

OFFERING MEMORANDUM

N/E MURPHY MILL ROAD & N. BRANNON STAND ROAD

BYRD PROPERTY-
RESIDENTIAL+MULTIFAMILY

Dothan, AL 36303

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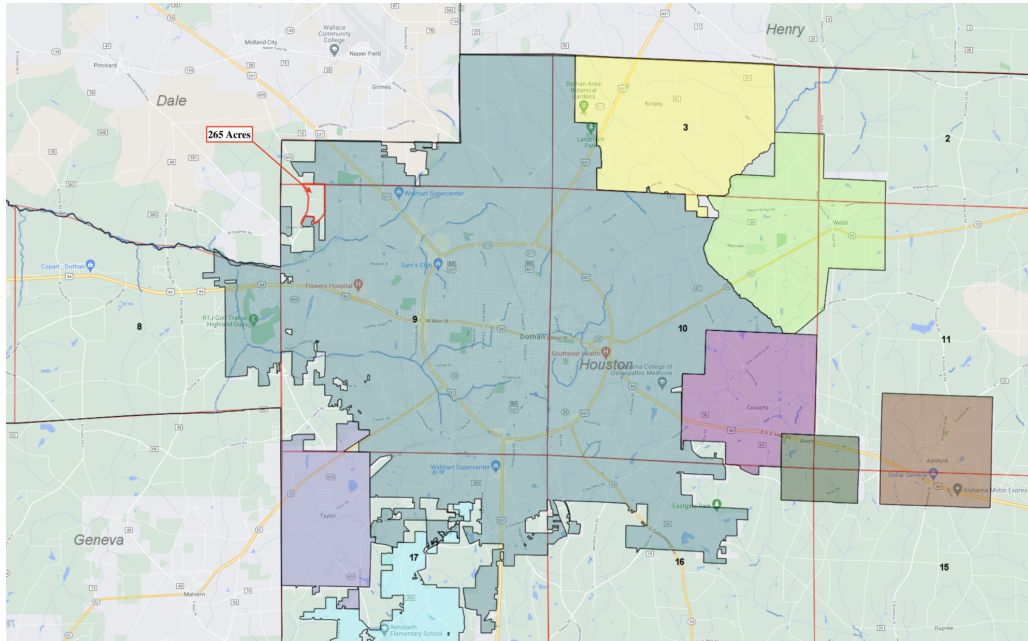
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$2,320,000
AVAILABLE SF:	
LOT SIZE:	145 Acres
PRICE / ACRE:	\$16,000
VIDEO:	View Here

PROPERTY OVERVIEW

Rare opportunity to purchase 145-acre property well located between Murphy Mill Road and N. Brannon Stand Road. Property has been tied up in a Family Trust and is only recently made available. Utilities are available to the site. Perfect site for Residential + Multi-Family. Seller will entertain subdividing the property.

PROPERTY DESCRIPTION

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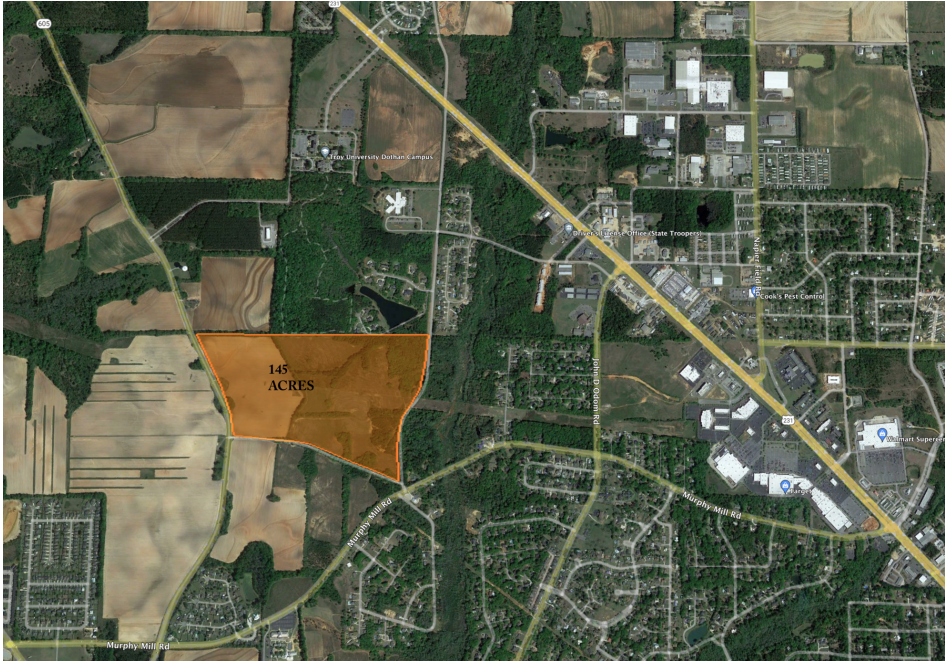
LOCATION DESCRIPTION

