

FOR SALE

1.1-ACRES: E. Main St, Dothan, AL 36305

NAI TALCOR



SE Dothan: Development Lot

1.1-acre lot situated on Hwy-84 E near Ross Clark Cir intersection and across from SE Health hospital. SE Health serves the tri-state area (SE AL, SW GA and FL Panhandle) it is the largest employer in the region with 350 physicians and 2,700+ employees. SE Dothan is primed for growth with a newly developed Starbucks and Amazon Distribution Center nearby. The existing medical base in the area sees significant foot traffic from SE Health's affiliated medical offices, AllSouth Urgent Care, pharmacies and various private practitioners.

- 0.2 mi from Ross Clark Cir & Hwy-84 E intersection
- 2.5 mi to ACOM (AL College of Osteopathic Medicine)
- Adjacent to Dollar General retail center
- Near Chick-Fil-A, Jersey Mike's, Marco's, Dunkin Donuts, CVS, Walgreens, Starbucks & more
- Less than 1 mile to newly constructed Amazon Distribution Center on Kelley Drive
- 2023 Traffic Counts: 19,088 VPD on Hwy-84 E and 29,000 VPD on Ross Clark Cir

OFFERING SUMMARY

SALE PRICE	\$485,000
LOT SIZE	1.1 +/- Acres
FRONTAGE	91.6 feet
ZONING	MUD4 (Mixed-Use)

Demographics	5 Miles	10 Miles	15 Miles
Total Population:	56,274	105,622	128,785
Average HH Income:	\$64,316	\$75,913	\$75,976

SE DOTHAN: ACOM & SE HEALTH FACTS

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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.



