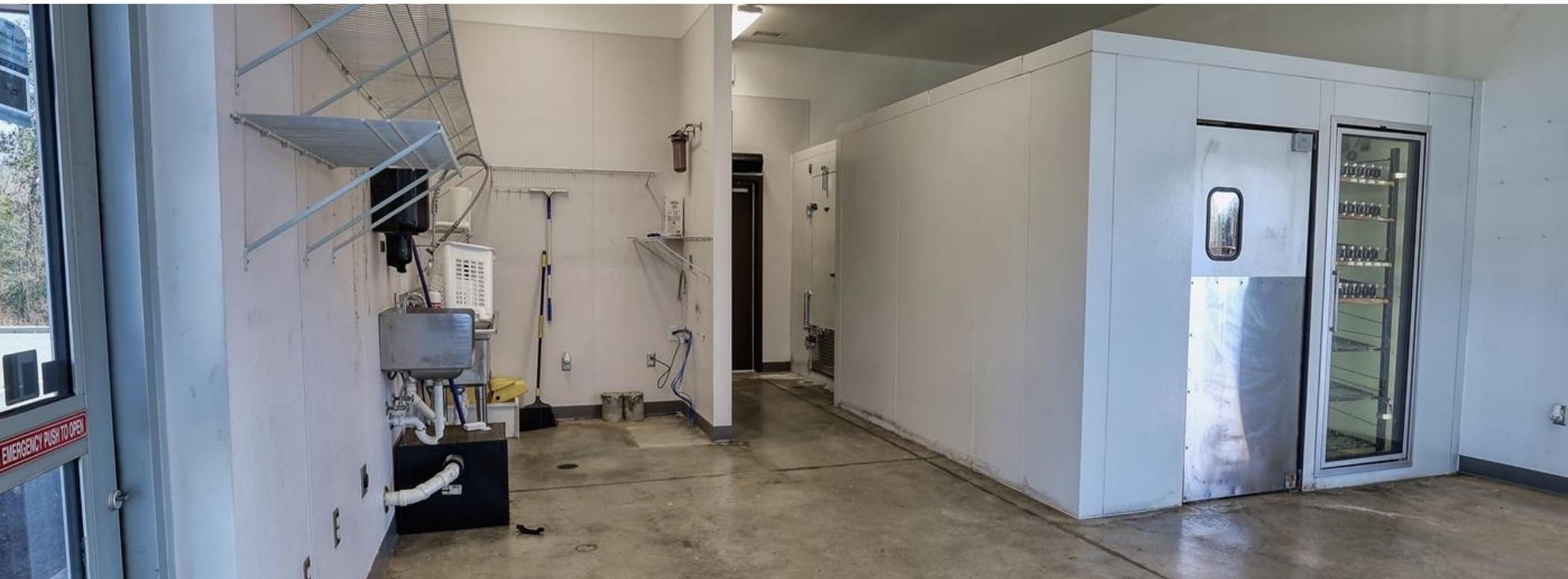
S BRANNON STAND RD













04

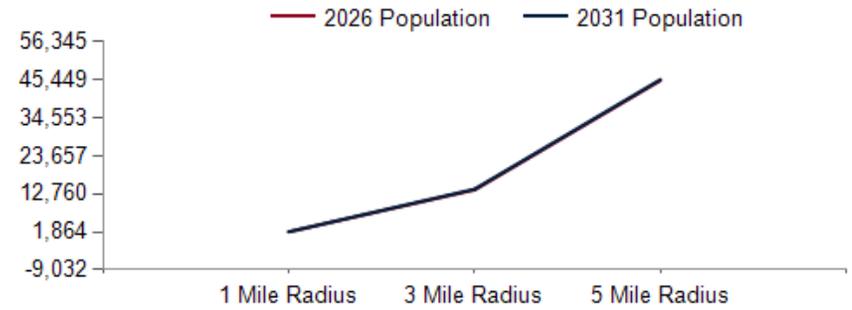
Demographics

General Demographics

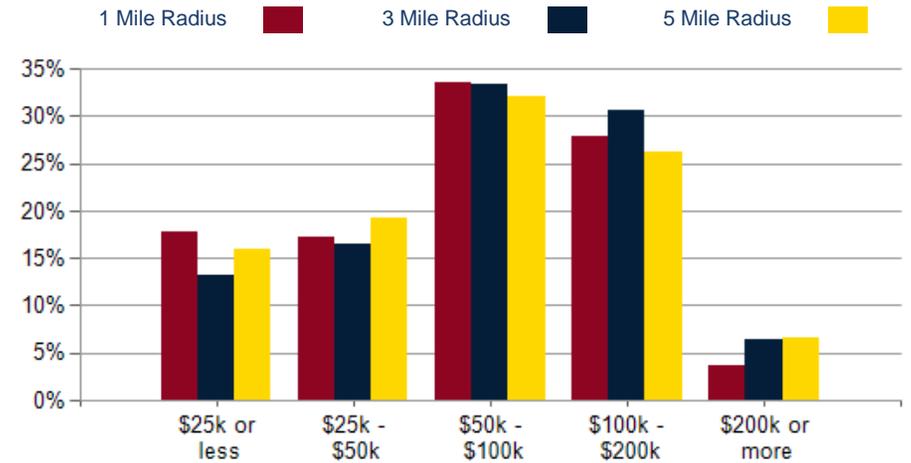
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,395	8,266	34,121
2010 Population	1,702	11,109	40,577
2026 Population	1,864	13,900	45,199
2031 Population	1,895	14,097	45,449
2026 African American	181	1,802	8,275
2026 American Indian	4	50	199
2026 Asian	19	275	812
2026 Hispanic	103	759	2,523
2026 Other Race	41	333	1,142
2026 White	1,514	10,612	31,959
2026 Multiracial	102	815	2,779
2026-2031: Population: Growth Rate	1.65%	1.40%	0.55%

