

# OFFERING MEMORANDUM

## ENGLISH VILLAGE – 3753 & 3763 ROSS CLARK CIRCLE

3753 Ross Clark Circle, Dothan, AL 36303



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# Executive Summary

Sale Price

\$2,825,000

## Offering Summary

Cap Rate:	7.6%
NOI:	\$214,632
Building 1:	14,000 SF
Building 2:	6,000 SF
Acres:	1.79 Acres

## Property Highlights

- Two-building retail asset totaling 20,000 SF located along Ross Clark Circle
- 100% occupied with four tenants, including State Farm, Veterans Affairs Clinic, Mexican restaurant, and escape room
- Built-in contractual rent increases provide organic NOI growth and future upside potential
- Building 1 was built in 2001; Building 2 in 1975
- Positioned along Ross Clark Circle (US-84) with strong visibility, accessibility, and traffic counts exceeding 26,000 VPD
- Dothan serves as a regional hub for Southeast Alabama, drawing consumers from surrounding Georgia and Florida markets
- Market serves as regional hub for healthcare, logistics, and professional services, supporting long-term retail demand
- Five-mile average household income approaching \$80K with continued projected growth
- Over 66,000 people live within 5 miles of the subject property, but Dothan draws shoppers from a much larger regional area



## Property Description

English Village & 3763 Ross Clark Circle is a stabilized multi-tenant retail investment totaling approximately 20,000 SF along Ross Clark Circle (US-84), one of Dothan’s primary commercial corridors. The property is 100% occupied by a diversified mix of medical, restaurant, insurance, and experiential tenants, anchored by the VA – Dothan Clinic, providing stable cash flow and daily consumer traffic. The asset produces a stabilized NOI of approximately \$214,632 and benefits from built-in contractual rent increases that support organic income growth and future upside potential.

Positioned along a corridor with traffic counts exceeding 26,000 VPD, the property benefits from strong visibility, accessibility, and a regional draw extending into Georgia and Florida. Dothan serves as a regional hub for healthcare, logistics, and professional services, supporting long-term retail demand. Favorable demographics include over 66,000 residents within five miles and average household incomes approaching \$80,000 with continued projected growth, making the property an attractive combination of in-place yield and long-term stability.

# Dothan MSA



#1

Agricultural & Peanut Processing Hub in the U.S  
Known as "The Peanut Capital of the World"



#2

Regional Medical & Healthcare Center



#4

Education & Workforce Training Center



#5

Regional Aviation Gateway

## Key Economic Strengths of Dothan, Alabama

Strategically positioned in Southeast Alabama, Dothan stands as the region's leading commercial and healthcare hub, anchoring a dynamic tri-state market that serves more than 500,000 residents across Alabama, Georgia, and Florida. Proudly recognized as "The Peanut Capital of the World," Dothan has grown from its agricultural roots into a thriving and diversified economy fueled by healthcare, logistics, education, and manufacturing. Its location along major U.S. Highways 84, 231, and 431—just minutes from Interstate 10 and within reach of the Port of Panama City—positions Dothan as a critical distribution corridor for goods moving throughout the Southeast. Enhanced by the capabilities of Dothan Regional Airport, the city continues to strengthen its role as a vital logistics and service hub for the tri-state region.

Dothan's consistent growth is supported by a strong workforce, expanding infrastructure, and major institutional anchors. Southeast Health and Flowers Hospital are among the region's largest employers, providing advanced medical services and attracting skilled professionals from surrounding counties. Educational institutions such as Troy University—Dothan Campus and Wallace Community College play a key role in developing a trained and adaptable labor pool tailored to the needs of local industries. With its low operating costs, pro-business climate, and steady demand across retail, healthcare, and logistics sectors, Dothan presents a compelling opportunity for investors seeking a stable, high-performing market with long-term growth potential.



