

## Multi-Family Apartment PROPOSAL

PREPARED FOR:  
Investor Request



# NAI TALCOR

Kenny Whatley  
Commercial Advisor  
kwhatley@talcor.com  
Direct +1 334 596 7890  
Main +1 334 699 8000

**donofro**  
architecture + planning + eco/energy + interiors

Developer:  
Joseph R. Donofro  
David A. English



Architect:  
David A. English  
English and Associates  
Atlanta, Ga

NAI TALCOR  
107 Hidden Glen Way  
Dothan, AL 36303  
334-699-8000  
**TALCOR.COM**

# 1043 EAST APARTMENTS

## TABLE OF CONTENTS

PAGE		PAGE	
<b>03</b>	<b>Section 01</b> Site & Plans	<b>14</b>	<b>Section 04</b> Southeast Health
<b>09</b>	<b>Section 02</b> 84 Corridor Study	<b>16</b>	<b>Section 05</b> City of Dothan
<b>11</b>	<b>Section 03</b> ACOM	<b>19</b>	<b>Section 06</b> Houston County

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## Site and Plans

# 1043 EAST APARTMENTS



**KENNY WHATLEY**  
Commercial Advisor  
[kwhatley@talcot.com](mailto:kwhatley@talcot.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
**TALCOR.COM**



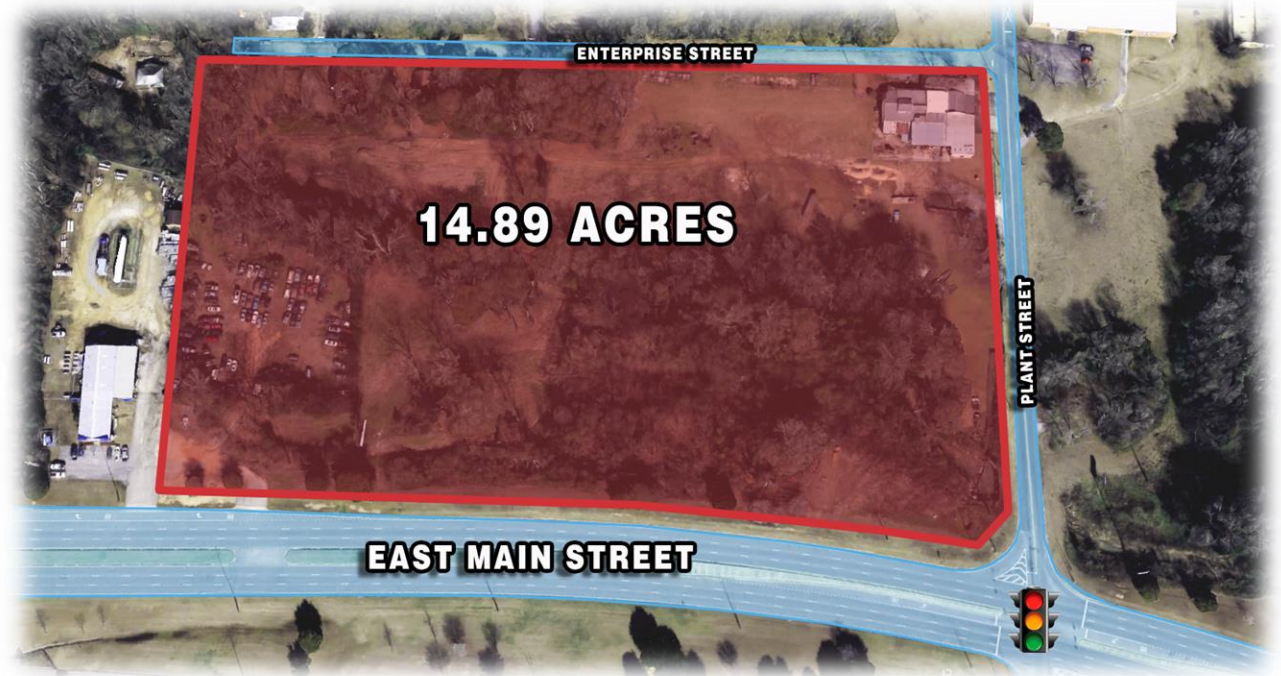


# SECTION 1

## Site and Plans

# 1043 EAST APARTMENTS

1043 East Apartments is a planned 165 Unit Apartment Complex featuring a clubhouse, swimming pool, and walking trail in Dothan, Alabama on East Main Street.



KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talc.com](mailto:kwhatley@talc.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
[TALCOR.COM](http://TALCOR.COM)

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# SECTION 1

## Site and Plans

# 1043 EAST APARTMENTS COMMUNITY BUILDING

Residents of 1043 East Apartments will enjoy the many amenities of the beautiful Community Building which offers:

Swimming Pool  
BBQ Area  
Cyber Café  
Work Room  
Weight Room  
Aerobics Room  
Fitness Center  
Conference Room

Package Storage  
Mail Kiosk  
Managers Office  
Leasing Office  
IT Room  
Pool Storage



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[kwhatley@talc.com](mailto:kwhatley@talc.com)

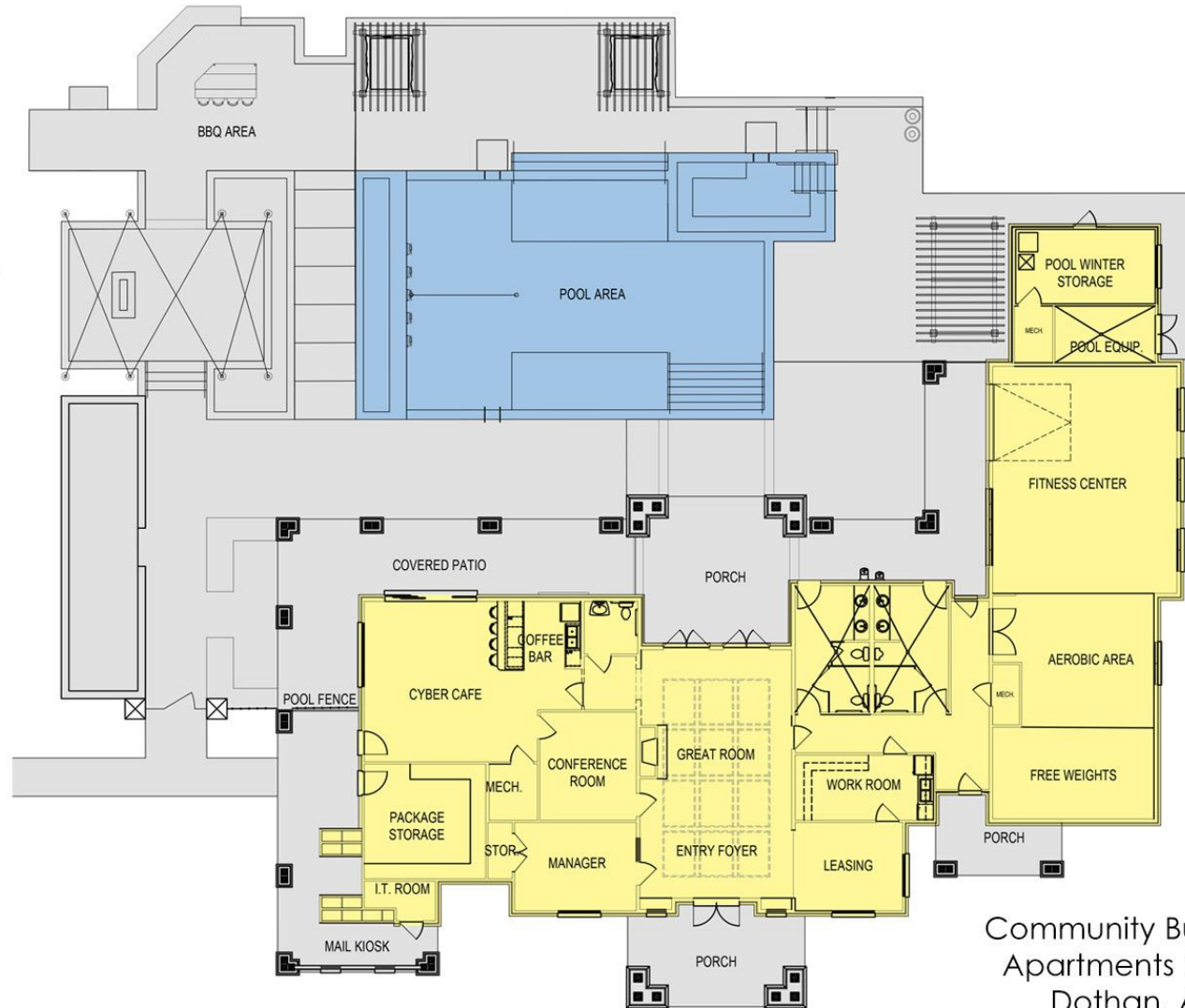
Office +1 334 699 8000  
Cell +1 334 596 7890  
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# SECTION 1

