

1.16-AC Lot | Hwy 84 E

1600 Block E. Main Street Dothan, AL 36303



1.16-Acres on Hwy-84 E

Outparcel to a potential large mixed-use development. Located in a fast growing area in SE Dothan near the newly constructed Starbucks and Amazon Distribution facility. Positioned near the 4-way lighted intersection of Hwy 84 E and Ross Clark Circle. Just 1,200 feet from SE Health, the largest employer in the region, which staffs over 350 physicians and 2,700+ employees. 2 miles from AL College of Osteopathic Medicine (ACOM).

- 2023 Hwy 84 E Traffic Counts: 19,088 VPD
- Ross Clark Cir Traffic Count: 28,411 VPD
- 1,300± Feet from Southeast Health
- 2 miles to AL College of Osteopathic Medicine
- Thriving medical community & fast growing area
- Near DG, Dunkin Donuts, Marco's Pizza, Chick-Fil-A, CVS, Walgreens & more
- Near newly constructed Starbucks, Amazon Distribution facility on Kelley Drive and other significant developments coming soon

OFFERING SUMMARY	
SALE PRICE	\$525,000
LOT SIZE	1.16-acres
FRONTAGE	180 Feet
ZONING	MUD3 (Mixed-Use District)

Demographics	6 Miles	10 Miles	20 Miles
Total Population:	64,159	105,622	149,646
Average HH Income:	\$65,231	\$75,913	\$75,786

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Southeast Health

Serves the Tri-State Area:
SE Alabama, SW Georgia, FL Panhandle

350 Physicians Largest employer in Region
2,700+ Employees Level II Trauma Center
59,000 Patients annually 420 bed hospital

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ACOM & SE Health

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The Alabama College of Osteopathic Medicine provides quality, learner-centered osteopathic education, research, and service, while promoting graduate medical education, with emphasis on patient-centered, team-based primary care to serve the medically underserved areas of Alabama, the Tri-State area and the nation.

ACOM received its Private School licensure from the Alabama Department of Postsecondary Education in December 2011, and provisional accreditation with the ability to recruit students from the Commission on Osteopathic College Accreditation on July 1, 2012. Construction on the ACOM building in Dothan was completed in May 2013, and the college celebrated its historic grand opening on July 29, 2013, and the college inaugurated its inaugural class began classes on August 5, 2013 and graduated in May 2017.

ACOM is approved to matriculate up to 210 students each fall. Accepted students come from all 50 states and about 50 percent of the class is made up of students from Alabama, Georgia, and Florida. Currently, the total number of students enrolled at ACOM is approximately 620.



