



About Dothan, Alabama

What Sets Dothan Apart

Dothan is one of the region's most progressive cities. The community offers a mild winter climate, affordable housing, low property taxes and a wide variety of products and services that includes health care, education, shopping, and cultural entertainment. Located a few short miles from the state lines of Florida and Georgia, the area embraces the best that life has to offer, providing its residents not only modern conveniences and amenities of much larger cities but also retains the charm and friendliness of the South. More than just a place to build a better life, Dothan has built-in advantages that also make it better for business: strategic location, easy access, strong work ethic, trained workforce, sound, and diversified economy, first-rate educational institutions and a pro-business tax structure.

History of Dothan

In the late 1700s and 1800s, horse and ox-drawn covered wagons from Charleston, Savannah, and Jacksonville, creaked and groaned across the south as pioneer families searched for a place to build new homes and to start a new life. Those pioneers who passed through the vast pine forests in the southeast corner of the territory that was to later become the state of Alabama would often stop at a spring known as Poplar Head, where they would camp for a while and rest. Most of those early travelers believed that the sandy soil which nurtured the thick pine forests would not be suitable for farming, so they moved on.

Poplar Head, named for the poplar trees that encircled the glade where the cool water or "head" (as springs were often called) welled from the earth, was where ancient Indian trails met, crossed, and then continued on. The glade where the spring was located was often used by Indians from the various tribes of the Creek Confederacy as a meeting place and as a campground. In the 1830s a fort existed on the Barber Plantation, 10 or 12 miles east of Poplar Head, where the settlers from the surrounding town and hamlets could go when they felt threatened by the Indians. By 1840 the Indian wars in Alabama were over and the fort soon disappeared.

By 1885, the hamlet had grown into a village. The new settlers realized that if the community's growth was to be sustained they needed a governing body and local law enforcement. On November 10, 1885, the people of Poplar Head voted to incorporate and took as the new town's name the name of Dothan.

Estimated Daytime Population

Dothan, AL

Dothan Population, 2019 estimate Census Bureau	68,941	http://www.census.gov/quickfacts/table/PST045215/0121184,00
Transient Shoppers	93,070	The 2017 Dothan per capita retail sales was \$30,748 as compared to the 2017 statewide and nationwide estimates of \$13,076 and \$15,277. Assuming the ratios remain, this indicates that Dothan has 2.35 times as many shoppers spending money in Dothan, or that the residents spend 2.35 times the state average. The assumption is the first is true. With a residency of 68,941 the estimated inflow of transient shoppers is 93,070 (68,941 X 1.35)
Daily Worker Inflow	17,193	http://onthemap.ces.census.gov/ 2017 value. It is assumed that the inflow workers are also shoppers and are not counted twice.
Estimated Daytime Population	162,011	

Dothan Per Capita Consumer Spending compared with Houston County, State of Alabama and the United States

2017 Economic Census							
	Population	Retail Sales	Retail Sales per Capita	Healthcare/Social Services	Healthcare/Social Services Per Capita	Accommodation & Food Service	Accommodation & Food Service Per Capita
U.S.	325,719,178	\$4,976,023,828,000	\$15,277	\$2,527,903,275,000	\$7,761	\$938,237,077,000	\$2,881
Alabama	4,874,747	\$63,740,433,000	\$13,076	\$31,328,872,000	\$6,427	\$10,527,776,000	\$2,160
Houston County	104,378	\$2,218,890,000	\$21,258	\$1,180,048,000	\$11,306	\$280,247,000	\$2,685
Dothan	68,217	\$2,097,515,000	\$30,748	\$1,175,524,000	\$17,232	\$273,918,000	\$4,015

Dothan sales per capita are more than twice the State and National averages
in most categories