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107 Hidden Glen Way
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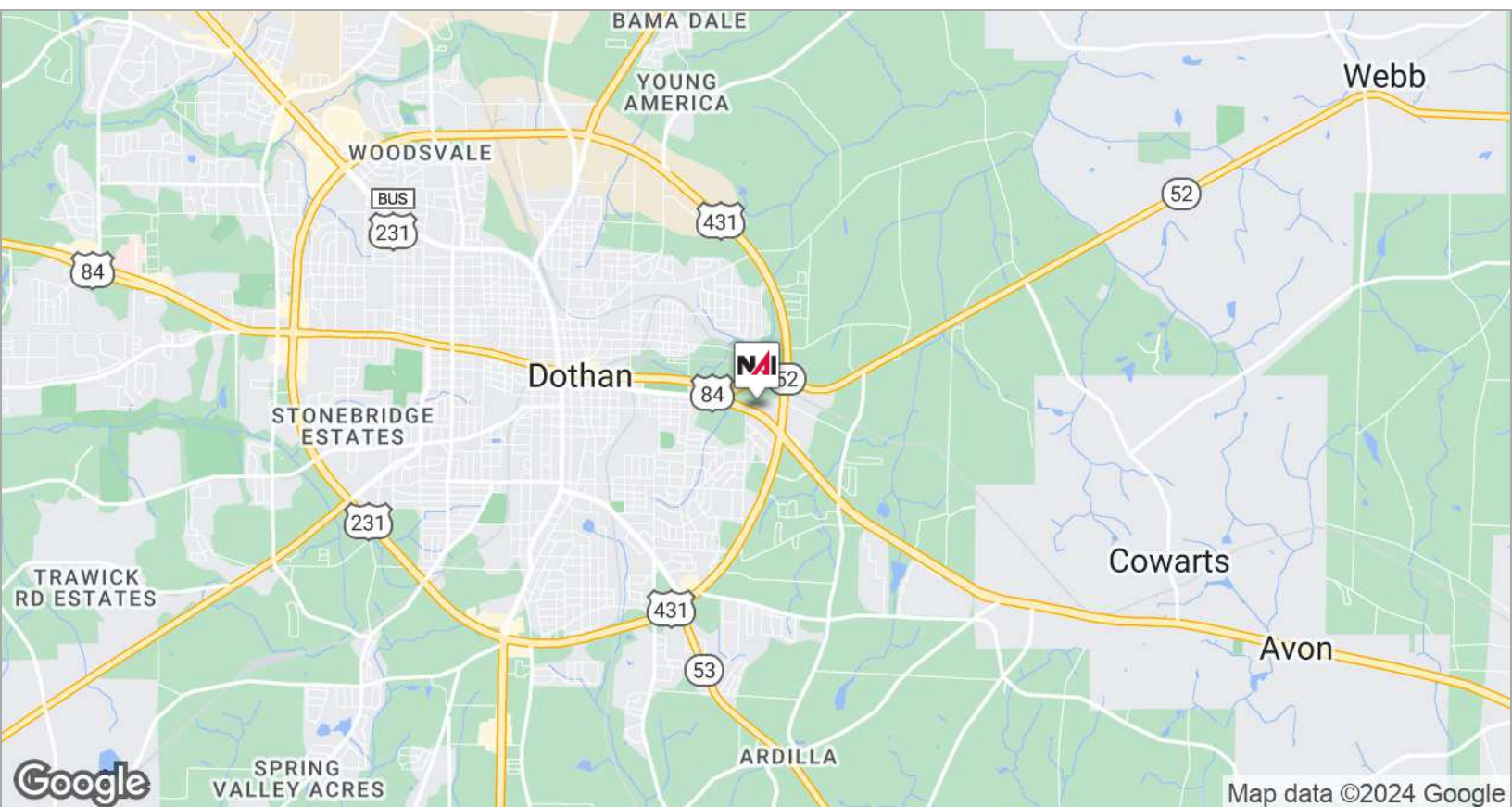
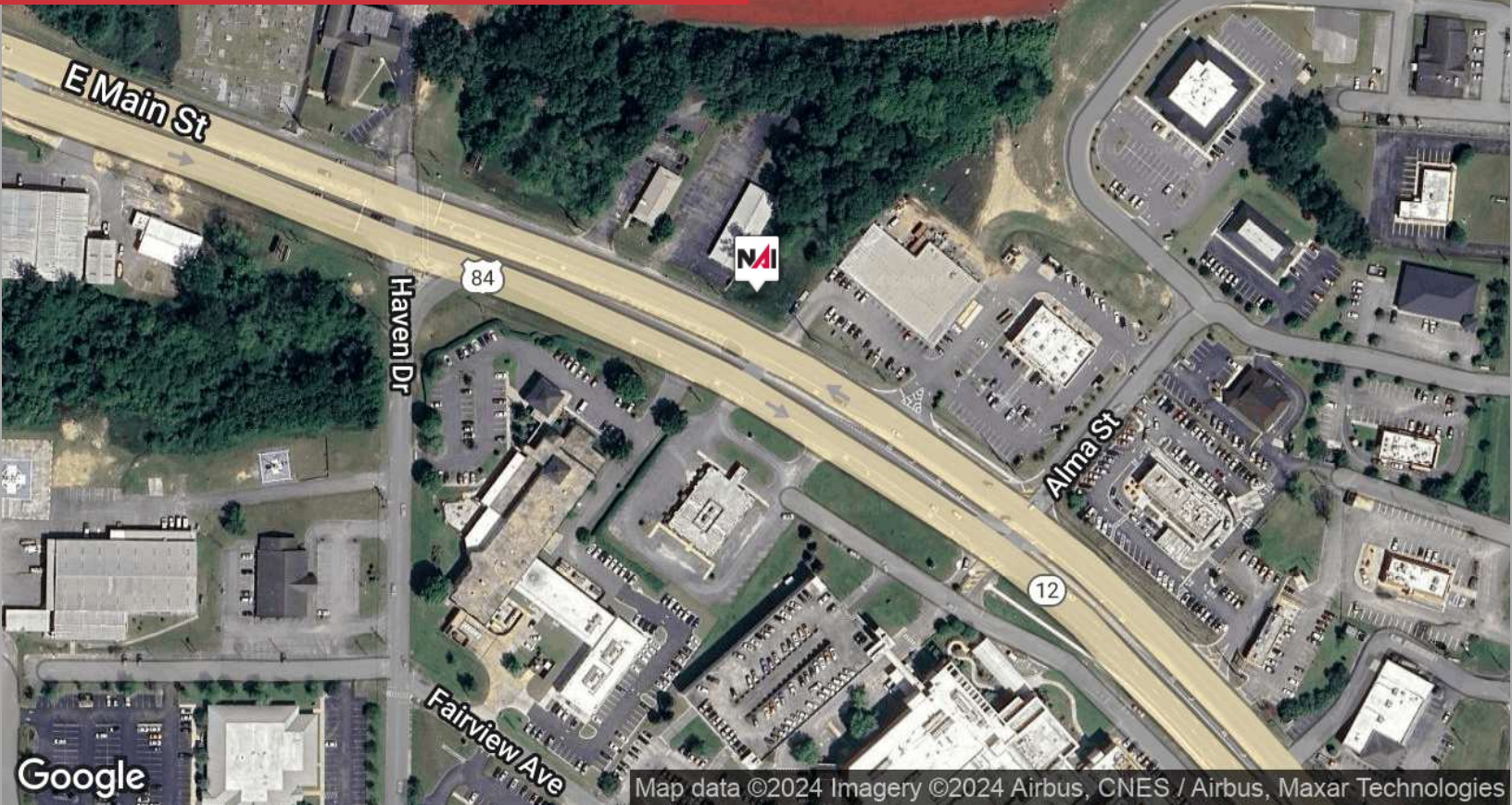
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NAITACOR