# Drone Photo



# Building 1 (3753 Ross Clark Cir)



# Building 2 (3763 Ross Clark Cir)



# Drone Photo



# Drone Photo



# Building 1 (3753 Ross Clark Cir)



# Building 2 (3763 Ross Clark Cir)



# Retailer Map



# Rent Roll



Suite	Tenant Name	SQ. FT.	% Of GLA	Lease Start	Lease End	Annual Rent	Rent PSF	Estimated Recapture	PSF Recapture
1/2	El Torito	5,500	27.5%	04/01/2011	12/31/2027	\$60,492	\$11.00	\$0	-
3/4/5B	Veterans Affairs Clinic	7,500	37.5%	04/17/2014	04/16/2027	\$182,650	\$24.35	\$0	-
5A	State Farm	1,000	5.0%	04/01/2025	03/31/2027	\$16,800	\$16.80	\$0	-
1/3	Escape Dothan	6,000	30.0%	12/01/2018	MTM	\$42,600	\$7.10	\$0	-
<b>Totals/Averages</b>		<b>20,000</b>				<b>\$302,542</b>	<b>\$15.13</b>	<b>\$0</b>	
<b>Occupied</b>		20,000				\$302,542		\$0	
<b>Vacant</b>		0				\$0		\$0	

Note: Escape Dothan occupies Suites 1 and 3, and a bookstore occupies Suite 2. The owner of Escape Dothan pays the rent for all three suites.

# Net Operating Income



## Income Summary

Gross Scheduled Income	\$302,542
Other Income	-
Total Scheduled Income	\$302,542
Vacancy Cost	\$0
<b>Gross Income</b>	<b>\$302,542</b>

## Expense Summary

Property Taxes	\$9,439
Insurance	\$5,488
Electricity (VA)	\$16,238
Electricity (State Farm)	\$2,414
Water/Sewer (All Tenants)	\$5,645
Trash	\$1,433
Landscaping	\$6,675
Pest Control	\$1,020
Janitorial (VA Monthly Cleaning & Biannual Stripping/Waxing)	\$24,480
Maintenance and Repairs (\$500/Month)	\$6,000
Management (3%)	\$9,076
<b>Gross Expenses</b>	<b>\$87,909</b>

<b>Net Operating Income</b>	<b>\$214,632</b>
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# Lease Abstract



## El Torito Mexican Restaurant (Suites 1 & 2)

<b>Square Feet:</b>	5,500 SF
<b>Lease Start Date:</b>	04/01/2011
<b>Lease Expiration Date:</b>	12/31/2027
<b>Annual Base Rent:</b>	\$60,492

### Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
01/01/2025-12/31/2025	\$54,996	\$10.00
01/01/2026-12/31/2026	\$60,492	\$11.00
01/01/2027-12/31/2027	\$66,000	\$12.00

Tenant is responsible for base rent, all utilities (electricity, gas, water, trash removal, telephone, and other municipal services), interior maintenance, and maintaining general liability insurance naming Landlord as additional insured. Landlord is responsible for property taxes, building insurance, structural components of the building, roof, and maintenance of the paved access and parking areas.

## VA - Dothan Clinic (Suites 3/4/5B)

<b>Square Feet:</b>	7,500 SF
<b>Lease Start Date:</b>	04/17/2014
<b>Lease Expiration Date:</b>	04/16/2027
<b>Annual Base Rent:</b>	\$182,650

### Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/17/2024-04/16/2025	\$174,763	\$23.30
04/17/2025-04/16/2026	\$180,400	\$24.05
04/17/2026-04/16/2027	\$186,038	\$24.81

Landlord is responsible for the maintenance and operation of the premises, including janitorial services, cleaning supplies and equipment, trash removal, pest control, landscaping, snow removal, maintenance and testing of building systems, repairs, repainting, floor and carpet replacement, and general upkeep of common and occupied areas as required under the lease. The landlord also maintains building systems to provide reliable operation and must complete required repairs and replacements at its expense.

# Lease Abstract



## State Farm (Suite 5A)

Square Feet:	1,000 SF
Lease Start Date:	04/01/2025
Lease Expiration Date:	03/31/2027
Annual Base Rent:	\$16,800

### Rent Schedule

Term	Annual Base Rent	Rent Per SF/YR
04/01/2026-03/31/2027	\$16,800	\$16.80

Tenant is responsible for base rent, telephone and other personal service expenses, and interior maintenance and repairs, including maintenance of electrical, plumbing, heating, and air conditioning systems (with ordinary fixture and plumbing repairs capped at \$300 per occurrence, with amounts above that requiring mutual agreement). Tenant also maintains general liability insurance as required under the lease. Landlord is responsible for furnishing water and electricity, maintaining the roof and exterior walls of the building, and performing structural repairs as necessary during the lease term.