## Site and Plans

# 1043 EAST APARTMENTS COMMUNITY BUILDING



Community Building at  
Apartments 1043 East  
Dothan, Alabama

**KENNY WHATLEY**  
Commercial Advisor  
[kwhatley@talc.com](mailto:kwhatley@talc.com)

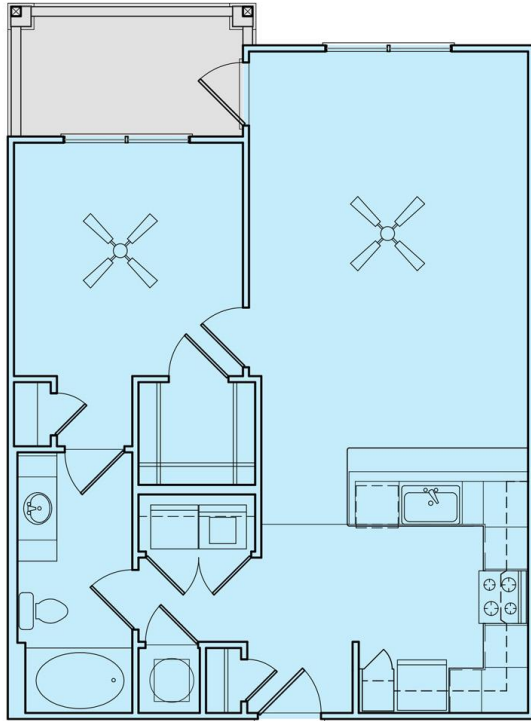
Office +1 334 699 8000  
Cell +1 334 596 7890  
[TALCOR.COM](http://TALCOR.COM)

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# SECTION 1

## Site and Plans

# 1043 EAST APARTMENTS APARTMENTS



Unit A1  
752 sq. ft.

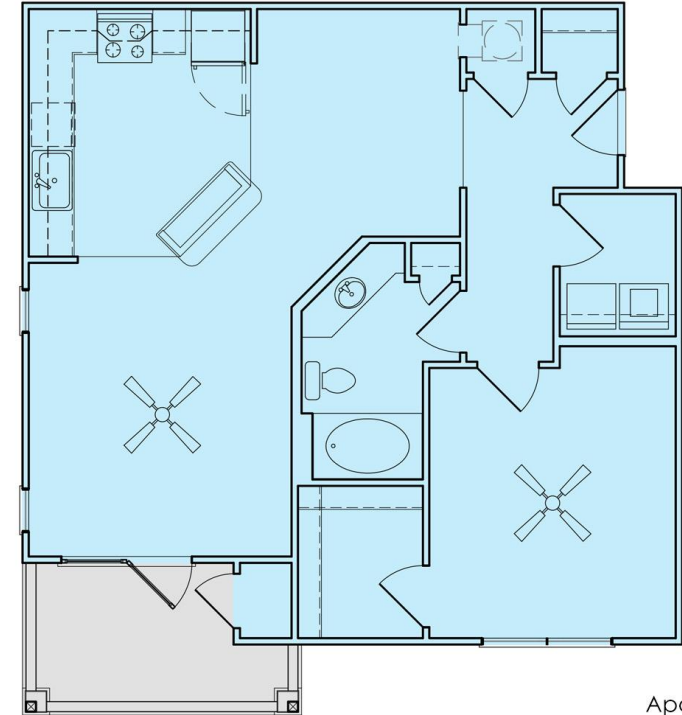
Apartments 1043 East  
Dothan, Alabama



English & Associates, Inc  
Atlanta, GA Ph: 470.395.6263

**donofro**

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Dothan, AL [www.donofro.com](http://www.donofro.com)



Unit A4  
836 sq. ft.

