

FOR SALE

Hwy 231 S, Dothan, AL 36301



Land | 1.24 and 0.7 Acres

Lot #1: 1.24-acres with 152' frontage on Hwy. 231 S situated between Hardees and the entrance to Fieldcrest Apartments.

Lot #2: 0.7-acres, just off Hwy. 231 S situated behind Misky Peruvian Latin Restaurant and Clarion Inn & Suites with access from Hwy. 231, Hodgesville Road and Ross Clark Circle.

- Located just off major retail trade area on Ross Clark Circle, which encircles the City of Dothan
- 1/2 mile to Walmart with 205.8K monthly visitors
- Near Southview Shopping Center, Patricia Bowling Lanes, Ollie's, Roses, Clarion Inn & Suites, Hardees, Main Street Family Care, McDonald's, Dunkin Donuts, CarMart, & more.
- 13 miles to the Florida state line leading to Pandhandle Beaches
- Dothan's retail sector is thriving, with total sales per capita more than double the state and national averages

OFFERING SUMMARY	
SALE PRICE (1.24 AC)	\$545,000
SALE PRICE (0.7 AC)	\$199,000
ZONING	B-2

Demographics	3 Miles	10 Miles	15 Miles
Total Population:	29,966	103,119	128,840
Average HH Income:	\$60,241	\$75,009	\$75,936