## Escape Dothan (Suites 1/2/3)

Square Feet:	6,000 SF
Lease Start Date:	12/01/2018
Lease Expiration Date:	MTM
Annual Base Rent:	\$42,600 (Current)

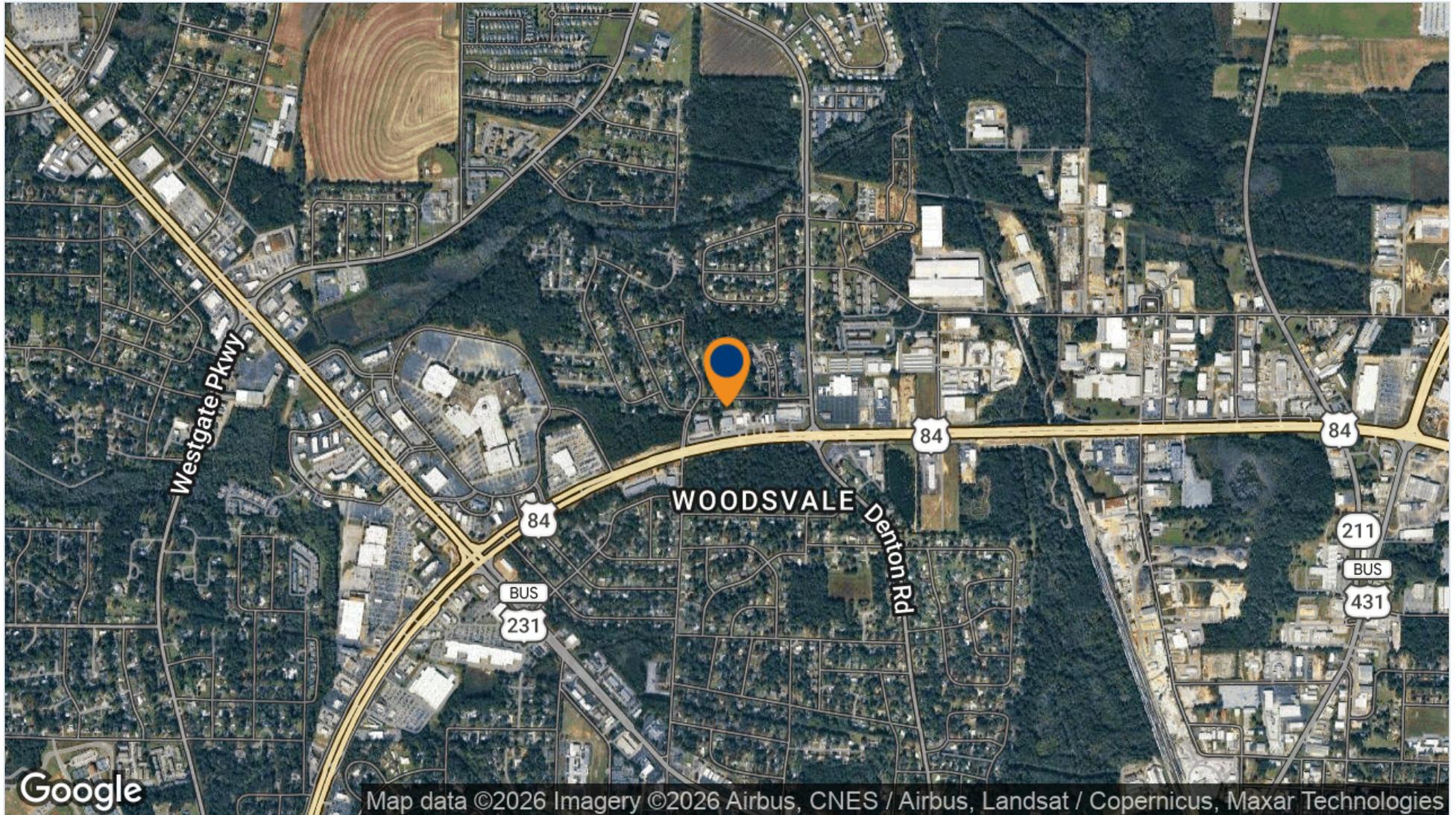
Tenant is responsible for base rent and all utilities serving the premises, including electricity, gas, water, trash removal, telephone, and other municipal services, as well as interior maintenance and repairs, including electrical, plumbing, and HVAC systems (excluding the HVAC compressor). Tenant maintains liability insurance naming Landlord as additional insured and is responsible for routine interior upkeep. Landlord is responsible for structural repairs, roof and exterior walls, paved access and parking areas, and plumbing supply lines serving the building.