Dothan Residential Market Snapshot – January 2021

source: *Southeast Alabama Association of REALTORS*

DEMAND



7%

Sales Up YOY

SUPPLY



-51%

Inventory Down YOY

PRICE



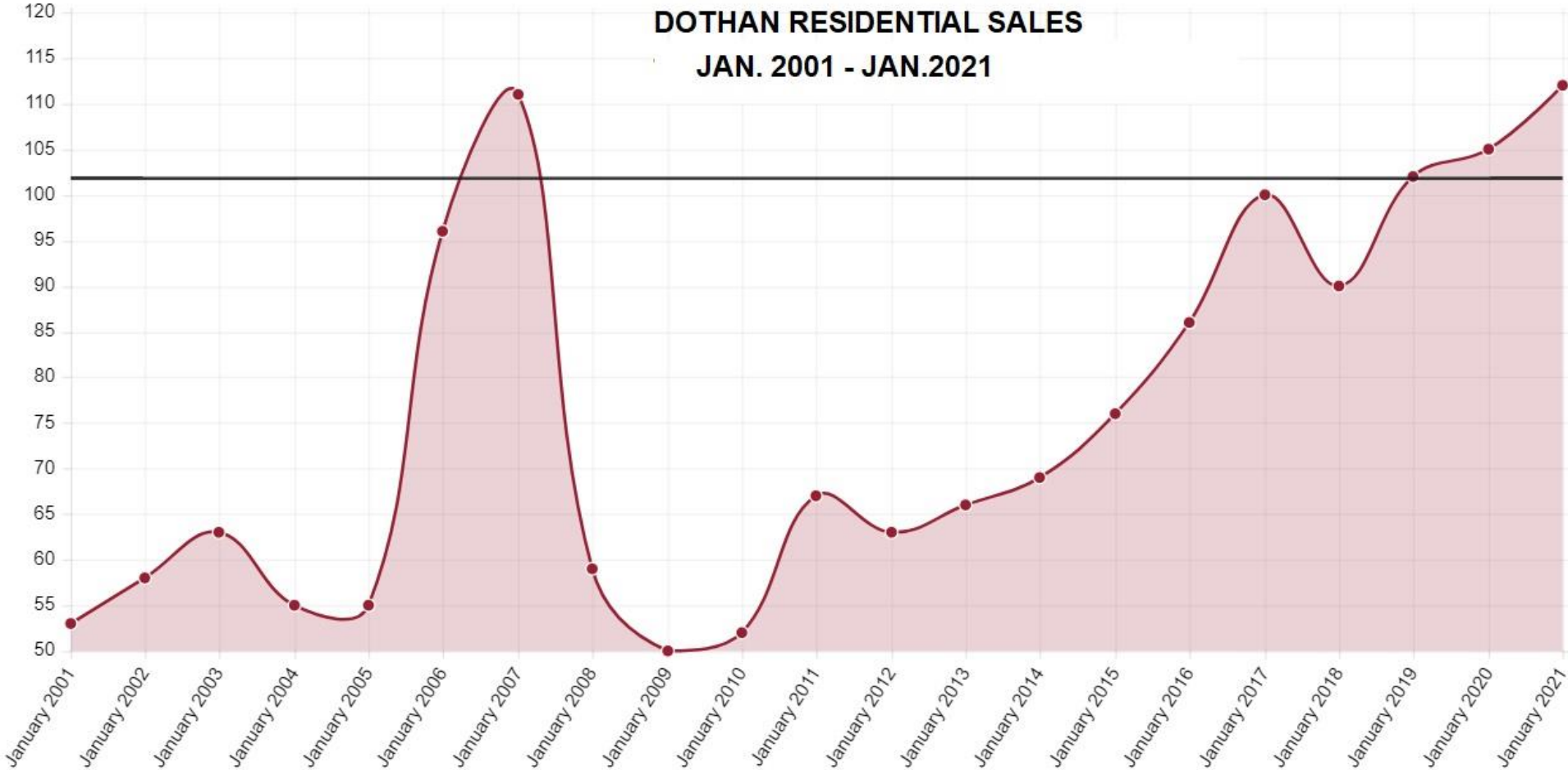
18%

Median Sales Price Up YOY

YOY = % change of current period versus same period last year

