

LARGE INDUSTRIAL PROPERTY FOR SALE IN DOTHAN, ALABAMA

Multiple Buildings on ±4.28 AC | 378 Eastland Road | Dothan, AL 36302



- Large ±4.28 AC commercial lot with several industrial buildings on site
- Main office / warehouse is ±19,250 SF, with ±1,700 SF of office space inside
- One ±850 SF garage with 6 roll-up doors
- One ±6,000 SF warehouse with roll-up doors
- Several small sheds and other covered areas
- For Sale: \$999,000

Large, bank-owned industrial property located on Eastland Road, just north of Columbia Highway (Highway 52) in Dothan, Alabama. Surrounded by other industrial, office / warehouse, and distribution users. The site includes 1 office/warehouse building, 2 warehouses, one open utility building, and multiple other sheds and covered areas. The improvements consist of a gross ±28,350 square feet of building area (combination of all buildings). The buildings are steel framed structures with metal exteriors, with reinforced concrete slab foundations, and metal roof coverings.



Although LA Homes has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.



SUMMARY INFORMATION

Building Sizes:

Bldg1: ±19,250 SF
±1,700 office
±17,550 warehouse

Bldg2: ±2,250 SF

Bldg3: ±6,000 SF

Bldg4: ±850 SF

Lot Size: ±186,436 SF / ±4.28 AC

Terms: For Sale,

For Sale: **\$999,999**

DOTHAN MARKET OVERVIEW

Dothan is a city in - and the county seat of - Houston County, Alabama. It has a population of 71,072 at the 2020 census, making it Alabama's eighth-largest city by population and the 5th largest in Alabama by total area. It is near the state's southeastern corner, about 20 miles west of Georgia and 16 miles north of Florida. The city is the main transportation and commercial hub for a significant part of southeastern Alabama, southwest Georgia, and nearby portions of the Florida Panhandle.

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 include 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. Dothan has built-in advantages that also make it better for business: strategic location, easy access, a trained workforce, a diversified economy, first-rate educational institutions, and a pro-business tax structure.

Dothan has a diverse economy. Agriculture is the largest industry, though retail sales and restaurants have experienced a rapid growth in recent years. Peanut production remains a mainstay of the agricultural sector, but cotton is gaining in importance.

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Structure	Type	Total Size	Office Size	Warehouse Size	Roll-Up Doors
1	Main Bldg	±19,250 SF	±1,700 SF	±17,550 SF	2
	Notes:	Office/Warehouse building, consisting of a gross ±19,250 SF of building area. Painted sheetrock in the office area with exposed steel framed walls in the warehouse. Reinforced concrete slab, metal roof & walls. Built in 1987.			
2	Open	±2,250 SF	--	--	--
	Notes:	Utility building with concrete slab and metal roof, and no exterior walls.			
3	Warehouse	±6,000 SF	--	±6,000 SF	2
	Notes:	Warehouse building with reinforced concrete slab, metal roof and walls, and 6 roll-up doors. Constructed in 1987.			
4	Garage	±850 SF	--	±850 SF	6
	Notes:	Warehouse building with reinforced concrete slab, metal roof and walls, and 6 roll-up doors.			