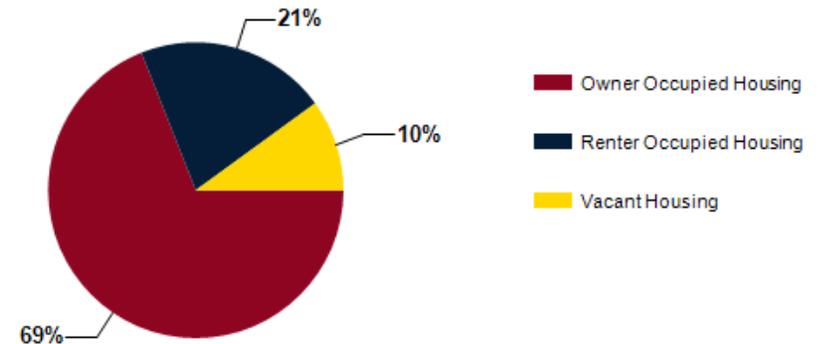
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	52	381	1,453
\$15,000-\$24,999	73	363	1,611
\$25,000-\$34,999	36	339	1,477
\$35,000-\$49,999	85	599	2,246
\$50,000-\$74,999	132	1,019	3,352
\$75,000-\$99,999	103	869	2,838
\$100,000-\$149,999	160	1,339	3,793
\$150,000-\$199,999	35	393	1,248
\$200,000 or greater	25	362	1,275
Median HH Income	\$69,779	\$77,853	\$70,851
Average HH Income	\$82,980	\$97,146	\$93,385



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

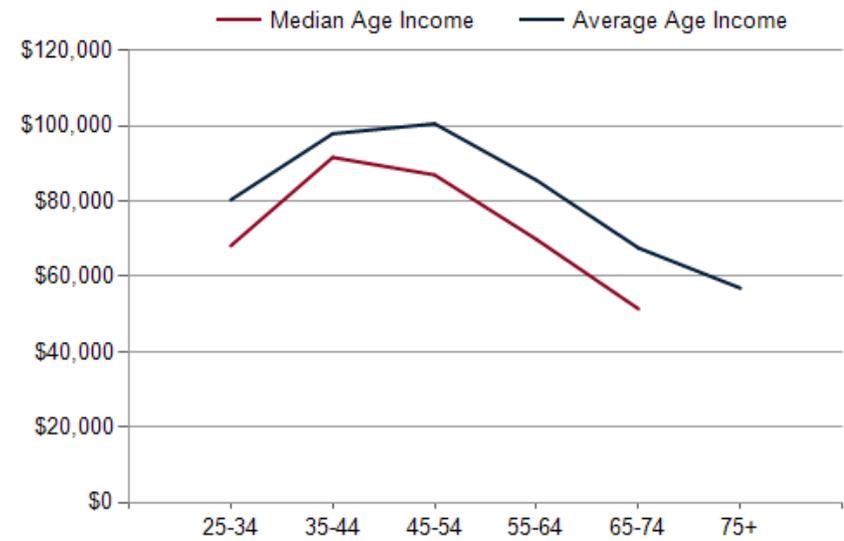
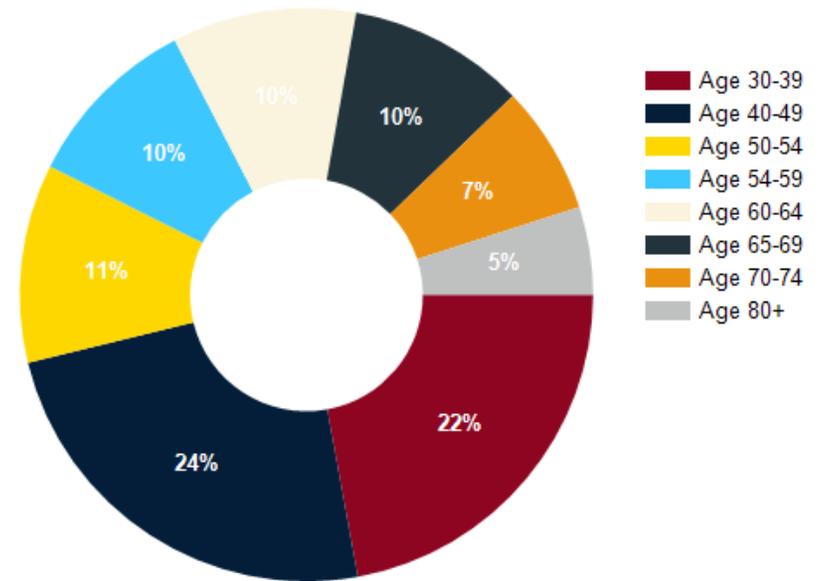