LOCATION MAPS

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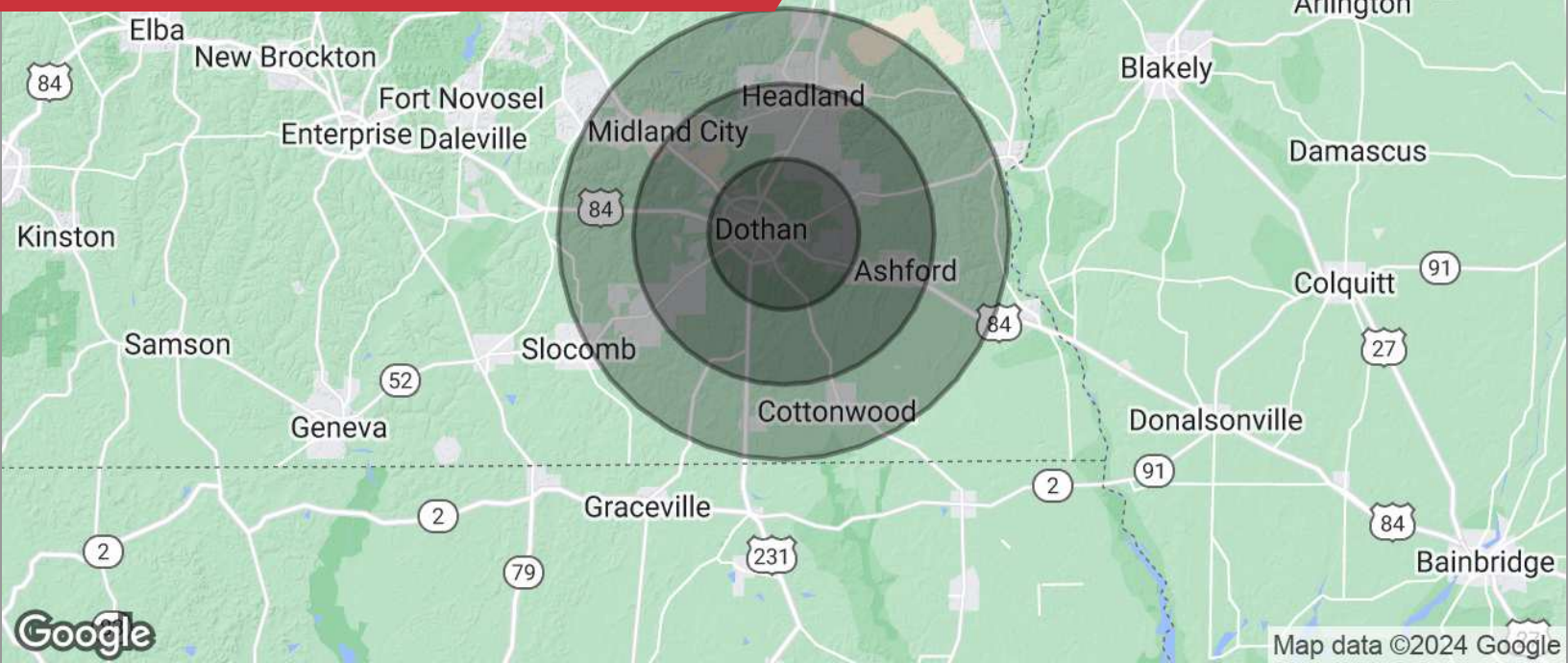
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DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	56,274	105,622	128,785
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	42	43	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,827	43,966	53,382
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,316	\$75,913	\$75,976
Average house value	\$189,331	\$214,374	\$213,448

* Demographic data derived from 2020 ACS - US Census