

## Outparcels For Sale



## Ross Clark Circle & E. Main Street

Dothan, Alabama 36303

### Property Highlights

- Located in new 84 E. Corridor Overlay District
- Ross Clark Cir: 0.93 acres - 169 ft. of frontage \$550,000
- E. Main Street: 1.16 acres | 180 ft. of frontage \$525,000
- 28,094 VPD (ALDOT 2021)
- Located at the entrances to planned apartment complex
- Near Southeast Health - largest employer in region
- Can also Build to Suit tenant needs

### Property Description

These outparcels are located at the entrance to a planned apartment complex. Both are located near Southeast Health Medical Center, various medical offices, pharmacies, restaurants, grocery stores and retail shopping.

#### OFFERING SUMMARY

Sale Price	\$550,000   \$525,000 or BTS
Lot Size	0.93 Acres   1.166 acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	49,044	\$48,665
15 Miles	121,126	\$58,016
30 Miles	236,392	\$54,218

### Dothan Information Packet

For more information

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0.93 Acres - Ross Clark Cir  
\$550,000



**NAI**TALCOR

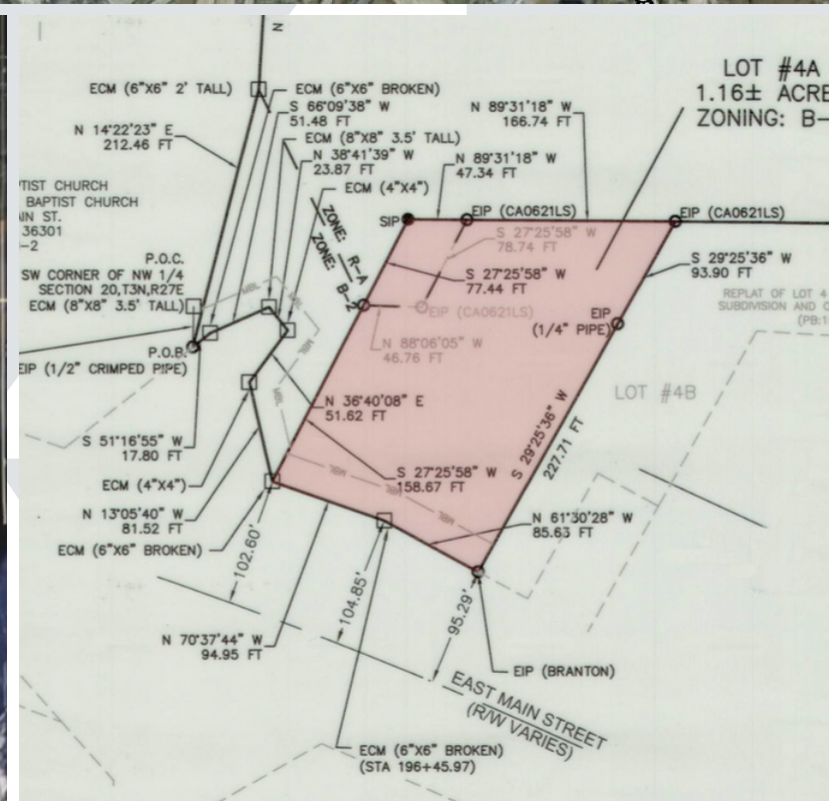
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1.166 Acres - E. Main St.  
\$525,000





# Southeast Health & ACOM | Serves the Tri-State



## SOUTHEAST HEALTH

- 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

- 420 Bed Hospital
- The Regions only Level II Trauma Center
- Evaluating more than 59,000 patients annually = 150-200 patients daily

## SOUTHEAST EMPLOYEES

- The largest employer in the region
- 350 Physicians
- 2,700+ Employees





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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## ACOM