This 145-acre site is sandwiched between Murphy Mill Road and N. Brannon Stand Road and is .7 miles southwest of Hwy 231. Property is only a 3-minute drive to Dothan's best retail centers, Flowers Hospital, and Robert Trent Jones Highland Oak Golf Course.

Flowers Hospital is a 235-bed facility with 1100 employees. Wiregrass Commons Mall has Dillard's, Belk, JCPenney as anchors along with many national and local retailers. Robert Trent Jones Golf Trail has 36 holes of world-class golf which draws the golf enthusiast from all around the country. There are educational opportunities like Troy University and The Alabama College of Osteopathic Medicine [ACOM]. Troy University has a student population of 3023 and offers 63 degrees including advanced degrees. ACOM provides quality, learner-centered osteopathic education, research, and service while promoting graduate medical education. The 110,000-foot facility hosts 620 students along with 60 plus staff members.

Many agricultural exports from the area include cotton, peanuts, corn, soybeans, beef cattle, and dairy products. The other industries fueling growth in manufacturing are Southern Nuclear, a public utility, with 950 employees, Michelin Dothan Manufacturing, Con Agra Foods, Wayne Farms, and Borden Dairy of Alabama. Dothan's population is 68,522 with the tri-county area having a population of 149,432.

There is much to enjoy in Dothan including the Dothan Botanical Gardens, Wiregrass Museum of Art, The National Peanut Festival, and the Dothan Regional Airport. Residents enjoy a moderate climate and close proximity to some of the prettiest world-famous Florida beaches.



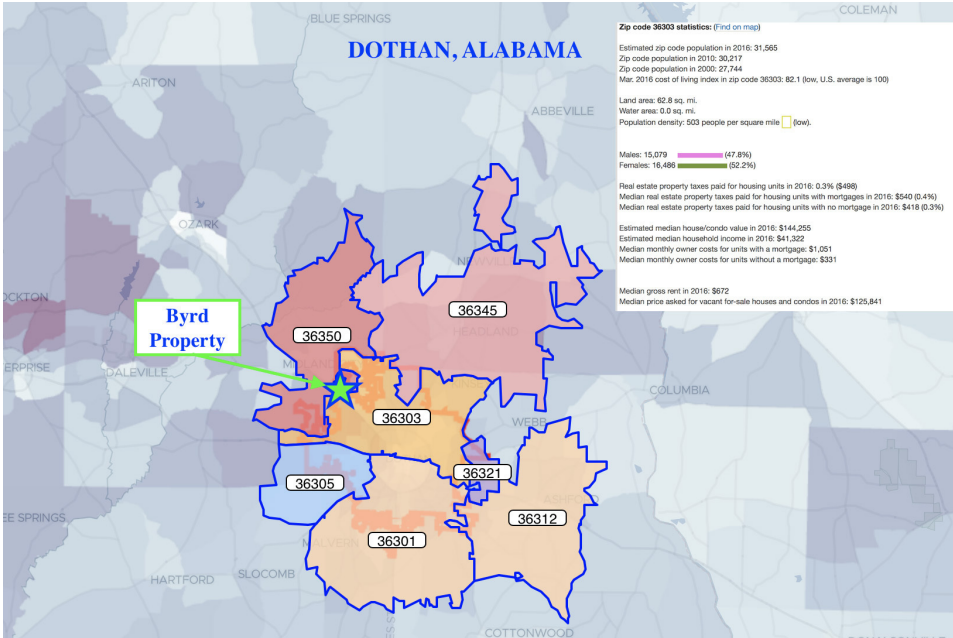


LOCATION INFORMATION

BUILDING NAME	Byrd Property-Residential+MultiFamily
STREET ADDRESS	N/E Murphy Mill Road & N. Brannon Stand Road
CITY, STATE, ZIP	Dothan, AL 36303
COUNTY	Houston
CROSS-STREETS	Murphy Mill Road and N. Brannon Stand Road