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Building 1



Building 3



Building 4

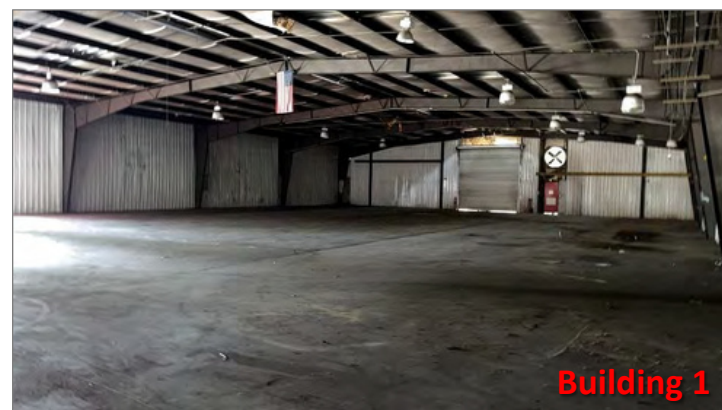
Additional Exterior & Interior Photos



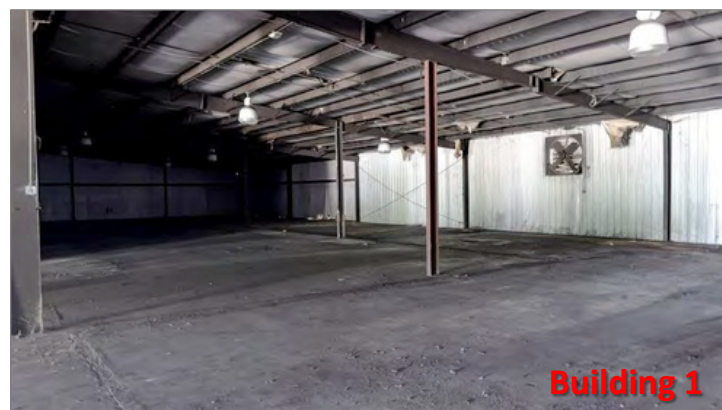
Building 1



Building 1



Building 1



Building 1



Building 3



Building 2



Small Sheds



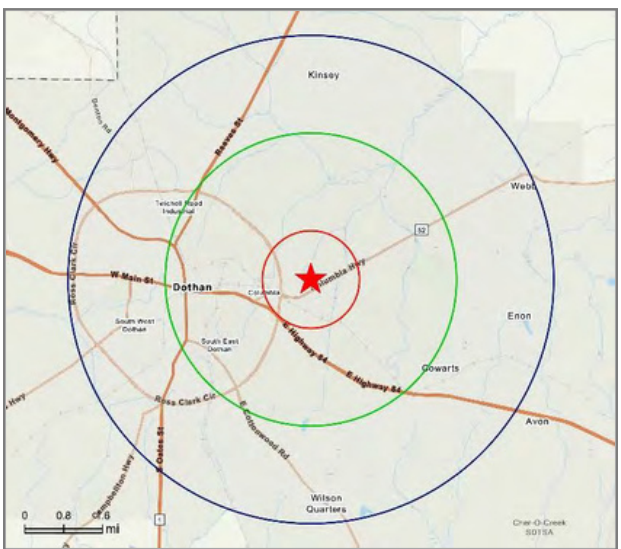
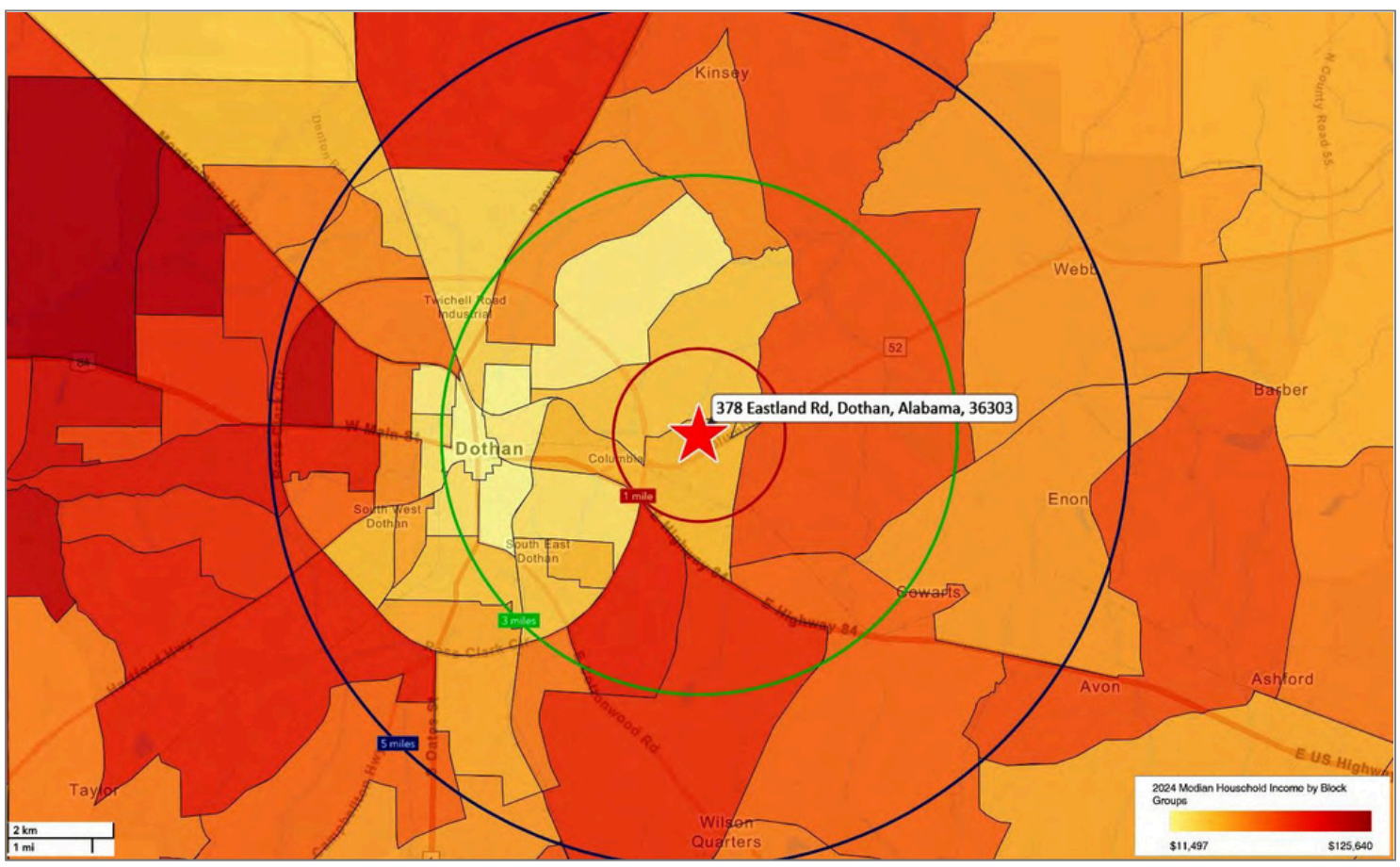
Yard Area





2024 Median Household Income Heat Map and Demographics

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2024 Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,0999	19,595	46,809
Median Age	41.0	39.2	39.5
Largest Median Age Group	25-34	35-44	25-34
Total Daytime Population	3,184	32,961	61,513

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	519	8,149	19,896
Average Household Size	2.02	2.34	2.32
Average Household Income	\$72,766	\$60,441	\$70,463

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	44.6%	42.2%	47.3%
Renter Occupied Houses	48.0%	46.0%	41.1%
Average House Value	\$182,631	\$194,437	\$220,766

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