## 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

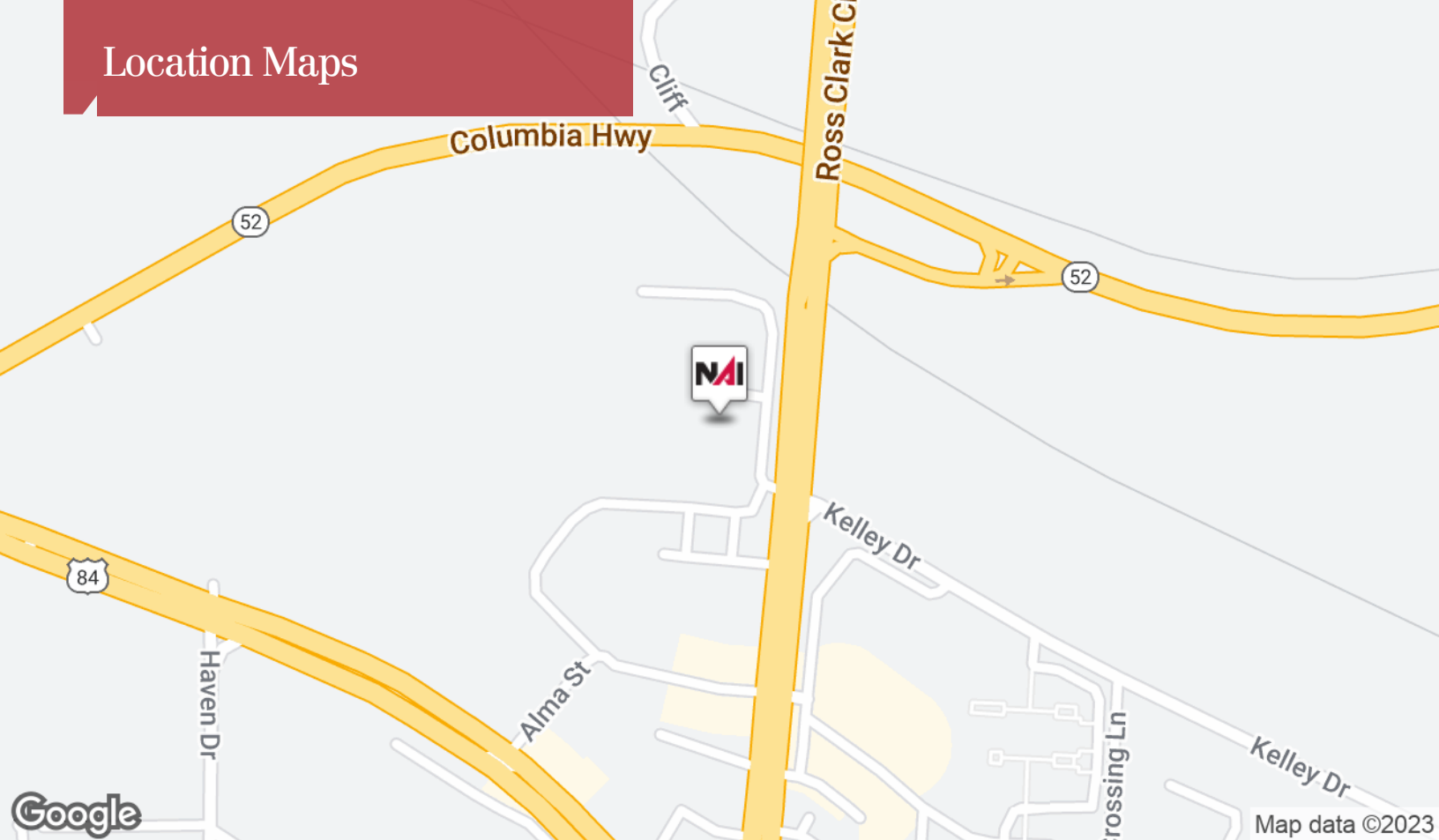
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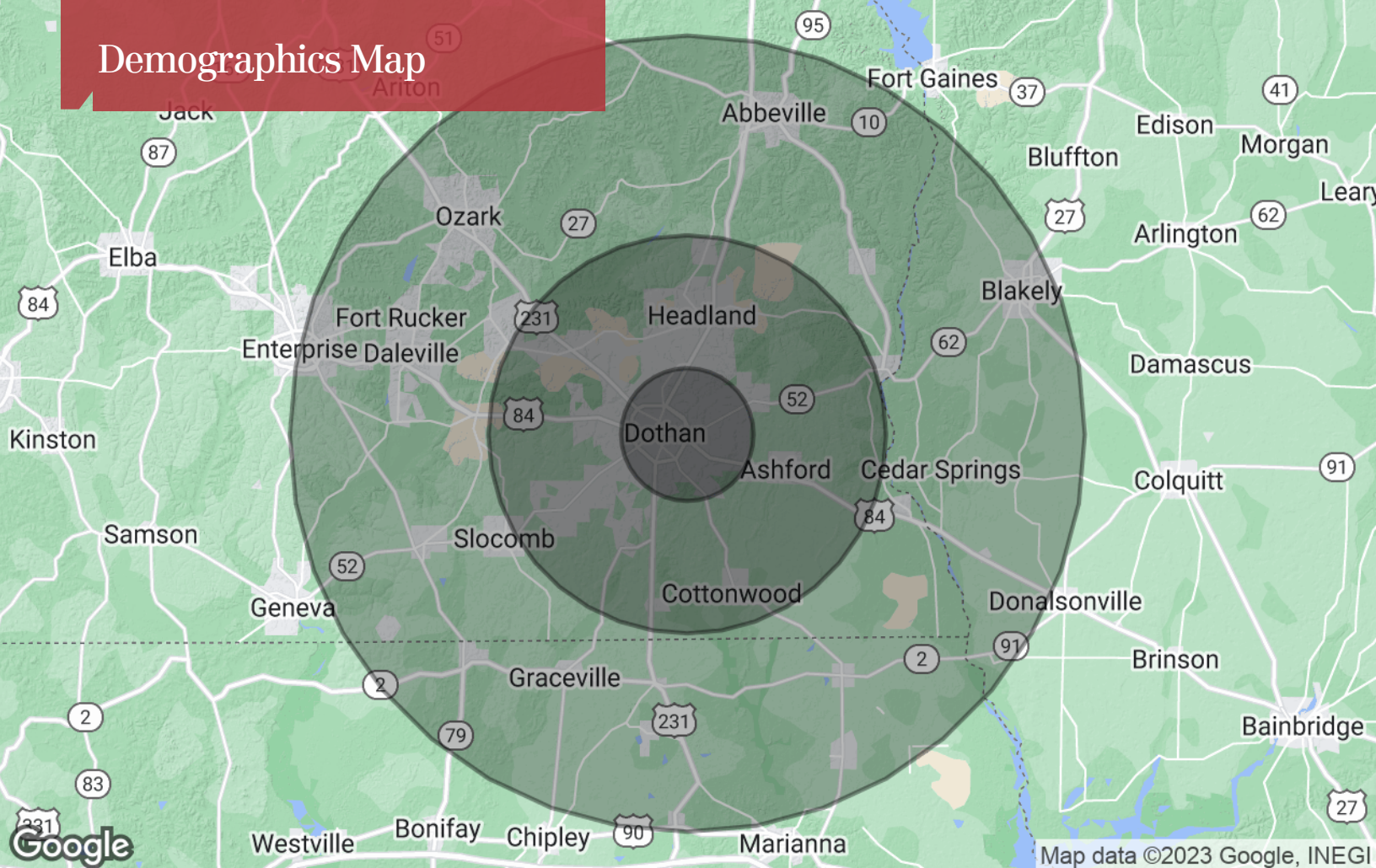