Michael Prange
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michaelporange@kw.com

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	108	833	2,790
2026 Population Age 35-39	133	923	2,799
2026 Population Age 40-44	131	954	2,975
2026 Population Age 45-49	131	856	2,733
2026 Population Age 50-54	122	886	2,889
2026 Population Age 55-59	109	827	2,666
2026 Population Age 60-64	113	847	2,811
2026 Population Age 65-69	109	875	2,817
2026 Population Age 70-74	79	672	2,350
2026 Population Age 75-79	54	533	1,823
2026 Population Age 80-84	34	366	1,213
2026 Population Age 85+	25	269	1,087
2026 Population Age 18+	1,439	10,786	35,453
2026 Median Age	39	41	41
2031 Median Age	41	42	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,137	\$77,837	\$73,498
Average Household Income 25-34	\$80,349	\$93,358	\$89,815
Median Household Income 35-44	\$91,621	\$99,142	\$85,058
Average Household Income 35-44	\$97,908	\$113,544	\$108,284
Median Household Income 45-54	\$86,969	\$101,161	\$89,253
Average Household Income 45-54	\$100,562	\$117,854	\$113,429
Median Household Income 55-64	\$69,829	\$84,048	\$77,096
Average Household Income 55-64	\$85,546	\$104,698	\$100,807
Median Household Income 65-74	\$51,394	\$64,472	\$60,472
Average Household Income 65-74	\$67,572	\$86,285	\$85,290
Average Household Income 75+	\$56,897	\$70,378	\$67,920

Population By Age



Michael Prange
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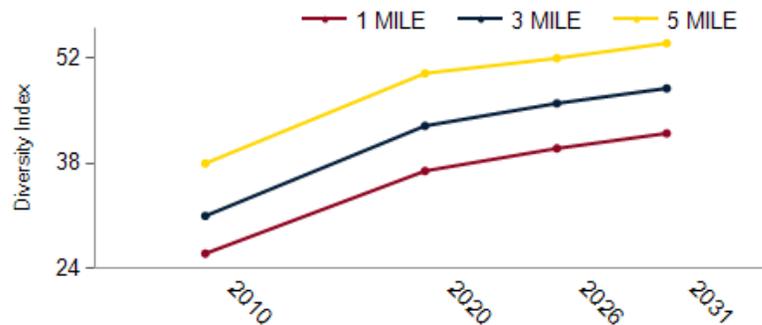
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	42	48	54
Diversity Index (current year)	40	46	52
Diversity Index (2020)	37	43	50
Diversity Index (2010)	26	31	38