Apartments 1043 East  
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KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talcort.com](mailto:kwhatley@talcort.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

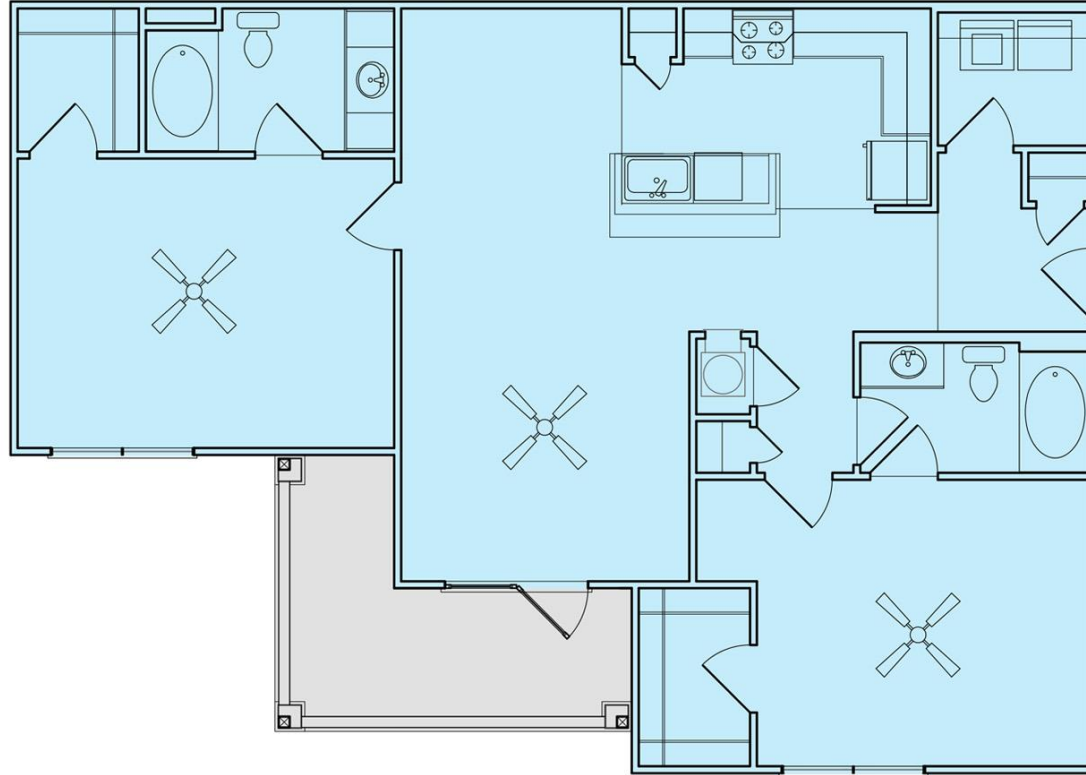
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# SECTION 1

## Site and Plans

# 1043 EAST APARTMENTS APARTMENTS



Unit B1  
1,184 sq. ft.

Apartments 1043 East  
Dothan, Alabama



English & Associates, Inc  
Atlanta, GA Ph: 470.395.6263

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KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talc.com](mailto:kwhatley@talc.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

NA TALCOR



## SECTION 2

84 Corridor Study

## 1043 EAST APARTMENTS



# HIGHWAY 84 EAST CORRIDOR STUDY

KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talcort.com](mailto:kwhatley@talcort.com)

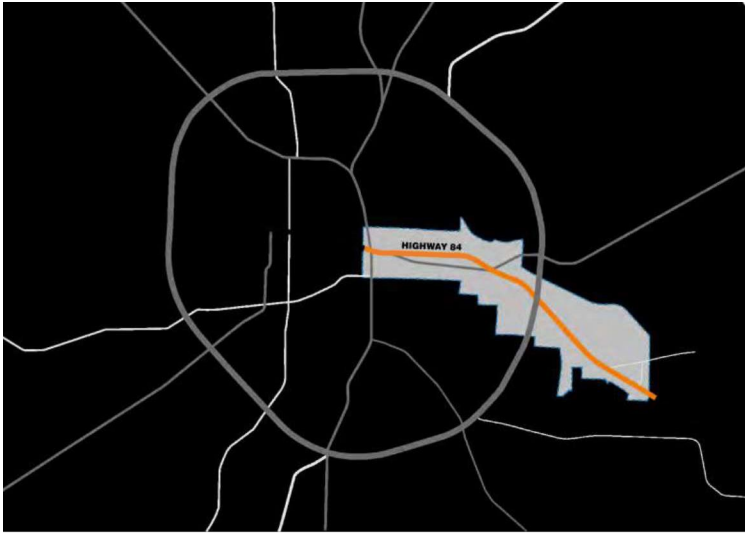
Office +1 334 699 8000  
Cell +1 334 596 7890  
[TALCOR.COM](http://TALCOR.COM)

