

FOR SALE

0 Ross Clark Cir, Dothan, AL 36301



Development Land

This ±23.8-acre mixed-use development opportunity is located near the signalized intersection of Hwy. 84 E and Ross Clark Circle and benefits from access along AL-52, allowing for multiple access points and exposure to 3 major traffic corridors. The conceptual site plan illustrates the flexibility of the property, including opportunities for multifamily development, large-format retail user, retail and office buildings, medical-oriented uses and several separately developable outparcels fronting high-traffic roadways. The site is directly across the street from the Southeast Health campus. SE Health serves an estimated 10,000 employees, patients and visitors daily and is beginning a \$70 million expansion, driving sustained demand for medical, retail, dining and residential-supportive uses. With limited remaining developable land in this fast-growing corridor and MUD4 zoning (Mixed-Use District) allowing for an expedited approval and permitting process, the property is well positioned for phased development or mixed-use projects supporting surrounding commercial and medical activity.

OFFERING SUMMARY

SALE PRICE	\$2,450,000
ACREAGE	±23.8
ZONING	MUD4

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
5 MILES	55,906	\$64,323
15 MILES	128,096	\$75,999
30 MILES	256,556	\$77,058

[MIXED-USE CONCEPTUAL SITE PLAN](#)

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📍 **NAI TALCOR**
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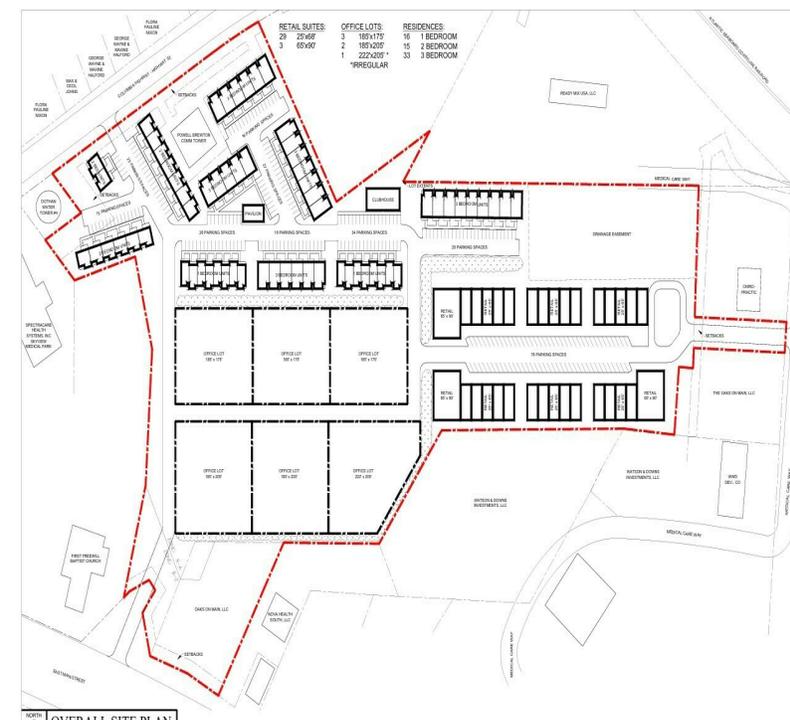
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PROPERTY HIGHLIGHTS

- ±23.8 acres of mixed-use development land
- Located near signalized intersection at E Main Street (US Hwy 84) and Ross Clark Circle (Dothan Bypass)
- Traffic Signals planned for N. Haven Dr/E. Main St and Kelley Dr/Ross Clark Cir
- Multiple points of access from 3 major roadways
- Conceptual site plan illustrates flexibility for multifamily, big-box retail, retail and office buildings and medical-oriented uses
- Several separately developable outparcels with strong frontage and visibility
- Across from Southeast Health campus serving an estimated 10,000 employees, patients and visitors daily
- \$70 million expansion underway at Southeast Health, driving long-term demand
- Surrounded by national retailers, restaurants and medical office users with additional growth planned including new 7Brew Coffee and Freddy's underway on Ross Clark Cir
- Near the newly completed 90,000 SF Amazon distribution facility located on Kelley Drive
- Limited remaining developable land in this high-growth medical and retail corridor
- MUD4 zoning allows for streamlined development approvals and permitting
- Well suited for phased development, individual outparcel sales or mixed-use projects supporting nearby commercial and medical uses
- 2024 AADT Hwy 84 E: 18,751 VPD
- 2024 AADT Ross Clark Cir: 29,468 VPD