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✉ **Kenny Whatley**
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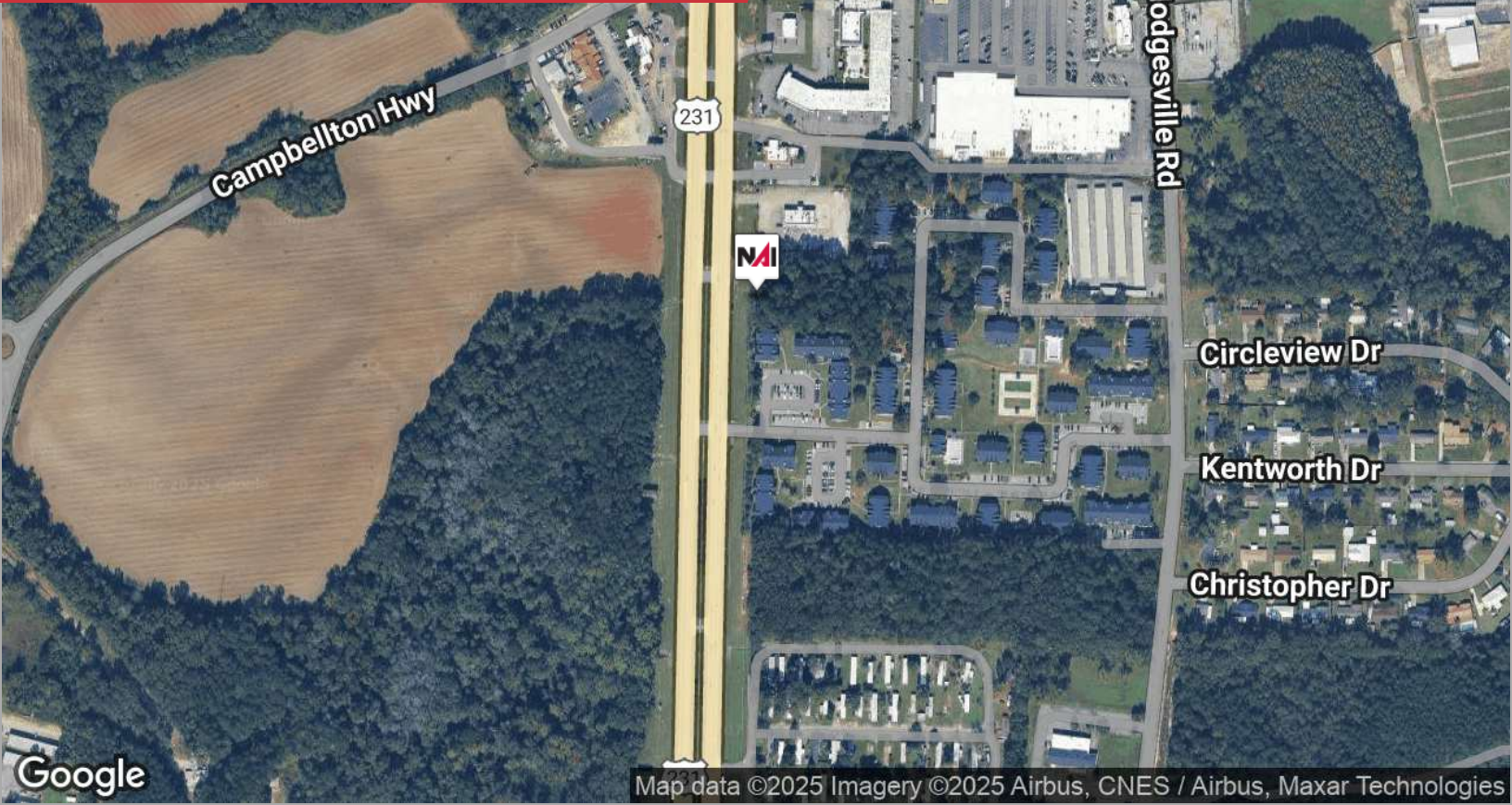
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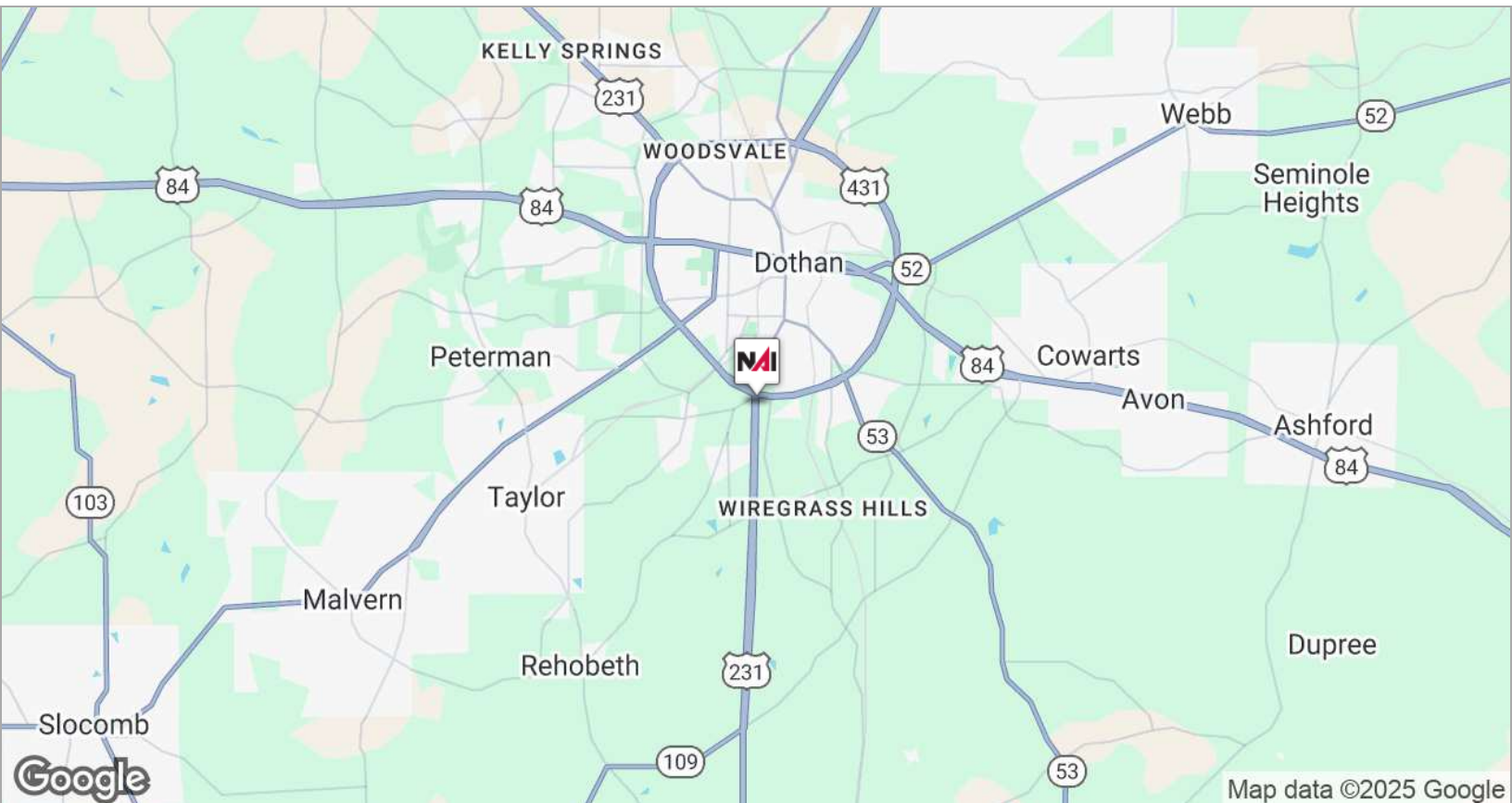
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LOCATION MAPS