BUILDING INFORMATION

BEST USE	Residential + multi-family
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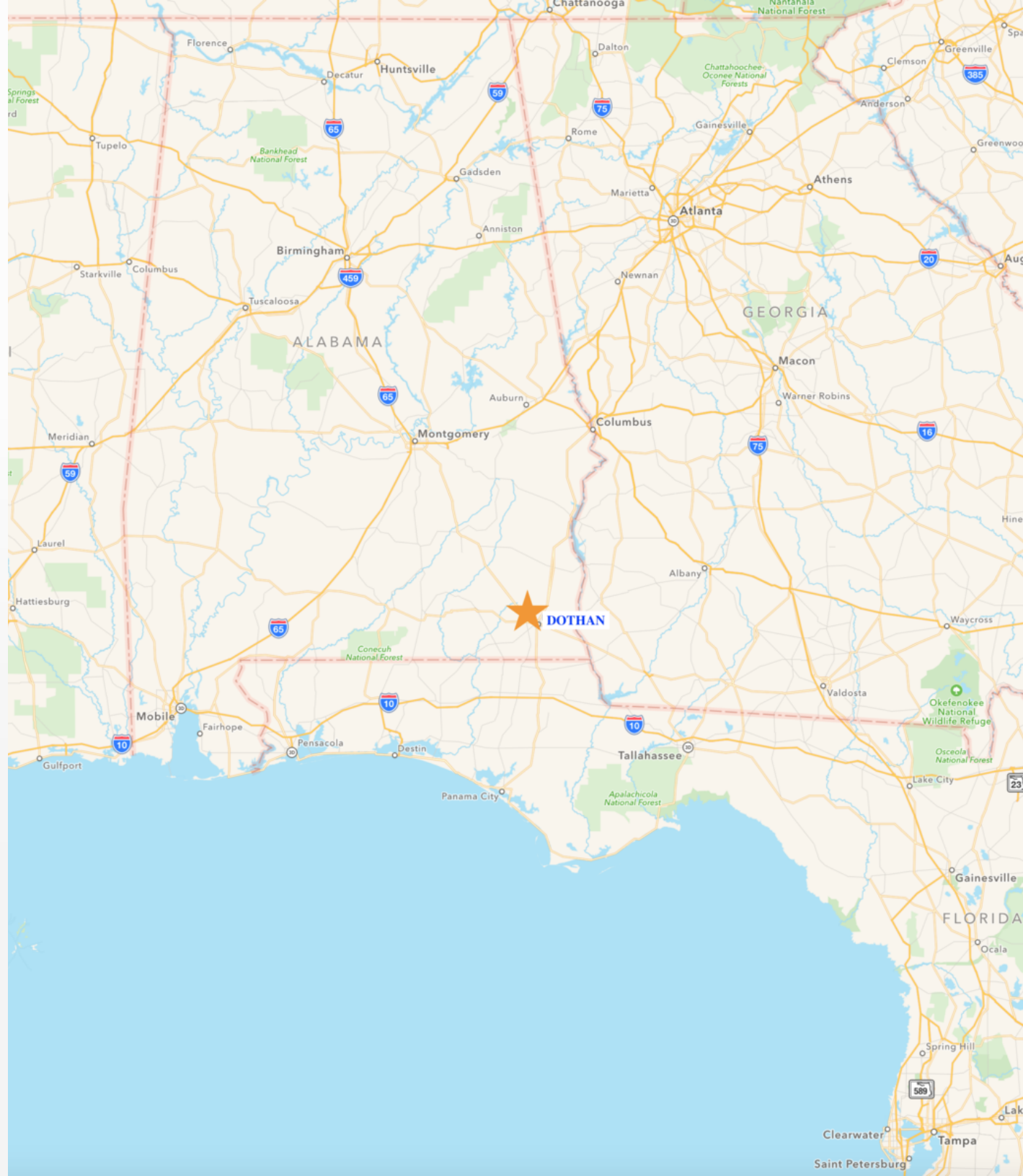


