

FOR SALE

2.5 AC | 3200 Block E. Main Dothan, AL 36303



3200 Block Hwy 84 E.

2.5 (+/-) Acres located on the corner of HWY 84 E. Main Street and Cat Way. Property is located 1.14 miles to SE Health, the largest employer in the region, and 1/4 mile to the AL College of Osteopathic Medicine (ACOM). High traffic area on US HWY 84 leading to town of Cowarts and city of Ashford nearby, traveling nurses and students, and Hidden Lake Primary School within 2 miles consisting of 460± students.

- 558' frontage on Hwy 84
- 200' frontage on Cat Way
- 1.1 miles to Ross Clark Circle
- 2022 AADT: 21,695 VPD
- Excellent visibility and access
- Suitable for retail, offices, restaurant, or medical

OFFERING SUMMARY

SALE PRICE	\$895,000
LOT SIZE	2.5 Acres
ZONING	MUD4

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	41,564	98,211	141,022
Average HH Income:	\$45,210	\$58,041	\$56,757

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

 **NAI TALCOR**
107 Hidden Glen Way
talcor.com

FOR SALE

3200 Block E. Main Dothan, AL 36303



✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

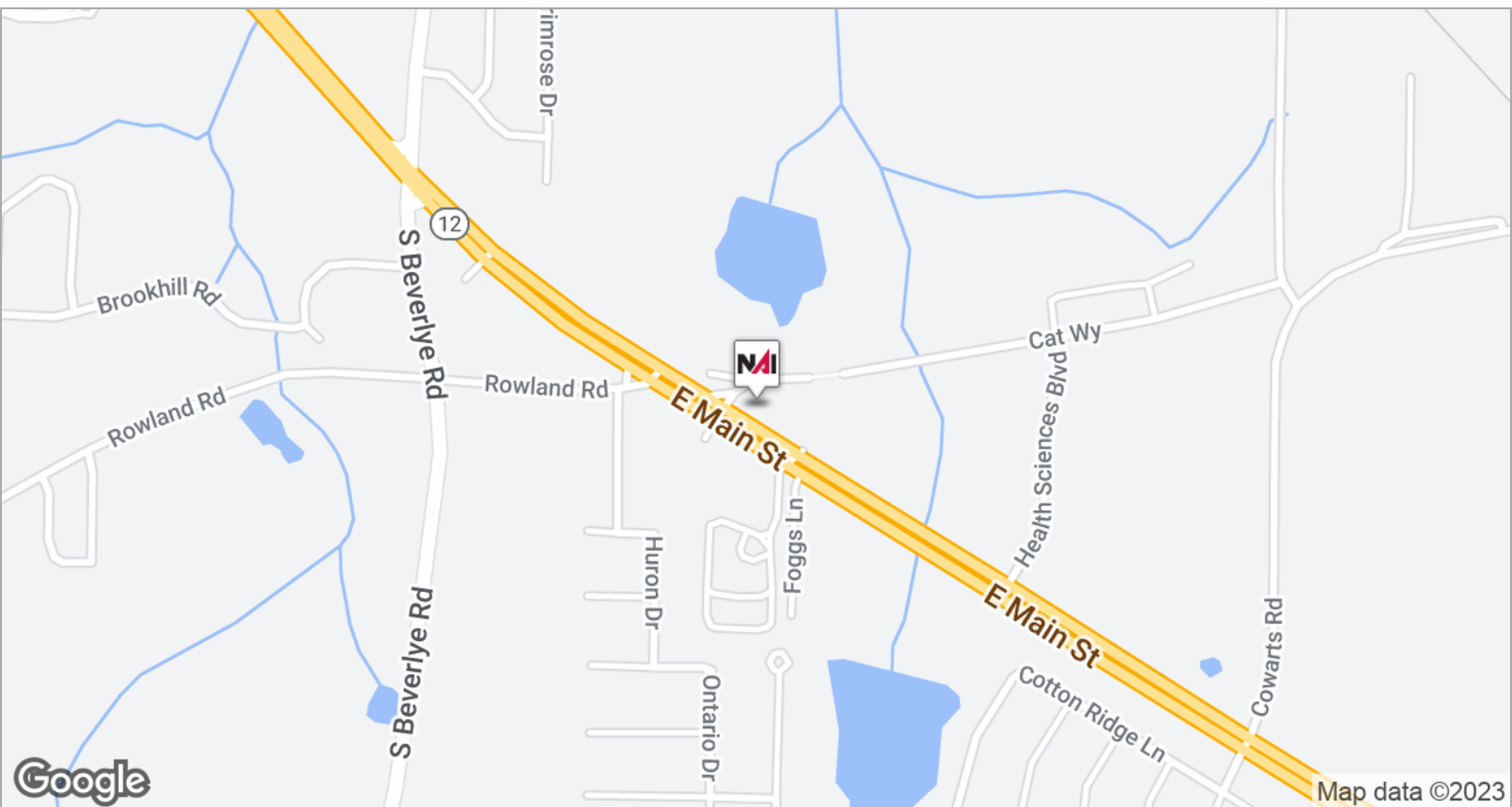
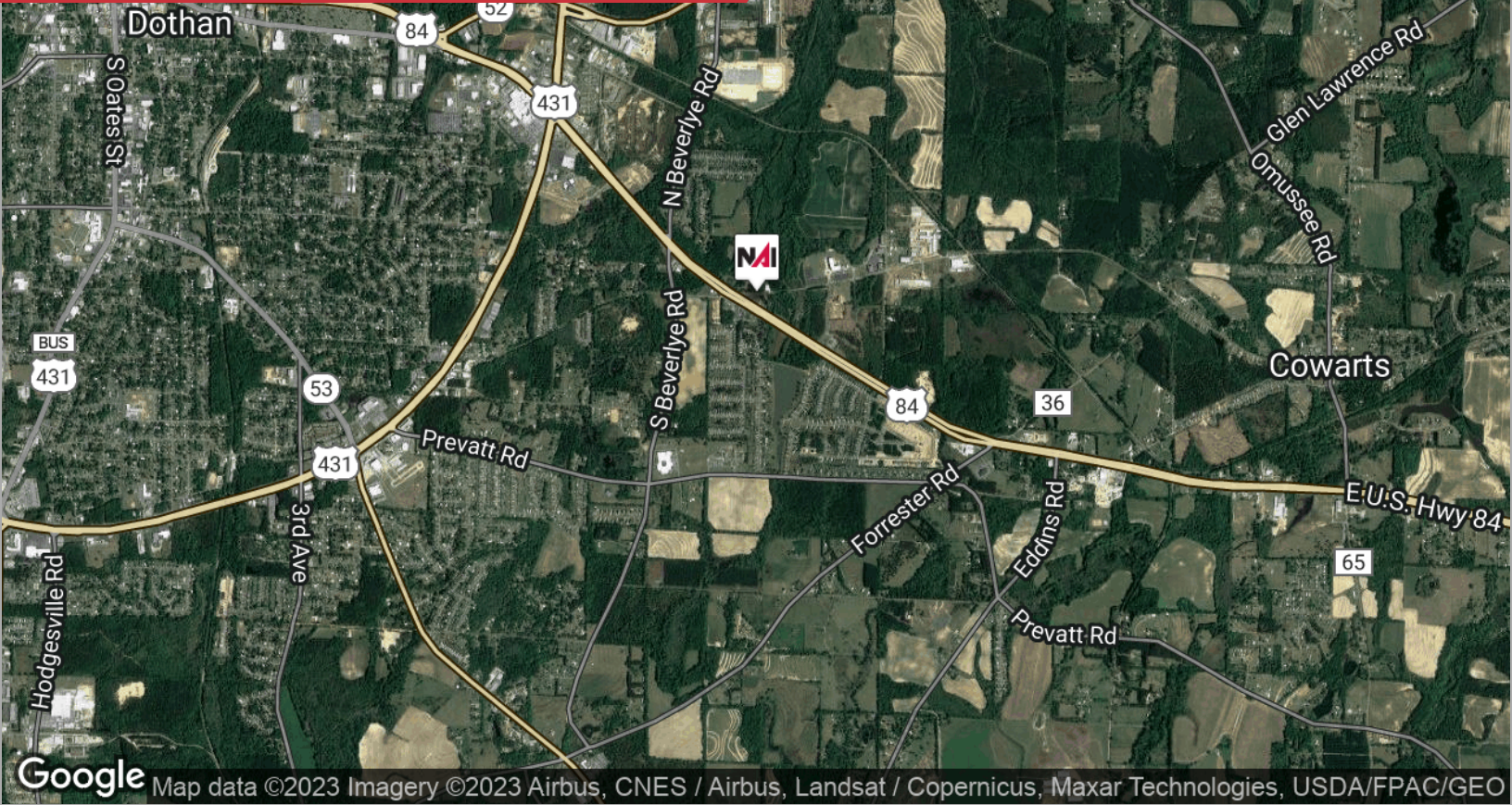
✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