**NA TALCOR**

## SECTION 2

### 84 Corridor Study

## 1043 EAST APARTMENTS



## HIGHWAY 84 EAST CORRIDOR STUDY



**Background:** Highway 84 East is a key transportation corridor impacting all segments of Dothan. The Corridor bisects the City, serving to accommodate east-west travel across the metropolitan area. The historic Downtown Commercial District, the campus of Southeast Alabama Medical Center (SAMC) and the Campus of the Alabama College of Osteopathic Medicine (ACOM) are anchor institutions and established activity centers that will serve as key drivers in the development of a comprehensive corridor plan.

**Project Objective:** The primary project objective is to provide the City of Dothan with a corridor development plan that reflects the needs and wants of local citizens and businesses toward the realization of a livable, vibrant and financially sustainable urban corridor. The project scope proposes to develop physical, economic, and social cohesion among and between the Alabama College of Osteopathic Medicine, Southeast Alabama Medical Center, and Downtown Dothan. The project will advance the City of Dothan's preparedness and capabilities for implementation of leading edge development principles, policies, and practices. The desired outcome of the project is realization of a renaissance in the built environment and place-making interventions that result in attracting and sustaining new populations to Dothan's re-emerging city core.

**Prime for Development:** The proposed project boundaries begin downtown, at the intersection of Highway 84 East and Oats Street moving easterly to Cowarts Road, then northeasterly along Cowarts Road and terminating at Drew Road, which is the easterly extent of the ACOM campus (see attached Proposed Corridor Map). Significant opportunities and challenges exist for the City of Dothan within the project boundary. There are multiple opportunities for both development of open land as well as redevelopment of existing properties which are not serving a best and highest purpose. The Corridor Plan will define a high potential urban design and development strategy with outcomes that can change the character and direction of Dothan's future development.

KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talc.com](mailto:kwhatley@talc.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

**NA TALCOR**



# SECTION 3

ACOM

## 1043 EAST APARTMENTS Alabama College of Osteopathic Medicine (ACOM)



ALABAMA COLLEGE  
OF OSTEOPATHIC MEDICINE

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. ACOM's 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.



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[kwhatley@talcort.com](mailto:kwhatley@talcort.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

**NA TALCOR**

## SECTION 3

### ACOM

## 1043 EAST APARTMENTS Alabama College of Osteopathic Medicine (ACOM)

#### The Facility

The ACOM campus is designed to provide the full student experience. The 110,000-square-foot facility is equipped with the latest technology creating a productive learning environment for students. The auditoriums and laboratories are designed to provide increased visibility for each student during lectures and sessions. The college features a primarily electronic library and the Clinical Competency Center resembles the testing environment students will encounter during the National Board of Osteopathic Medical Examiners (NBOME) exam, helping to ensure that students are prepared and comfortable at the Board exam. Faculty offices are conveniently located on the second floor, close to student classrooms, ensuring that students have the opportunity to professors as needed.

#### The Faculty & Staff

ACOM has a team of more than 60 faculty and staff that represents many academic and professional backgrounds. Most of ACOM's faculty is medical school-trained. The faculty has more than 400 combined years of experience teaching medical students. Many of the faculty bring with them significant research experience in areas, including genetics and medical education. ACOM's clinical faculty has an array of experiences as practicing physicians, including community-based, hospital-based and military service-based medicine.

#### The Community

ACOM would not be what it is without the outstanding support of the community. The city of Dothan and Wiregrass region have actively embraced the college, the faculty and staff, and the students. In 2012, ACOM received a commendation from the accrediting body for the outstanding community support from city, county and state levels. The community has given generously through Southeast Health Foundation's What If? Capital Campaign and helped to build an institution of excellence. In 2013, the What If? Capital Campaign won three Excellence in Communication awards, including Best in Show, from the American Association of Colleges of Osteopathic Medicine (AACOM).