# Location Maps





# Demographics Map



## Population

	5 Miles	15 Miles	30 Miles
TOTAL POPULATION	49,044	121,126	236,392
MEDIAN AGE	39.1	40.4	40.2
MEDIAN AGE (MALE)	36.4	38.1	38.8
MEDIAN AGE (FEMALE)	40.9	42.2	41.7

## Households & Income

	5 Miles	15 Miles	30 Miles
TOTAL HOUSEHOLDS	23,367	54,815	107,080
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$48,665	\$58,016	\$54,218
AVERAGE HOUSE VALUE	\$124,255	\$142,189	\$133,972

## Race

	5 Miles	15 Miles	30 Miles
% WHITE	54.1%	71.4%	71.0%
% BLACK	44.2%	26.7%	26.0%
% ASIAN	0.9%	0.9%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.6%
% OTHER	0.4%	0.7%	1.2%

## Ethnicity

	5 Miles	15 Miles	30 Miles
% HISPANIC	3.3%	3.3%	4.8%

\* Demographic data derived from 2020 ACS - US Census





# Kenny Whatley

Commercial Advisor

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### Education

University of Alabama

### Memberships & Affiliations

Dothan Multiple Listing Service, Dothan Association of Realtors, Alabama Association of Realtors, National Association of Realtors, Dothan Chamber of Commerce, Bay County Association of Realtors, Bay County Multiple Listing Service and Panama City Beach Chamber of Commerce.

### Professional Background

Kenny has many years experience in the business world as a business owner and operator. He has been involved in Commercial Real Estate since 1996. Kenny and his wife have 4 children and 7 grandchildren. In his spare time he enjoys traveling, especially to visit his children and grandchildren and Alabama football.





# Shannon Auty

Commercial Advisor & Asst. to Kenny Whatley

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### Education

SUSCC 2010-2012 | Auburn University 2012-2014

### Memberships & Affiliations

National Association of Realtors and Southeast Alabama Association of Realtors. Dothan Area Chamber of Commerce. Dothan Area Young Professionals. Dothan Multiple Listing Service. License #139611.

### Professional Background

I am a licensed real estate agent as well as the assistant to Kenny Whatley of NAI TALCOR. I work closely in facilitating all transactions of commercial real estate purchases, leases, and acquisitions for retail, land, and industrial properties. I grew up in the Wiregrass area and love to play a part in growing Dothan and helping others achieve their goals through real estate.

"To give real service, you have to add something which cannot be bought or measured with money, and that is sincerity and integrity."