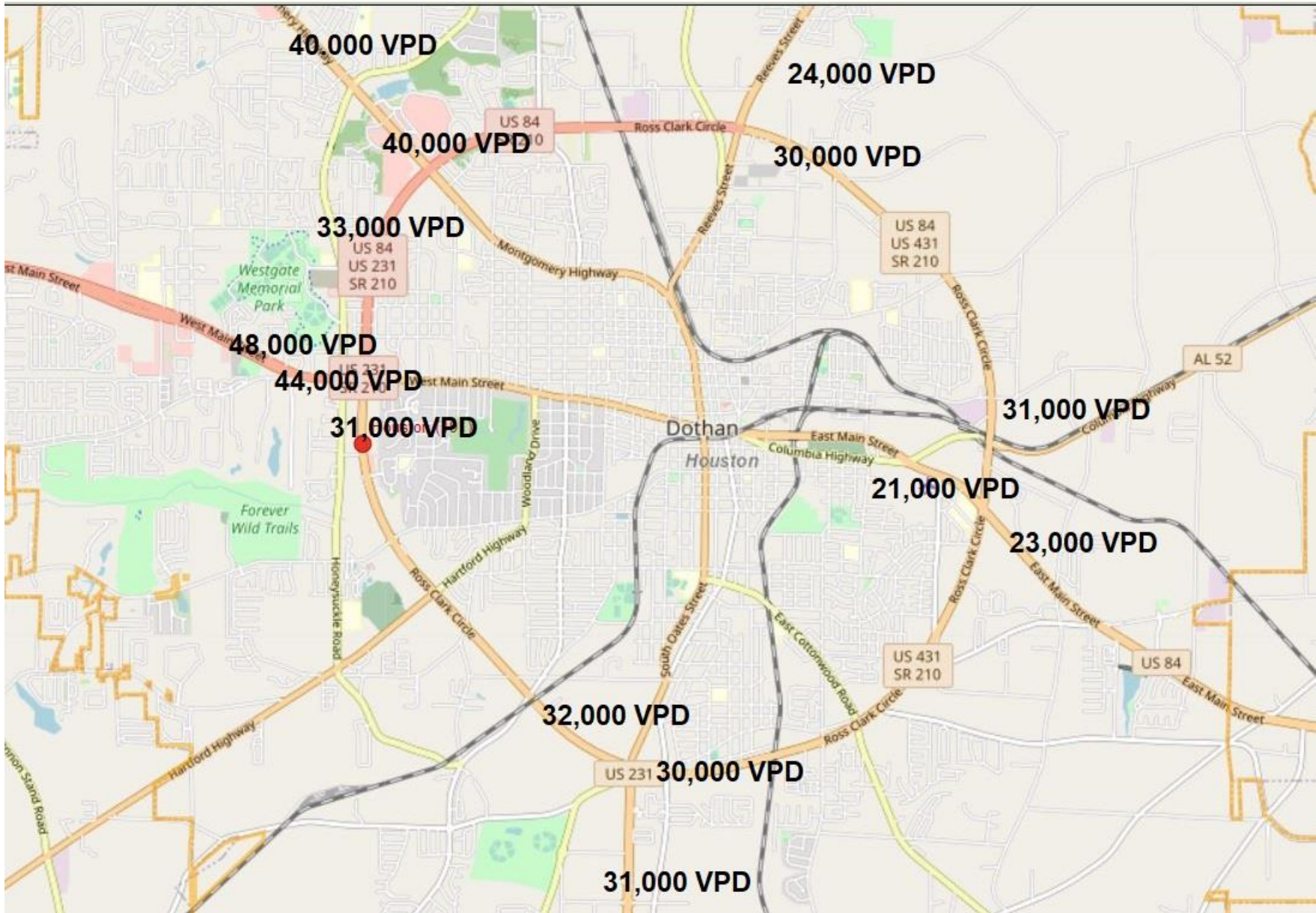
Source: ACRE at University of Alabama

DOTHAN RESIDENTIAL SALES JAN. 2001 - JAN. 2021



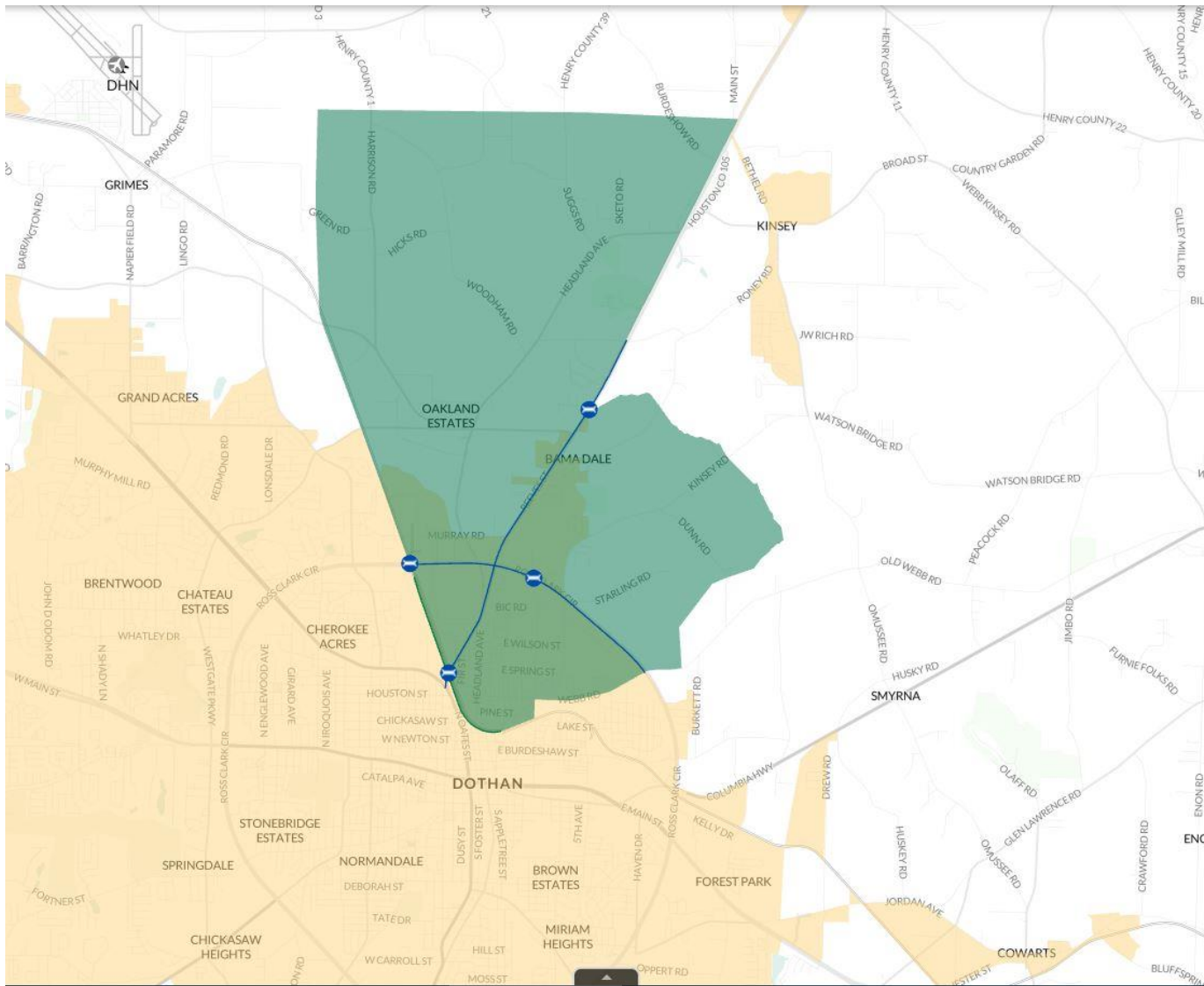
Source: ACRE at University of Alabama

DOTHAN, AL 2019 TRAFFIC COUNTS



Source: Alabama Department of Transportation

Dothan-Houston County Opportunity Zone



Source: Office of Federal Register

Top Cities for Doctors by City Size

Our study segments cities into different sizes based on population, listing the top 10 small (population under 150,000), midsize (population of 150,000-500,000), and large (greater than 500,000 population) cities for doctors.