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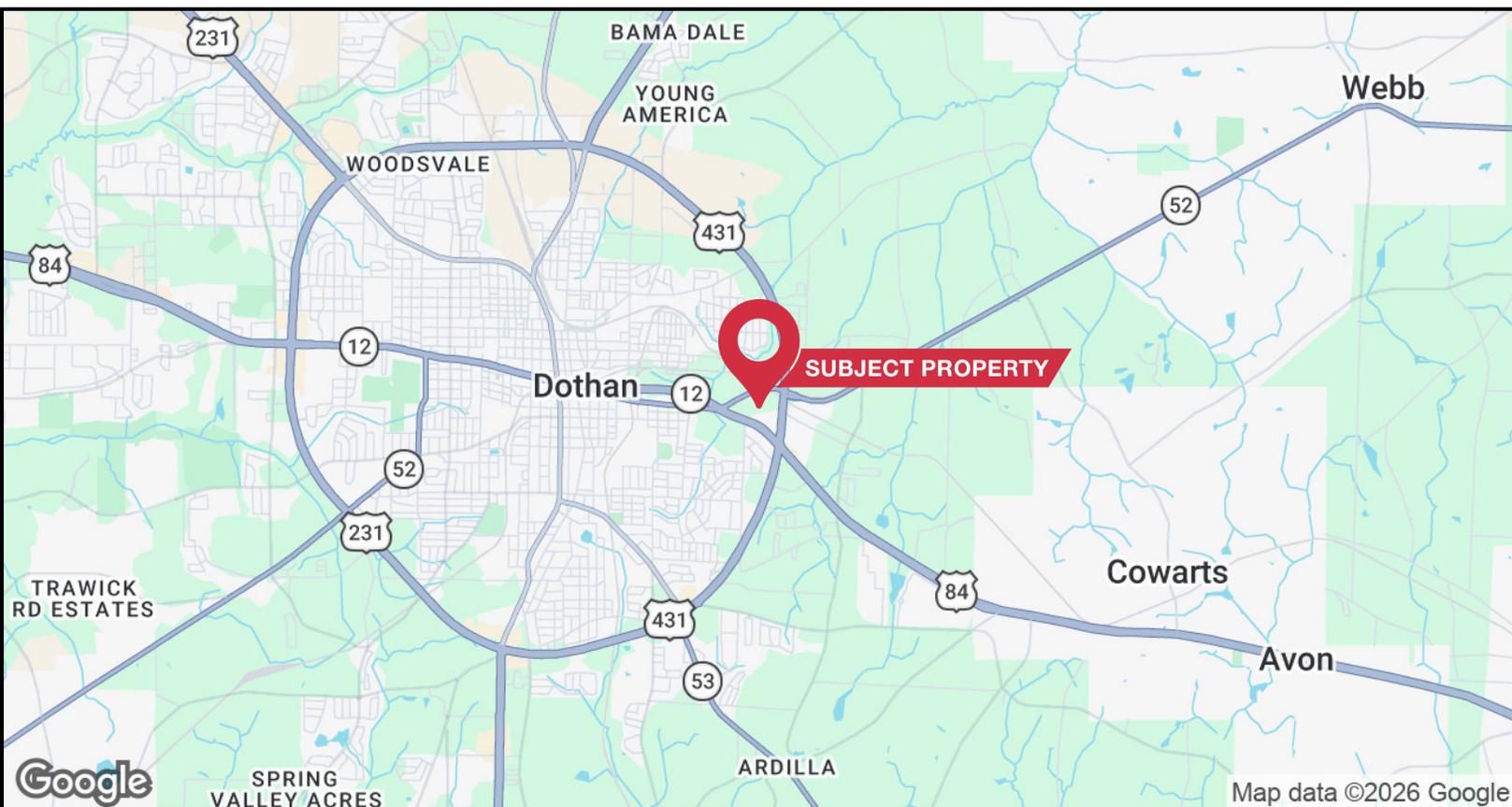