SOUTHEAST HEALTH <ul style="list-style-type: none">• Hospital is located approximately 1,200' from Site Locations• Level II Trauma Center• Serving the Tri-State Area (Southeast Alabama, Southwest Georgia, Florida Panhandle)	HOSPITAL INFORMATION <ul style="list-style-type: none">• 420 Bed Hospital• The Regions only Level II Trauma Center• Evaluating more than 59,000 patients annually = 150-200 patients daily	SOUTHEAST EMPLOYEES <ul style="list-style-type: none">• The largest employer in the region• 350 Physicians• 2,700+ Employees
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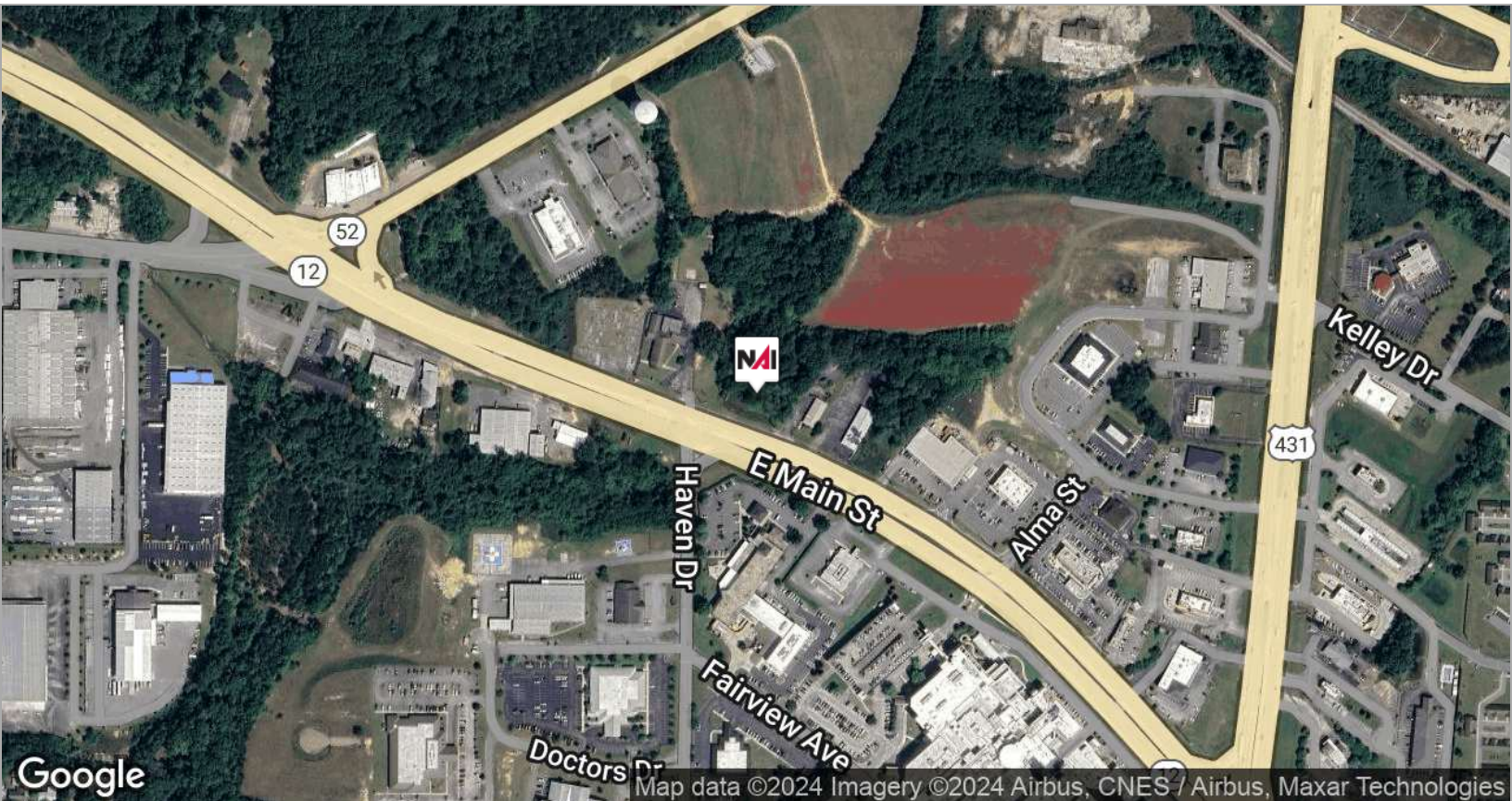
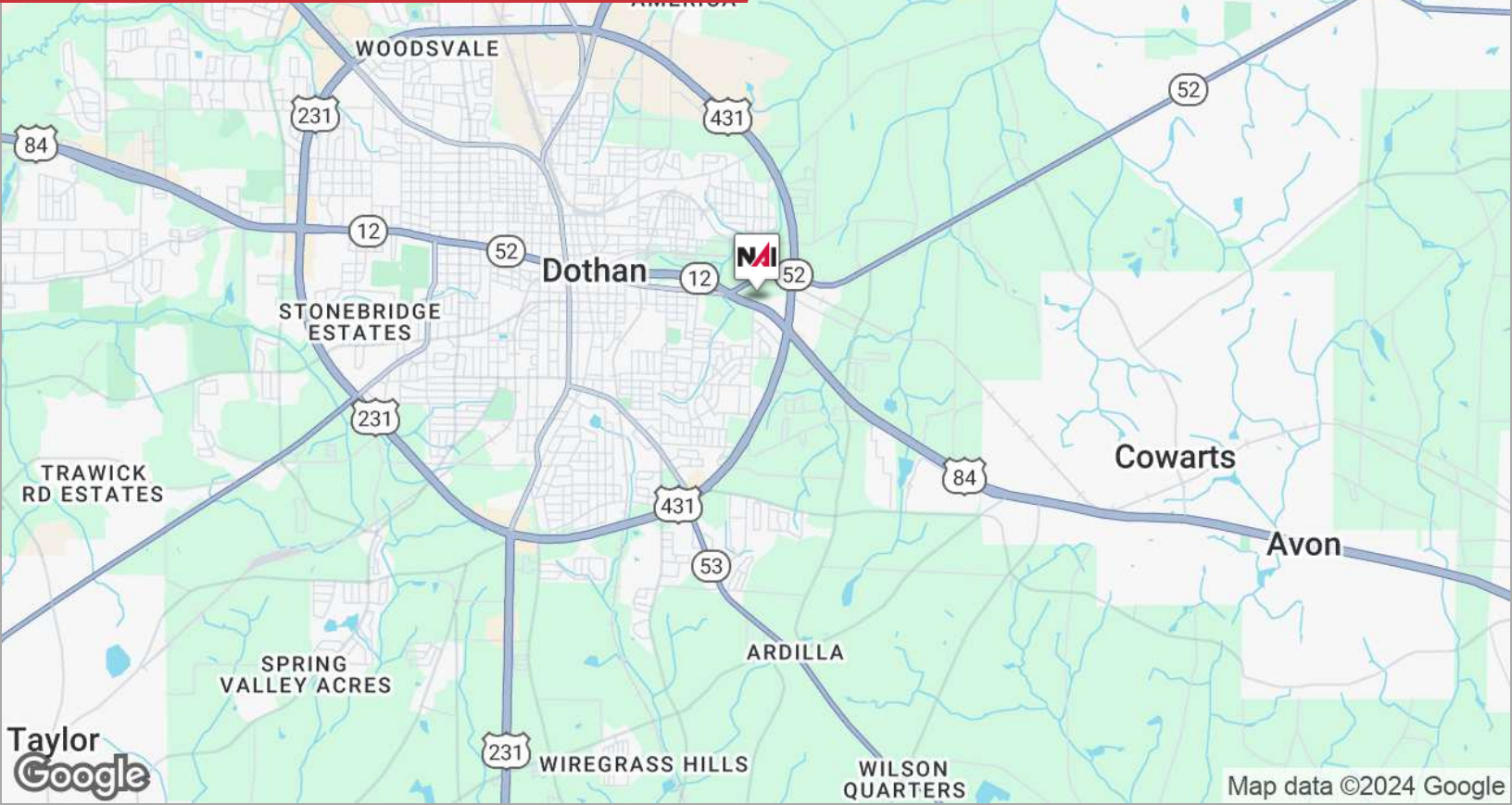
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LOCATION MAPS