Best Cities for Doctors			
	Small Cities <150K	Midsize Cities 150K-500K	Big Cities 500K+
01	Dothan, AL	Janesville, WI	McAllen, TX
02	Rome, GA	Terre Haute, IN	Indianapolis, IN
03	Beckley, WV	Albany, GA	Akron, OH
04	Fond du Lac, WI	Killeen, TX	Palm Bay, FL
05	Danville, IL	Gainesville, GA	Dayton, OH
06	Sierra Vista, AZ	Bangor, ME	Syracuse, NY
07	Lawton, OK	Flint, MI	Augusta, GA
08	Jackson, TN	Charleston, WV	Cleveland, OH
09	Lewiston, ME	Pensacola, FL	Cincinnati, OH
10	New Bern, NC	Asheville, NC	Lexington, KY

Dothan #5 in Best Places for Military Families to Retire

Houston, TX (April 9, 2019) – Dothan, AL, has been selected as a top retirement destination by Where to Retire, the only magazine in America geared toward helping people with retirement relocation decisions. Dothan is profiled in a feature titled “8 Veteran-Friendly Cities” in the May/June 2019 issue, available nationwide now.

Where to Retire Editor Annette Fuller said these eight cities are attractive to military personnel and their families. “They go the extra mile to make retired veterans feel at home,” Fuller said. “In addition to military installations, the cities boast numerous amenities that are attractive to all retirees, including civilians. Dothan has a rich military history and plentiful outdoor options. Plus, Alabama doesn’t tax military retirement pay.”



Population Growth from 2010-2019

- .MSA* - 149,432
- .City of Dothan - 68,522
- .Houston County – 108,106
- .Henry County - 17,133
- .Geneva County - 26,417
- .MSA - 3%
- .City of Dothan - 5%
- .Houston County - 4%

Combined counties population within a 50-mile radius (2020) - 441, 948

*The Dothan Metropolitan Statistical Area (MSA) is defined as Houston, Henry and Geneva counties. *Source: U.S. Census Bureau's 2019 Census Estimates (www.census.gov)*

Helpful Links

<https://www.dothan.com/ForeignTradeZone/>

<https://www.dothan.com/LocalandStateResources/>

<https://www.dothan.com/Transportation/>

<https://www.dothan.com/DothanAreaEconomy/>

<https://www.dothan.com/>

<https://www.dothan.com/HealthCare/>

<https://www.flydothan.com/>

<https://www.census.gov/quickfacts/fact/table/dothancityalabama/POP060210>

<https://www.dothan.com/demographics>

<https://visitdothan.com/>

<https://visitdothan.com/visitors-guide/>

<https://www.dothan.org/>

<file:///C:/Users/kwhat/OneDrive/Documents/WDDO/Dothan%20Welcome%20Guide.pdf>

<https://www.dothan.org/DocumentCenter/View/4780/Where-To-Retire-Article?bidId=>

Why Alabama?

Rich with history and full of excitement and innovation. We in Alabama are celebrating both our past and our future. We have a geography that spans all different sorts—one of the most varied in the nation, in fact. From mountains and valleys to beaches and riverbanks, there's a wealth of natural beauty on display when you need to get away.

Offering the perfect combination of leisure and convenience, living here can feel more like vacation than everyday life. Feeling adventurous? Go on a morning hike or spend the day at a golf course, all without venturing too far from home. Nationally-renowned health centers and doctors, sprawling universities, and an affordable housing market are just the icing on the red velvet cake. There's a reason why Alabama hospitality is legendary and our quality of life cannot be beaten.

Beyond beauty, our state offers thousands of available sites, a proven track record of success, and a pro-business attitude that allows us to develop custom incentive packages tailored to a company's individual needs. Consider us your toolbox to building a great business: we have the resources, atmosphere, workforce, and competitive advantages to cultivate growth and expansion in any field.

Stay connected to what's happening in Alabama now.

- Enter your email address to receive periodic updates on the evolution of business in Alabama.