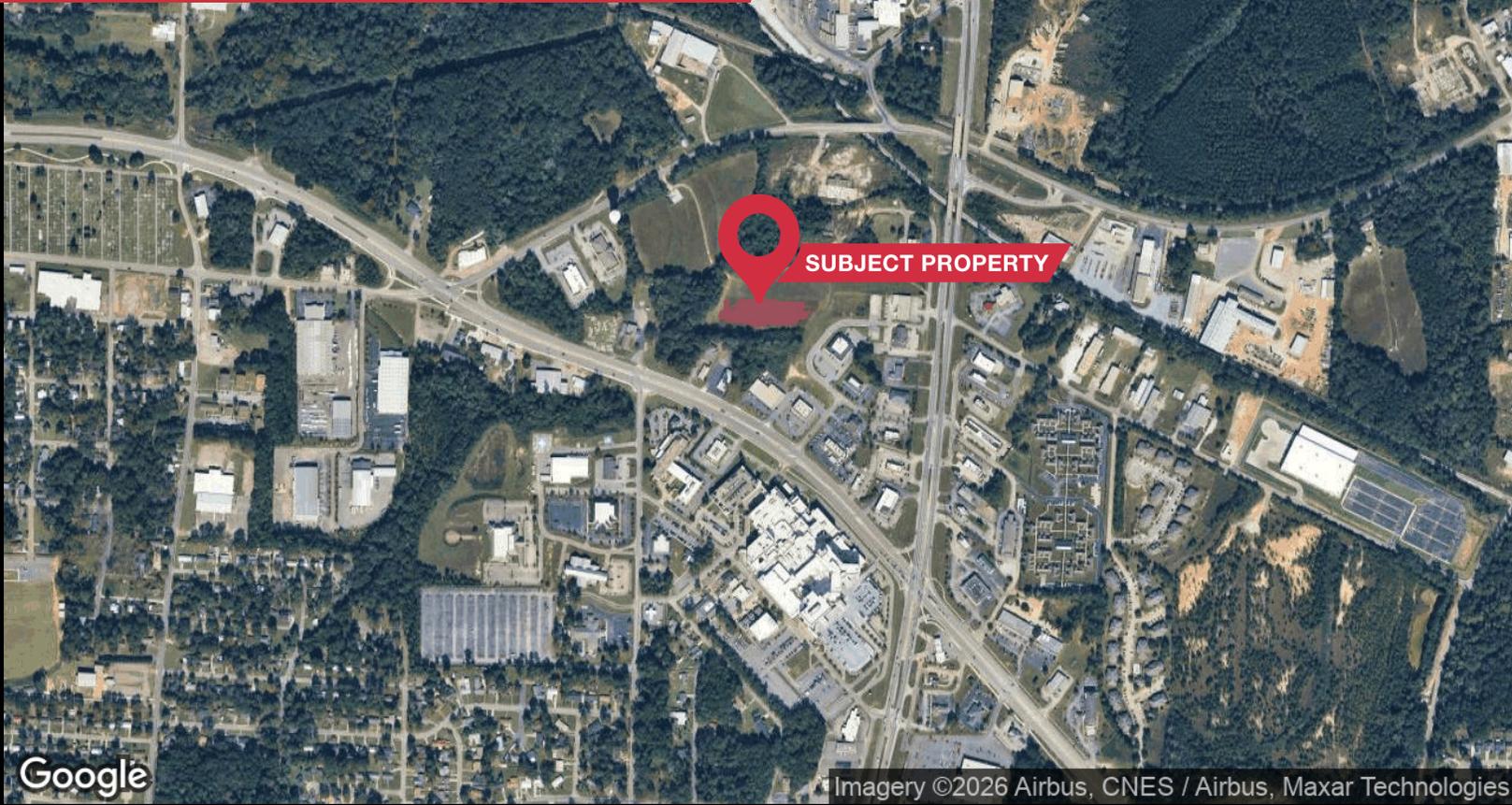
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LOCATION MAPS