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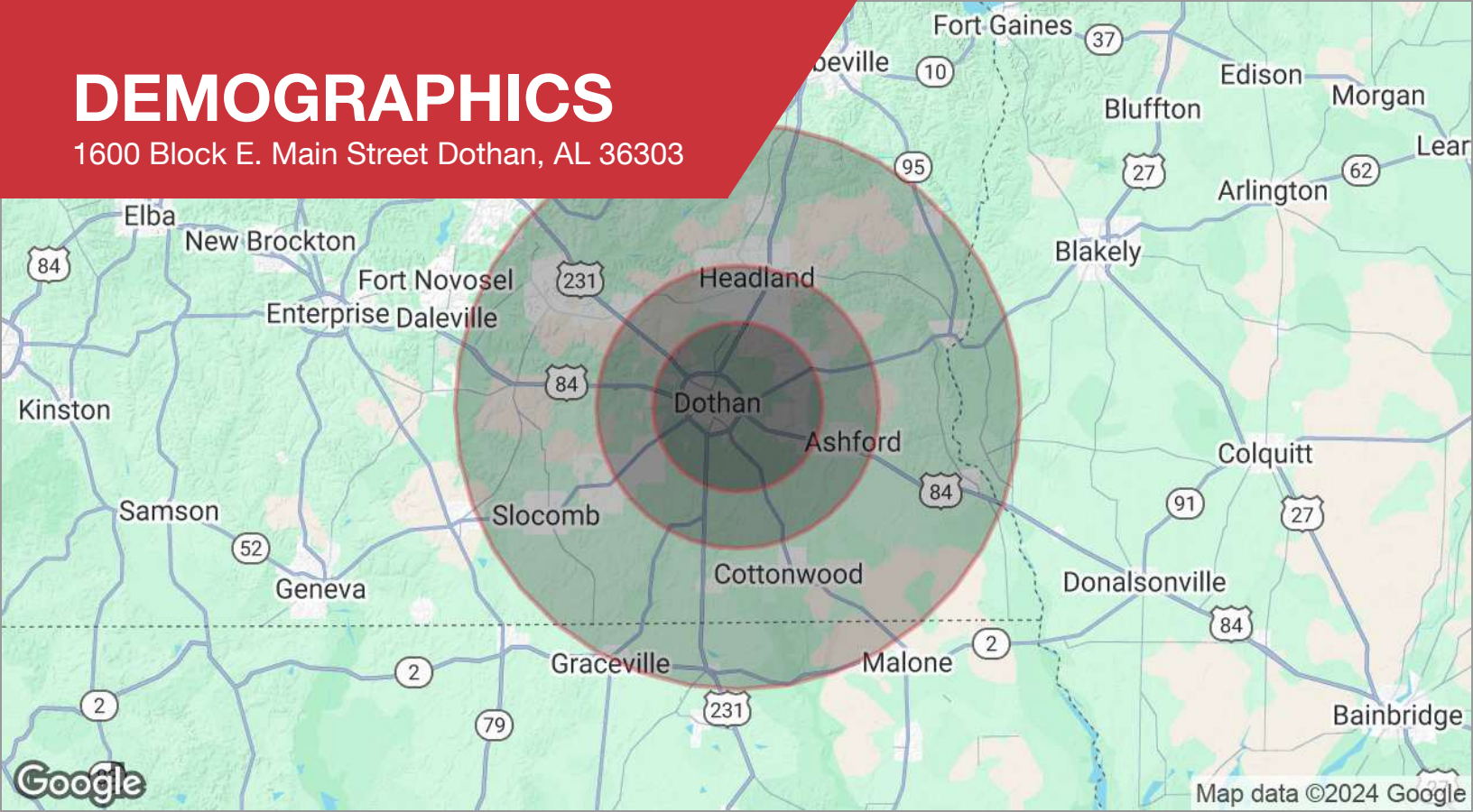
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DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION	6 MILES	10 MILES	20 MILES
Total population	64,159	105,622	149,646
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	42	43	43
HOUSEHOLDS & INCOME	6 MILES	10 MILES	20 MILES
Total households	27,091	43,966	60,968
# of persons per HH	2.4	2.4	2.5
Average HH income	\$65,231	\$75,913	\$75,786
Average house value	\$190,102	\$214,374	\$210,405

* Demographic data derived from 2020 ACS - US Census

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