Population & Major Metropolitan Areas

Alabama has 13 Metropolitan Statistical Areas that serve as home to prospering businesses, prestigious colleges and universities, nationally-renowned health centers and doctors, and an affordable housing market. There's a reason why Alabama hospitality is legendary and our quality of life cannot be beaten.

As the 23rd-most populous state in the U.S., we're proud that 20 million people from across the world visit our state every year. But our lifeblood is our citizens—a culturally diverse group that knows how to get the job done when it's time to work and enjoys life to the fullest when it's time to relax.

Anniston-Oxford-Jacksonville 117,296 Auburn-Opelika 147,257 Birmingham 1,136,650
Columbus GA-AL 310,531 Daphne-Fairhope-Foley 190,790 Decatur 154,233 Dothan 147,620
Florence-Muscle Shoals 146,988 Gadsden 104,392 Huntsville 430,734 Mobile 413,936
Montgomery 377,149 Tuscaloosa 233,389

Total State Population 4,822,023

Geography

Alabama boasts a geography that spans all different sorts—one of the most varied in the nation, in fact. From mountains and valleys to beaches and riverbanks, there's a wealth of natural beauty on display when you need to get away.

- Total Area – 52,424 square miles
- Highest point – 2,407 feet above sea level (Mt. Cheaha)
- 35,469 square miles of forest (71%)
- 1,776 square miles of water
- 53 miles of coastline
- 1,350 miles of navigable waterways
- Accessible minerals – limestone, salt, quartz, and iron ore

Accessibility

Alabama sits at the heart of the fastest growing region in the United States. Comprised by a network of thousands of roads, plentiful airports, inland waterways, and proximity to the 9th largest seaport in the U.S., Alabama is as easy to access as it is a choice for businesses.

- 6 Interstates – Totaling 1,126 miles
- 4 Class 1 Railroads totaling more than 2,500 miles of rail
- 90 Public Airports
- 19 U.S. Highways totaling 3,852.85 miles
- 9th largest deepwater seaport in U.S.—Port of Mobile
- 5 cargo airports

Alabama Research Capabilities Interactive Map

Companies and site selection consultants from around the world can quickly explore relevant research being conducted at Alabama universities and research organizations thanks to a new interactive map designed to catalog research capabilities in the state. Companies can use the tool to connect with researchers who could assist in product development, testing, and other functions. The map was developed by the Alabama Experimental Program to Stimulate Competitive Research, or Alabama EPSCoR.

Source: <https://www.madeinalabama.com/>

Alabama Among Top States for Economic Momentum

By [Alec Harvey](#) 4-20-21

Gov. Kay Ivey says the State Economic Momentum index shows "Alabama is on the right path for the future."

A Washington, D.C. publication has ranked Alabama No. 8 in its Index of State Economic Momentum for the first quarter of 2021.

State Policy Reports ranks states based on personal income growth, employment growth and population growth.

It's a sign that Alabama is recovering from the COVID-19 pandemic disruptions, Gov. Kay Ivey said.

"We've worked very hard over the past few years to strengthen the foundations of Alabama's economy by encouraging business growth and equipping our workers with the skills they need to succeed in the 21st-century workplace," Ivey said. "I believe this ranking shows that Alabama is on the right path for the future."

Idaho topped the economic momentum list, with 28 states exceeding the national average in the calculations. In the individual areas, Alabama ranked No. 13 in personal income growth, No. 7 in employment change and just below the national average in population growth.

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This listing contributes to a positive outlook for the future, said Greg Canfield, secretary of the Alabama Department of Commerce.

"The robust level of economic development activity recorded in spite of the challenges of the COVID-19 pandemic gives me optimism for the future," he said. "I'm confident that Alabama's economy is being re-energized for growth."

Source: Alec Harvey

Inside Dothan's Economic Momentum

By

Lori Chandler Pruitt July 19, 2019



The Joseph statue, at Millennium Park, tells the story of the town's incorporation in 1885.

Houston County is located in the southeast corner of the state in the heart of the Wiregrass region. The county seat is Dothan, a hub for retail and medical services that brings in thousands of people per day within a 100-mile radius including parts of Florida and Georgia.