Hwy 231 S, Dothan, AL 36301



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2025 Google

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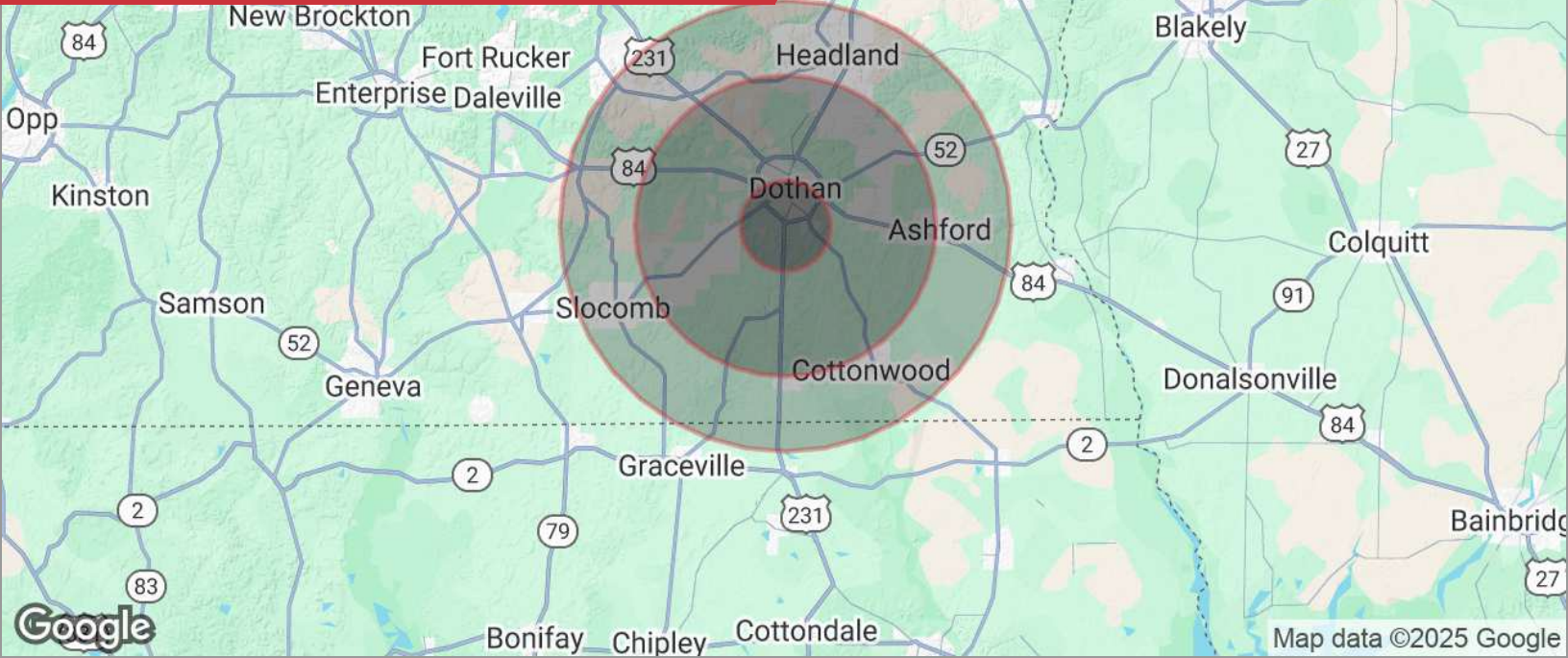
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DEMOGRAPHICS

Hwy 231 S, Dothan, AL 36301



DEMOGRAPHICS

POPULATION	3 MILES	10 MILES	15 MILES
Total population	29,966	103,119	128,840
Median age	40	41	41
Median age (male)	38	40	40
Median age (Female)	42	42	43
HOUSEHOLDS & INCOME	3 MILES	10 MILES	15 MILES
Total households	12,537	42,893	53,329
# of persons per HH	2.4	2.4	2.4
Average HH income	\$60,241	\$75,009	\$75,936
Average house value	\$176,579	\$214,454	\$213,888

* Demographic data derived from 2020 ACS - US Census

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