Note: Tenant's lease expired on 01/31/2025 and they are currently occupying the premises on a month-to-month basis. Landlord has elected to temporarily maintain the current rent of \$42,600 annually to support tenant operations.

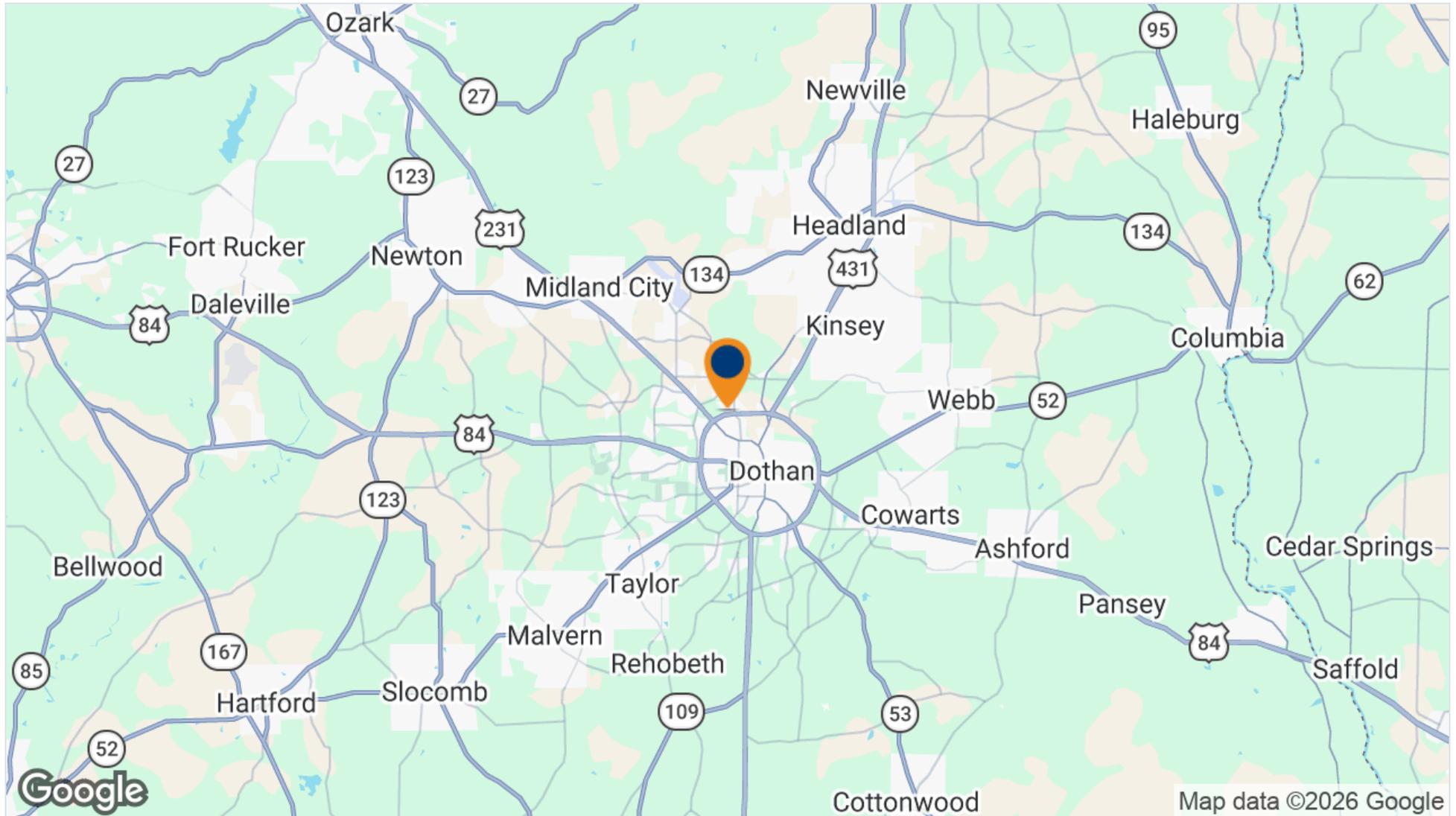
# Parcel Map



# Aerial Map

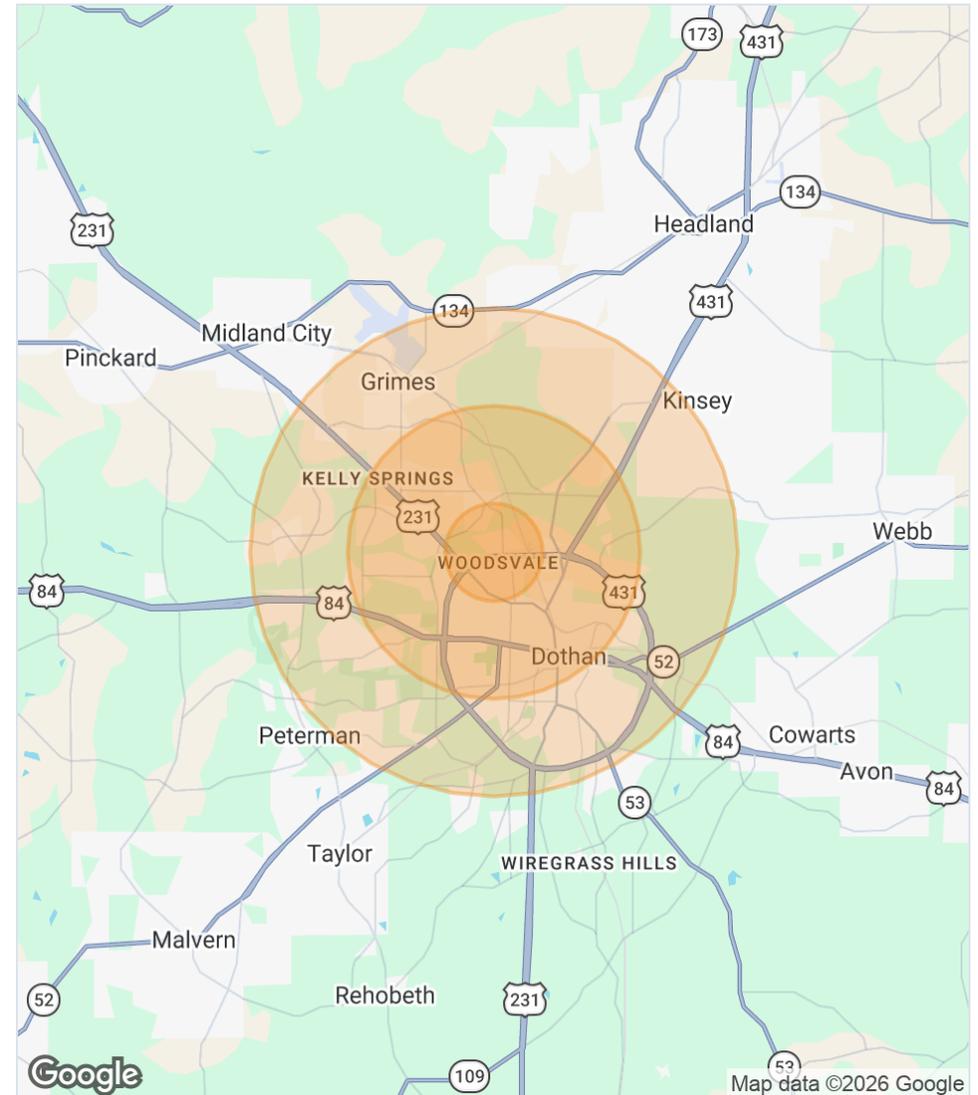


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2020 Population</b>	3,685	27,553	64,432
<b>2024 Population</b>	3,875	27,974	66,443
<b>5 Year Projected</b>	3,896	28,361	68,030
<b>Households</b>			
<b>2020 Households</b>	1,536	10,783	24,727
<b>2024 Households</b>	1,694	12,188	28,188
<b>5 Year Projected</b>	1,702	12,363	28,863
<b>Income</b>			
<b>2020 Average Household Income</b>	\$53,013	\$67,158	\$70,039
<b>2024 Average Household Income</b>	\$60,494	\$76,332	\$79,993
<b>5 Year Projected</b>	\$70,408	\$88,879	\$93,338



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# Advisor Biography Page



**Evan Bauman**

**Investment Sales | Associate**

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Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

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