Dothan has a diverse economy, although it has long been known as an agricultural mainstay. The county is no. 1 in peanut production in the state, and there are several other sectors that are active and growing — from food processing to tire production, motor freight, textiles and aviation.

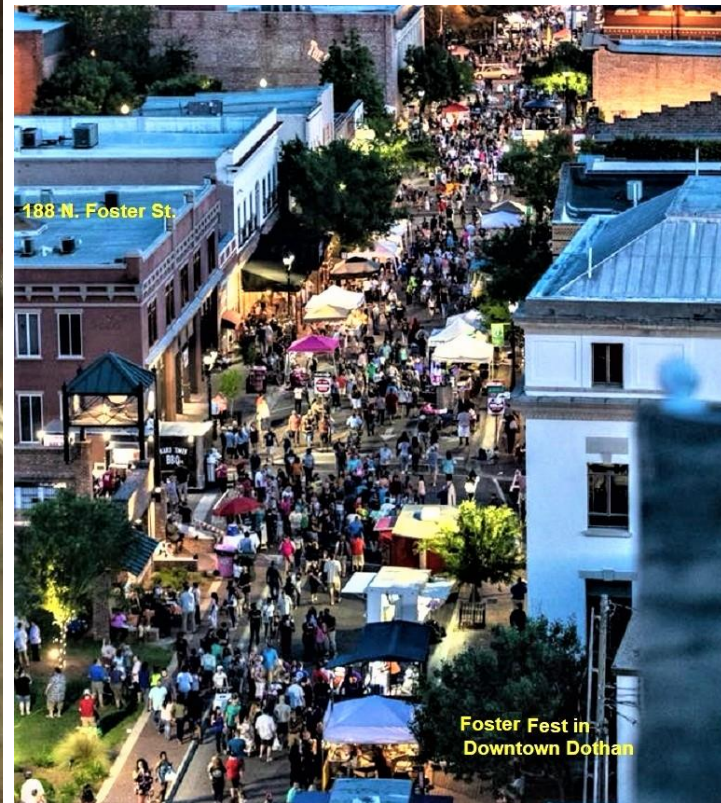
"All of our major industry sectors are on an uptick," says Matt Parker, president of the Dothan Area Chamber of Commerce. "Many of our up-and-coming sectors are expanding, too. There is a lot of good momentum here."

The chamber, which is celebrating its 100th year of operation this year, is the economic development agency for the city of Dothan, Houston County and the Wiregrass area.

Houston County soon will become a major hub for first responder training as well, with the opening this fall of a regional public safety training center. The county and city are partnering on it, as well as the Wiregrass Foundation. The non-profit foundation awards grants to several projects in the community.

Economic growth is a team effort in Houston County. The city of Dothan operates several business incubators to help launch new businesses; the chamber's Grow Dothan program is a partnership that helps raise money for economic development, and the Downtown Dothan Redevelopment Authority operates a retail incubator.

"We work with other counties and agencies on economic development and business growth," Parker says.



Foster Fest shown in both photos above. Dothan hosts a number of concerts, annual festivals and street fairs throughout the year.

Downtown is healthy and continues to grow, with all kinds of development, infrastructure improvements, pedestrian/bike trails and more. New tourism initiatives urge travelers to stop and enjoy what the city has to offer. Sports tourism is big here and continues to grow. Dothan just celebrated one of its residents, chef Kelsey Barnard Clark, who recently won on the "Top Chef" television competition. Clark owns a restaurant in the city.

Partnerships also are important in workforce development, as K-12 school systems work with colleges to provide students with more opportunities in career technical fields and dual enrollment, and in other projects around the county, from parks to new housing developments.

"We have great support in the city and county, and partnerships are very important for us," Parker says. The chamber works with Southeast Alabama Works and other workforce development agencies in a 10-county area.

Adding to a very strong higher education and medical sector is the Alabama College of Osteopathic Medicine, affiliated with Southeast Health and the Houston County Health Care Authority. The first class graduated May 2017, and the school is growing.

Source: Lori Chandler Pruitt is a freelance writer for Business Alabama. She lives in Birmingham.

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