FOR SALE

3200 Block E. Main Dothan, AL 36303



✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

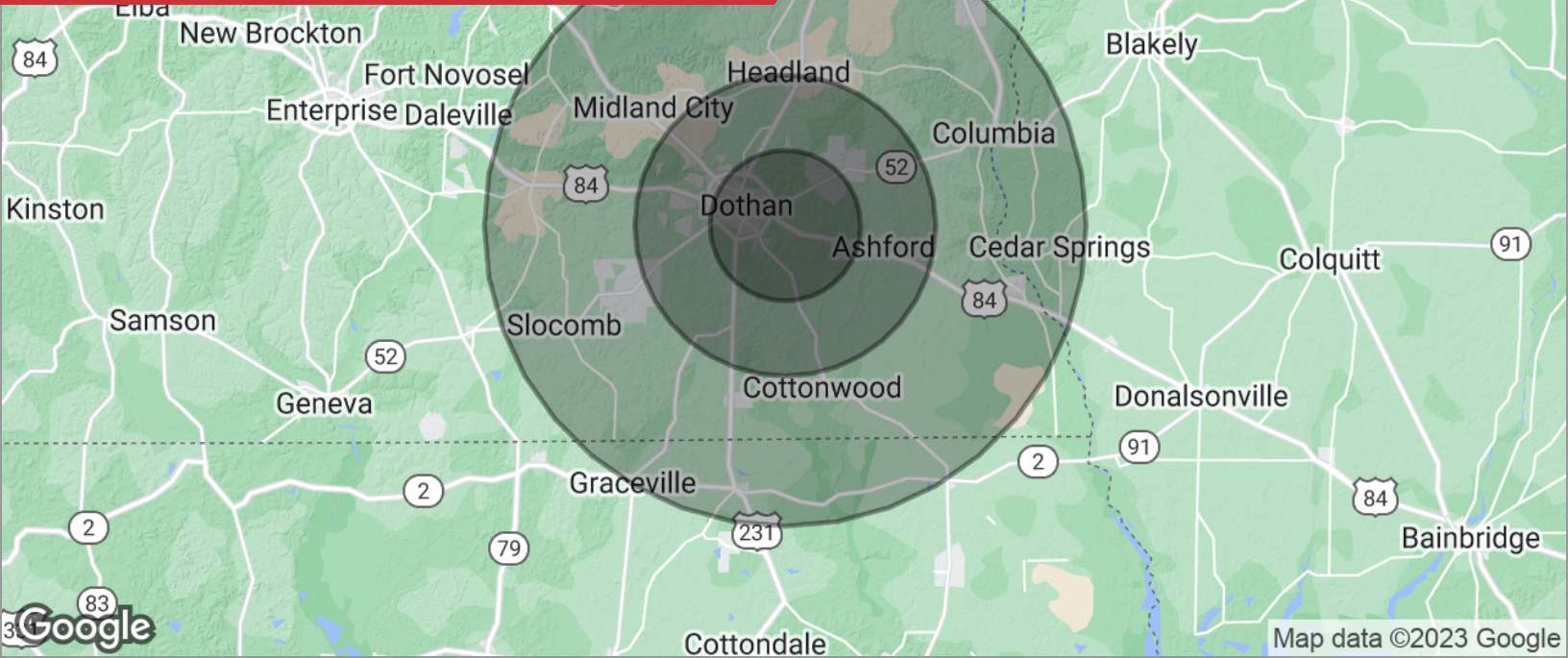
✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



FOR SALE

3200 Block E. Main Dothan, AL 36303



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	41,564	98,211	141,022
Median age	39.3	39.7	40.6
Median age (male)	36.9	37.2	38.6
Median age (Female)	40.8	41.8	42.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	19,755	44,415	63,334
# of persons per HH	2.1	2.2	2.2
Average HH income	\$45,210	\$58,041	\$56,757
Average house value	\$117,150	\$141,602	\$137,938

* Demographic data derived from 2020 ACS - US Census

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR