

FOR SALE

2600 Block Hartford Highway Dothan, AL 36305

NAI TALCOR



Hwy 52 Development Land

Prominent location on Hartford Highway with 965 feet of total frontage. Located between Ross Clark Circle & Honeysuckle Road with convenient access to Hwy 84 W. 2 adjacent parcels, can be combined for a total of 6.3 acres

- Parcel 1: 4.42 Acres | 673 ft. of frontage
- Parcel 2: 1.91 Acres | 292 ft. of frontage
- Suitable for office, retail, restaurant, medical
- Hwy 52 AADT: 14,377 VPD
- 0.4 miles from Ross Clark Circle with an AADT of 33,445 VPD
- Located near Lowe's, Jacks Drugs, Alabama Clinics, Southern Outdoor Sports, & HoneySuckle Middle School

OFFERING SUMMARY

SALE PRICE	\$5.95/SF
LOT SIZE	6.3 Acres
ZONING	B-2

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	66,420	98,909	158,973
Average HH Income:	\$59,779	\$58,858	\$55,554

✉ **Kenny Whatley**
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✉ **Shannon Auty**
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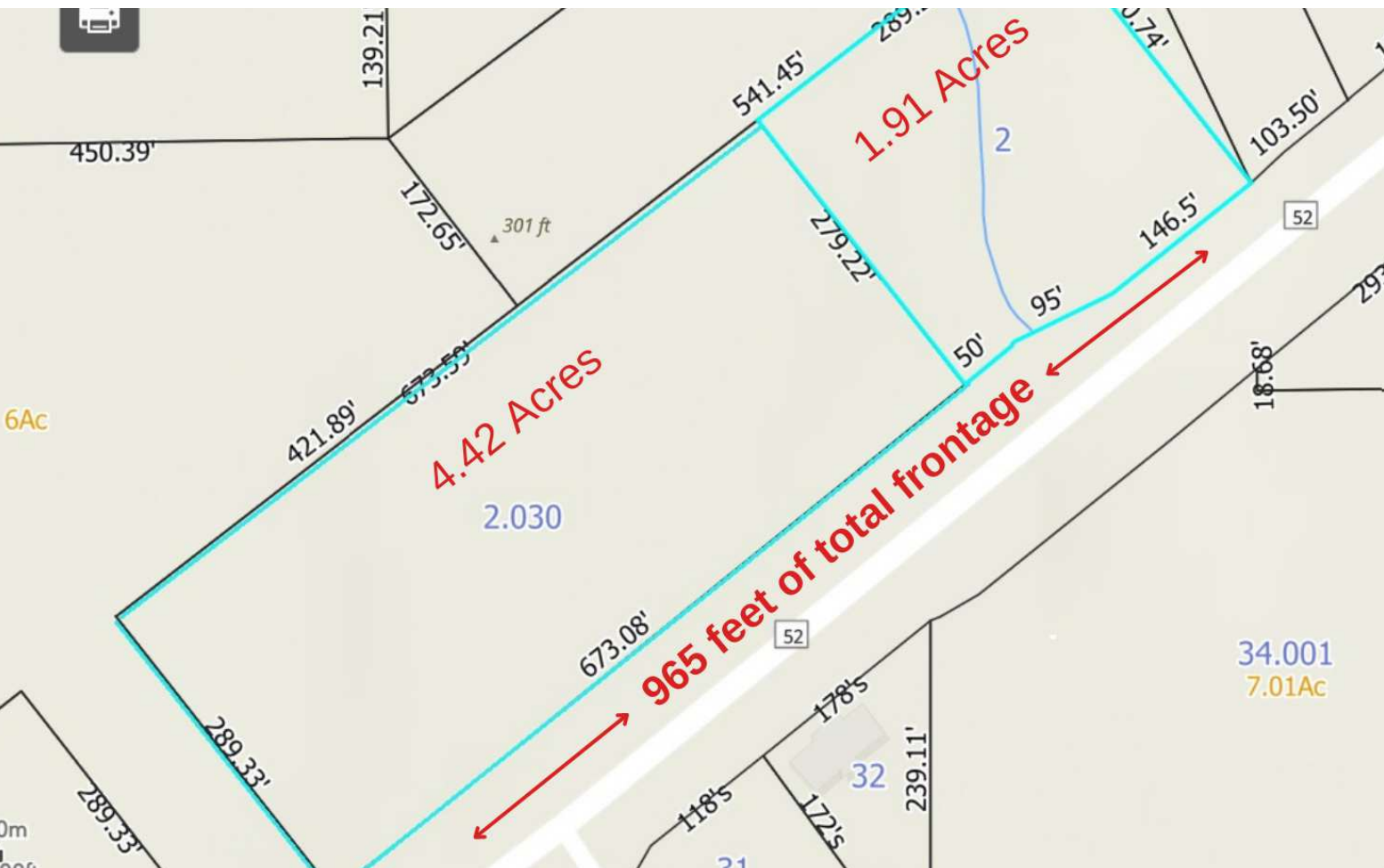
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107 Hidden Glen Way
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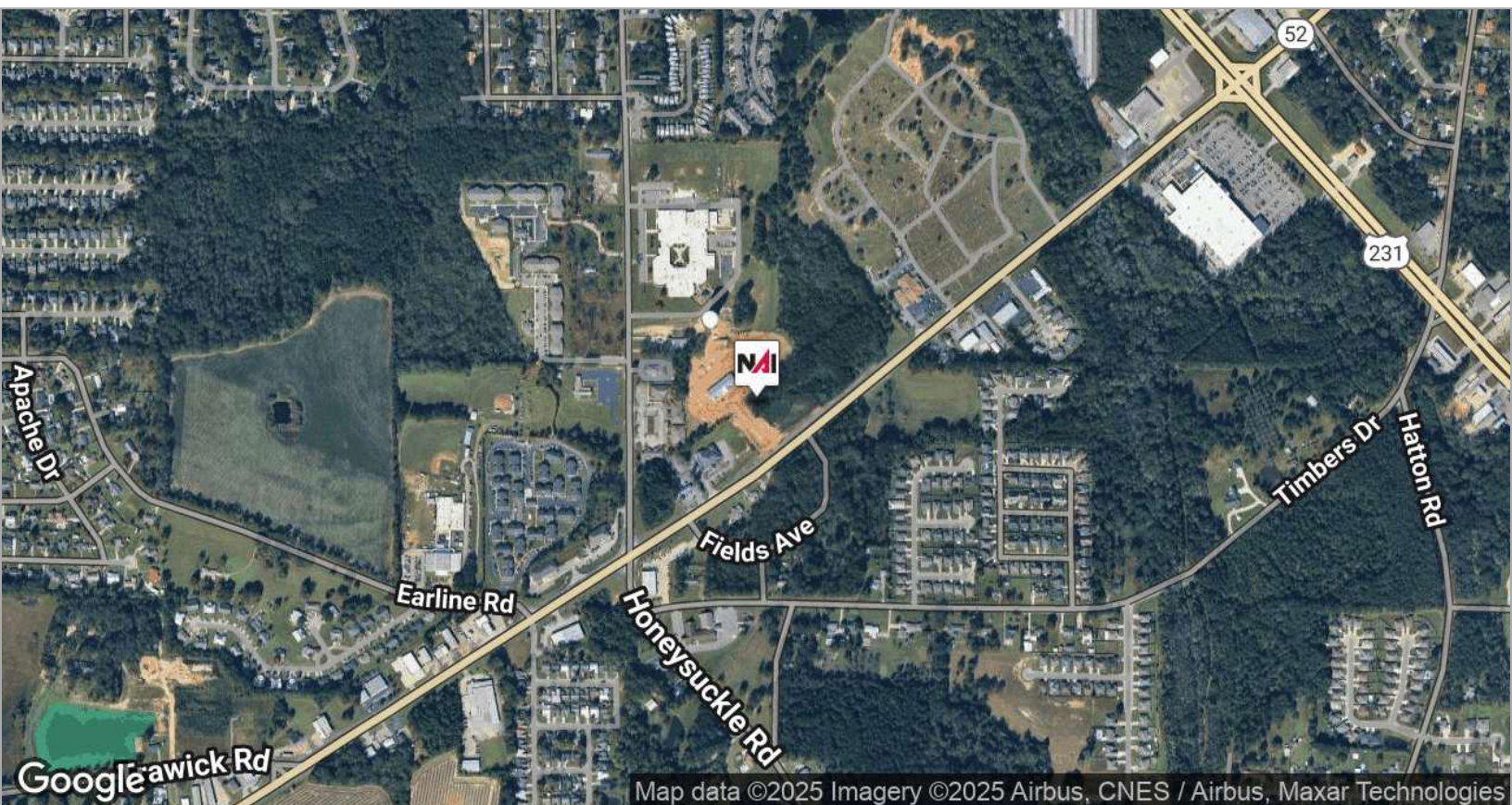
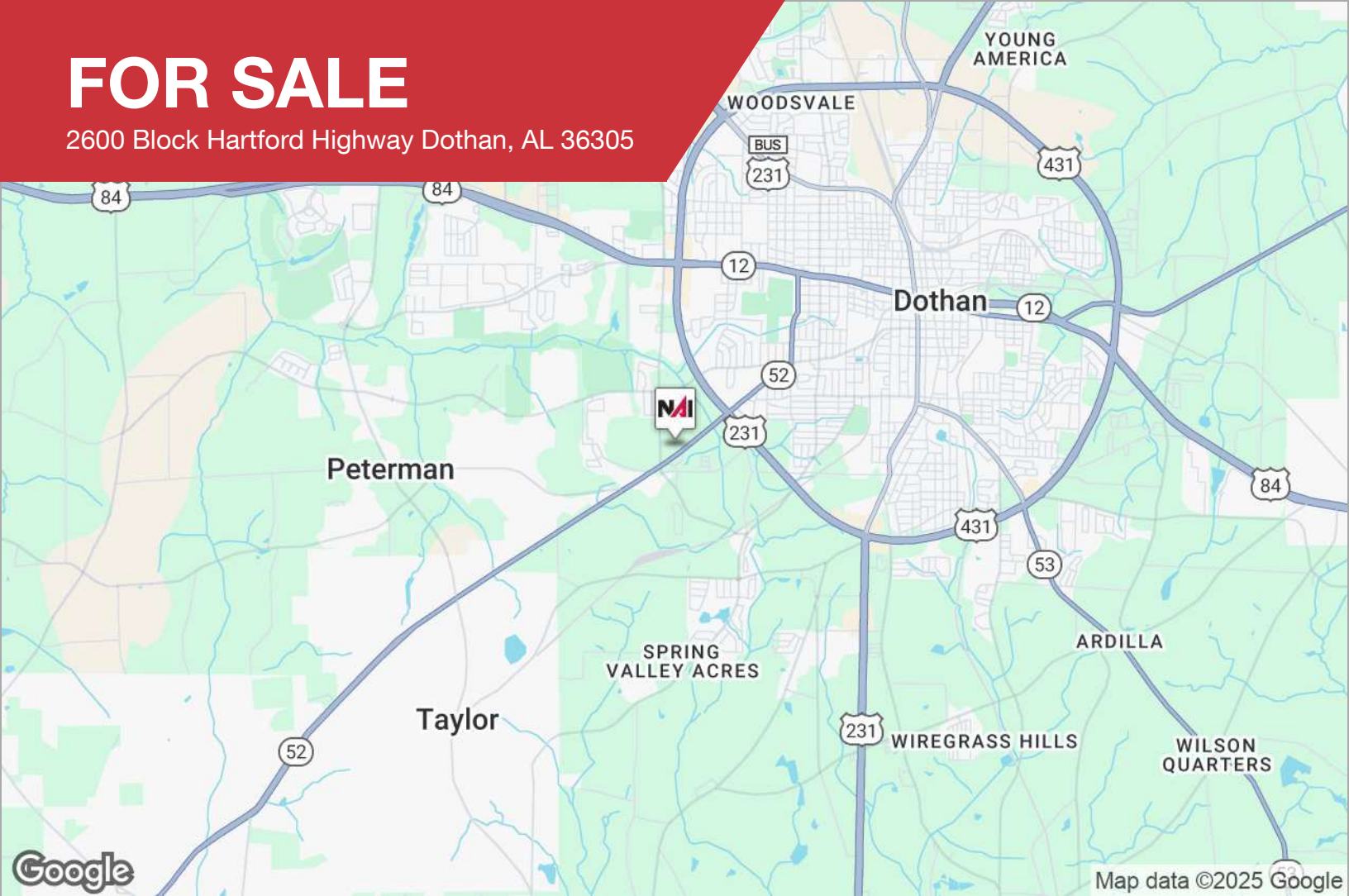
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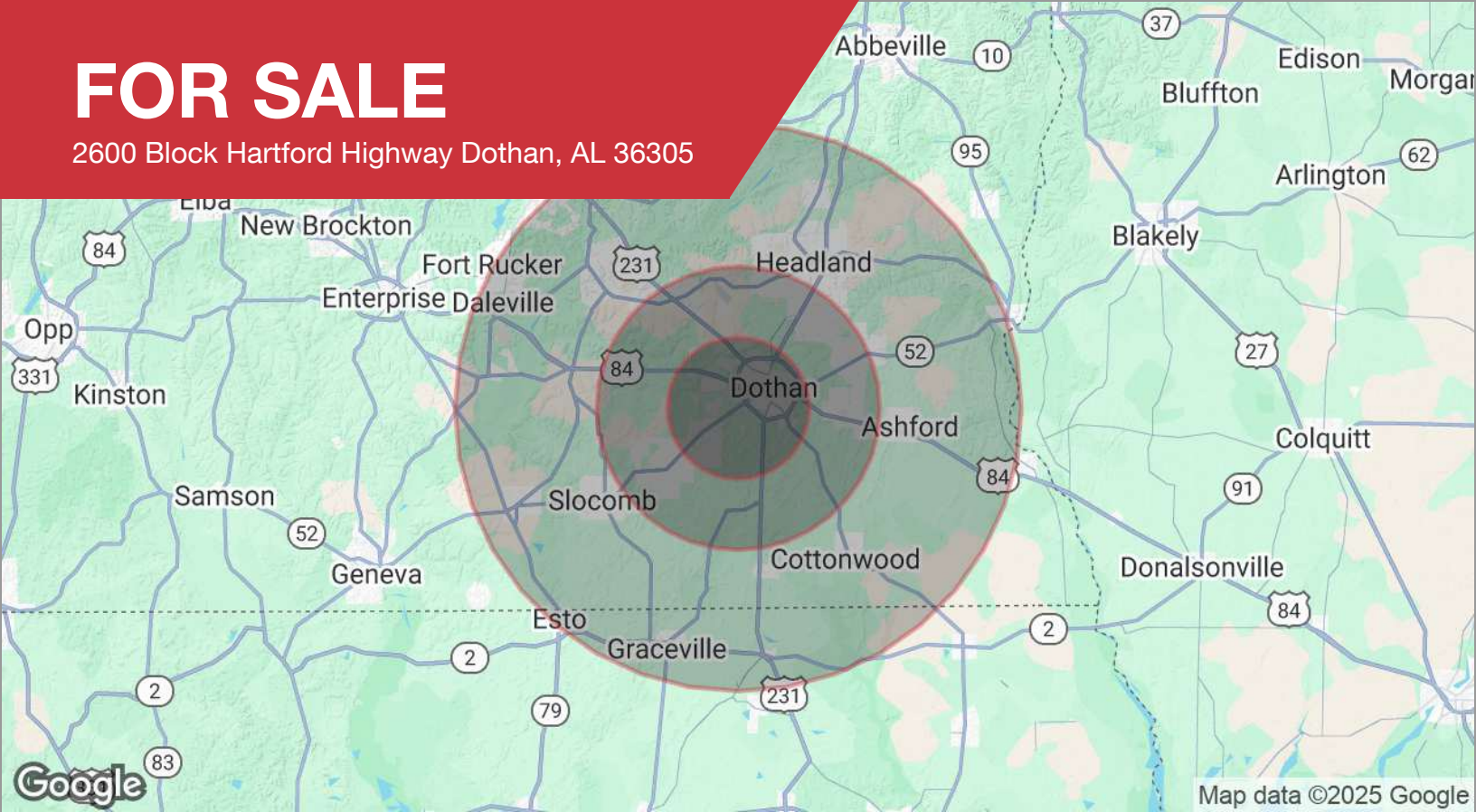
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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	66,420	98,909	158,973
Median age	39.3	39.6	40.4
Median age (male)	36.6	37.1	38.6
Median age (Female)	41.6	41.5	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	30,230	44,514	71,310
# of persons per HH	2.2	2.2	2.2
Average HH income	\$59,779	\$58,858	\$55,554
Average house value	\$145,602	\$144,869	\$133,779

* Demographic data derived from 2020 ACS - US Census

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