POPULATION BY RACE



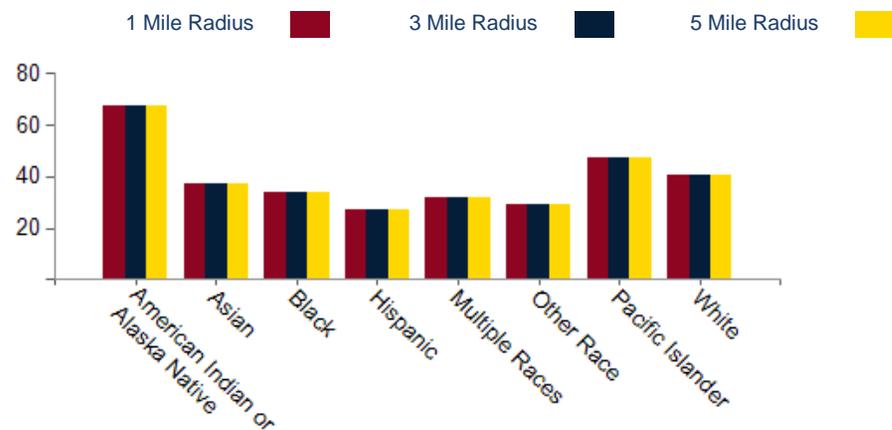
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	12%	17%
American Indian	0%	0%	0%
Asian	1%	2%	2%
Hispanic	5%	5%	5%
Multiracial	5%	6%	6%
Other Race	2%	2%	2%
White	77%	72%	67%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	68	41	37
Median Asian Age	38	35	37
Median Black Age	34	33	33
Median Hispanic Age	27	25	28
Median Multiple Races Age	32	29	28
Median Other Race Age	29	28	29
Median Pacific Islander Age	48	48	47
Median White Age	40	44	46

2026 MEDIAN AGE BY RACE



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05 Company Profile

Advisor Profile



Michael Prange
Senior Associate

Michael Prange, currently licensed in Alabama, has amassed a decade-long career in the Outer Boroughs of New York City, overseeing sophisticated lease and sales transactions totaling over \$200 million either independently or through collaborative development efforts. He is presently spearheading Keller Williams' commercial division in Southeast Alabama.

During his tenure, Michael received mentorship from two of Queens and Brooklyn's most accomplished brokers, paving the way for his most notable achievement: exclusively representing the former personal attorney of Donald Trump on a residential development project valued at over \$300 million. Michael took great pride in representing this esteemed attorney, who had close ties to the future President of the United States.

On this site in Greenpoint on the Brooklyn waterfront, Michael strategically secured HBO's hit show BOARDWALK EMPIRE and CBS's ELEMENTARY as commercial tenants, leasing over 100,000 square feet to sustain the property's value until optimal development conditions emerged for the planned twin residential towers exceeding one million square feet. Despite laying groundwork for a billion-dollar joint venture, unforeseen family obligations necessitated Michael's departure from New York City.

Michael has successfully executed several notable transactions:

- Facilitated a 20-year lease agreement totaling 30,000 square feet of office space at Long Island City's Lion Match building on behalf of Steinway Child and Family Services. The anchor ground floor tenant, HSBC, ensured the lease's total value exceeded \$16.5 million.
- Represented Prince of Peace Enterprises in the relocation from Long Island City to a one-story, 100,000 square-foot distribution facility in New Jersey. The property was acquired for \$9 million.
- Acted as the buyer's agent in the acquisition of a 100,000 square-foot warehouse in Queens, negotiating a purchase price of \$15.7 million.
- Brokered the sale of a 23,000 square-foot industrial building in College Point. Representing the purchaser, ATJ Electric, in a complex user/investor transaction involving IDA financing, the sale was successfully concluded at \$3.9 million.

Michael Prange is a graduate of Florida State University, where he completed programs in Creative Writing and Business Communication. Before transitioning to a career in commercial real estate, he co-founded Rattlesnake Productions alongside his college associates. In 1999, they financed a comprehensive global expedition to produce underwater documentaries and freelance travel shows across diverse locations such as Vietnam, Cambodia, Thailand, Malaysia, and Alaska. Their expeditions included filming underwater caves, historic shipwrecks, sharks, and engaging former Khmer Rouge soldiers as guides through jungles to capture footage of rare wildlife like tigers and supposedly extinct species such as the Black Rhino. Documenting erupting volcanoes and frozen glacier lakes, this ambitious journey profoundly influenced Michael's determination to embrace life's challenges.

Separately, Michael achieved acclaim when his third film, SOUNDFACTORY, premiered at Cannes in 2003. Subsequently, he relocated from Los Angeles to New York City to embark on his business career.

Currently, Michael is leveraging his blend of business acumen and artistic vision to innovate commercial real estate marketing practices. Recognizing the parallel between pro-forma projections that highlight unrealized value in commercial assets and the transformative potential of film to exponentially increase property exposure, Michael aims to revolutionize industry approaches. By showcasing the untapped potential of properties, he aims to create substantial value and attract investors to new opportunities.



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney.

Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable law.

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