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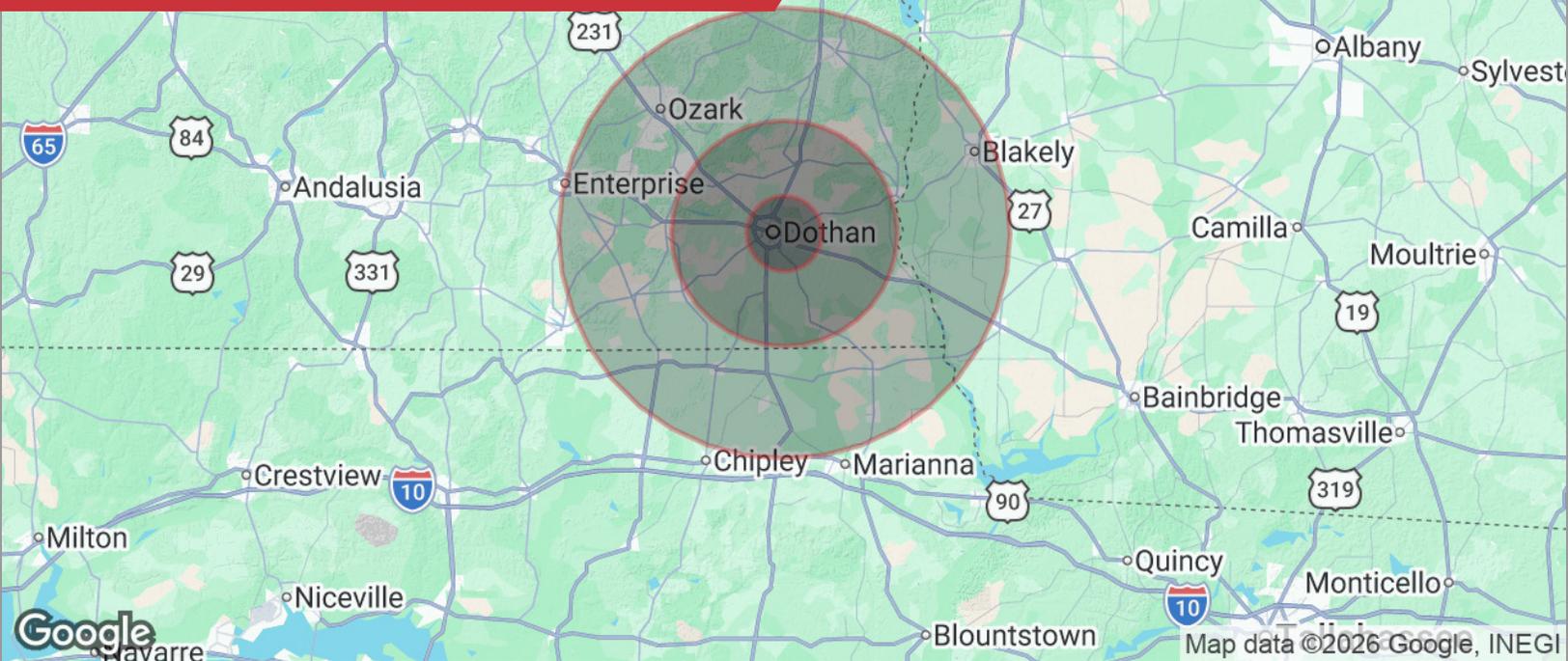
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DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	55,906	128,096	256,556
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	42	43	42
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	23,672	53,113	103,540
# of persons per HH	2.4	2.4	2.5
Average HH income	\$64,323	\$75,999	\$77,058
Average house value	\$188,819	\$213,304	\$202,222

* Demographic data derived from 2020 ACS - US Census

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