## ACOM By the Numbers

110

THOUSAND SQUARE FEET

60+

STAFF

620

STUDENTS

KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talcorm.com](mailto:kwhatley@talcorm.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
[TALCORM.COM](http://TALCORM.COM)

**NA TALCOR**



# SECTION 4

SOUTHEAST HEALTH

## 1043 EAST APARTMENTS



Serving the Tri-State Area  
(Southeast Alabama, Southwest Georgia,  
Florida Panhandle)

Regions only Level II Trauma Center

## Level II Trauma Center



KENNY WHATLEY  
Commercial Advisor  
[kwhatley@talcort.com](mailto:kwhatley@talcort.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

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## SECTION 4

SOUTHEAST HEALTH

## 1043 EAST APARTMENTS

### Southeast Health

By the Numbers



2,700 +  
EMPLOYEES

420

BED HOSPITAL



59,000 +  
PATIENTS  
ANNUALLY

The largest employer in the region

350 Physicians  
2,700+ Employees

420 Bed Hospital

Regions only Level II Trauma Center

Evaluating more than 59,000 patients  
annually, which averages 150-200 patients  
daily

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[kwhatley@talc.com](mailto:kwhatley@talc.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
TALCOR.COM

**NA TALCOR**



# SECTION 5

## CITY OF DOTHAN



# 1043 EAST APARTMENTS

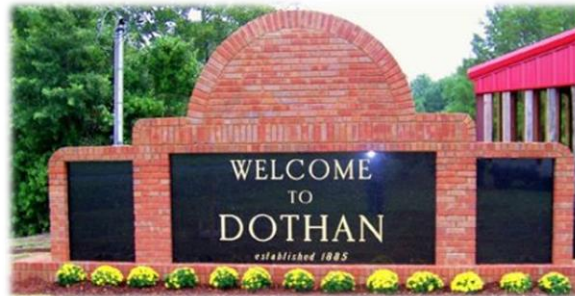


Dothan is a young city for the state of Alabama that has grown quickly. The town of Dothan was incorporated on November 11, 1885 and has grown to be the largest city in Houston County.

Dothan is the principle city of the Dothan, Alabama metropolitan area, which encompasses all of Geneva, Henry, and Houston counties.



Dothan and the Wiregrass region continue to see significant economic growth – leading Agribusiness in the state and ranking first in peanut production in 2018 (third in the United States behind Georgia and Texas).



Diverse exports out of the wiregrass include; cotton, peanuts, corn, soybeans, wheat, hay, pecans, beef cattle, dairy products, poultry, eggs, catfish, and hogs. The other industry fueling growth of the Wiregrass area is manufacturing. Many components combine to make Dothan a prime and profitable location for manufacturing and distribution.



1/4 of the US peanut crop is produced nearby  
much of it processed in Dothan  
which is why Dothan is known as  
**"The Peanut Capital of the World"**  
hosting the annual  
**The National Peanut Festival**  
at the  
**Peanut Festival Fairgrounds**

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[kwhatley@talc.com](mailto:kwhatley@talc.com)

Office +1 334 699 8000  
Cell +1 334 596 7890  
[TALCOR.COM](http://TALCOR.COM)

**NA TALCOR**

# SECTION 6

## HOUSTON COUNTY



# 1043 EAST APARTMENTS



Houston County, the youngest county in Alabama, was formed on February 9, 1903 from portions of Henry, Dale and Geneva Counties. The County was named in honor of Alabama Governor George Smith Houston. It is Alabama's twelfth most populated county. The county seat is Dothan, which was known as Poplar Head prior to 1871.



The County, located in the southeastern corner of Alabama, is bordered on the east by the state of Georgia at the Chattahoochee River and on the south by the state of Florida and covers 578 square miles. The little Choctawhatchee River forms the boundary in the northwestern part of the county with Dale County.



Houston County lies on the Coastal Plain with an Elevation that ranges from 120 feet above sea level in the southeastern corner to about 345 feet above sea level at a point near Webb in the north central part of the County. The topography is mainly level to gently sloping, with scattered hilly sections found in the northeastern part of the County.

Houston County is primarily agricultural with peanuts, cotton and corn being the principal crops. Small grains, melons and vegetables are also abundantly grown in the County. Beef cattle, hogs and dairy cattle are the main livestock enterprises in the County. Rainfall averages 53 inches annually.



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