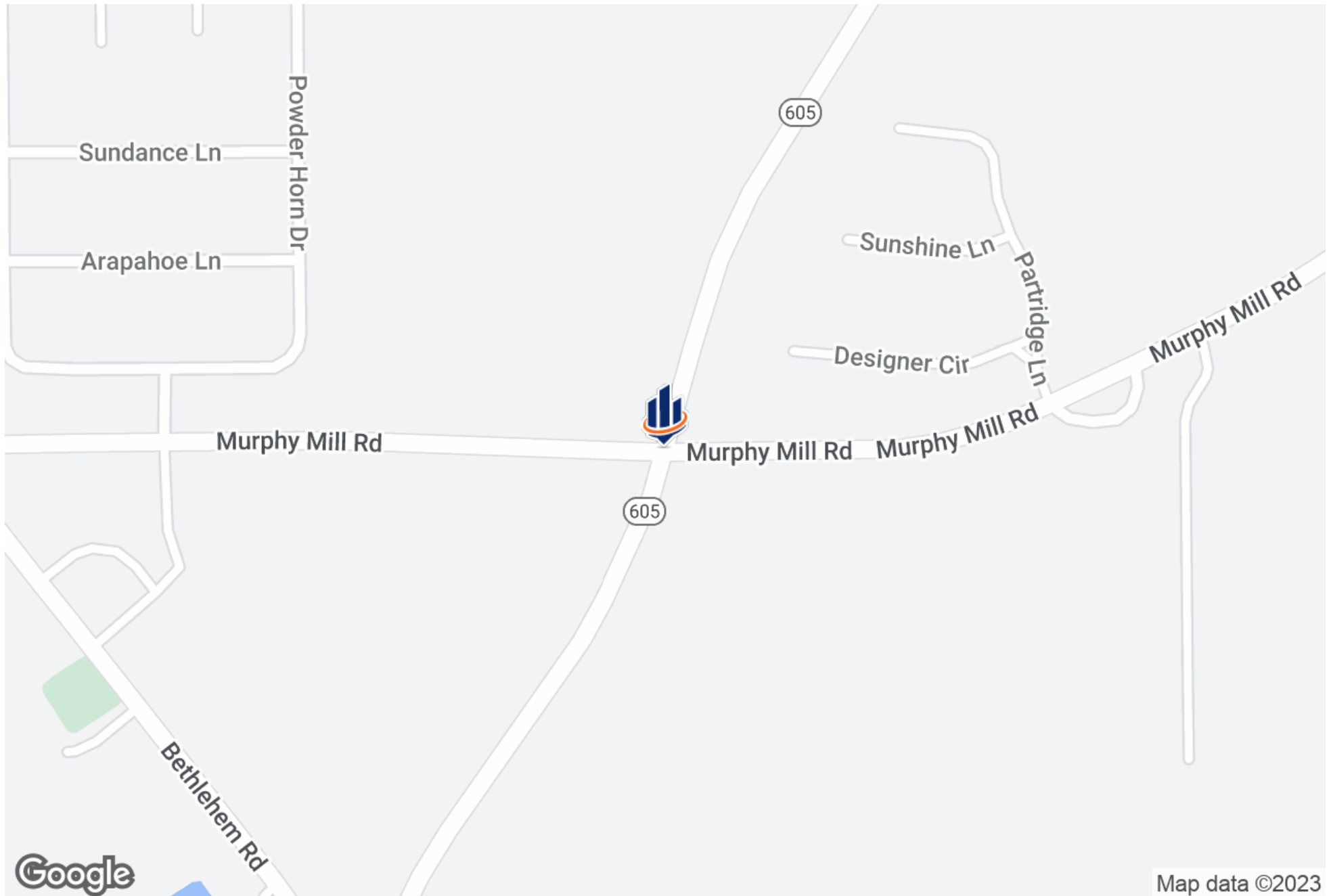


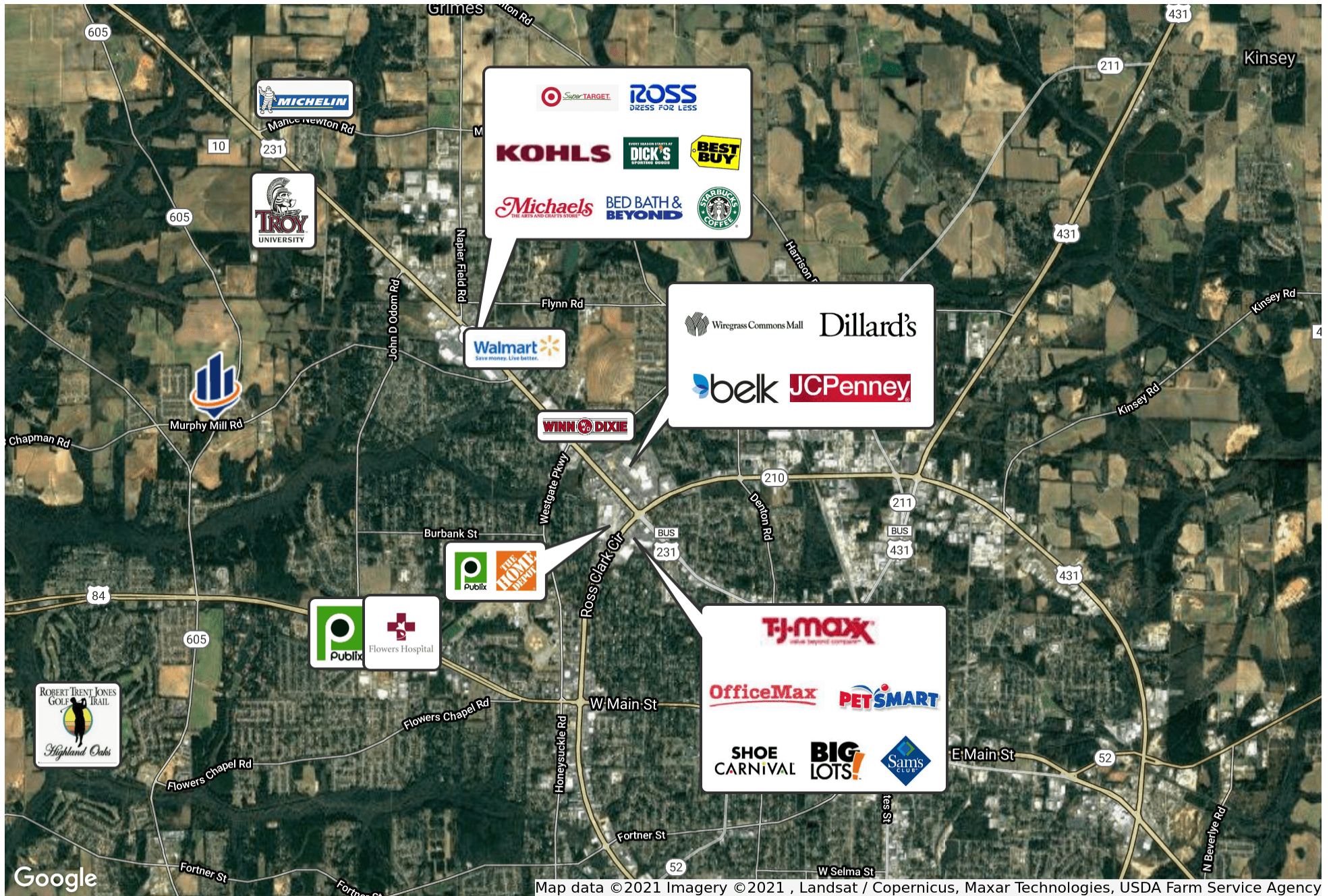
Adjacent Neighborhood

SECTION 2

LOCATION INFORMATION



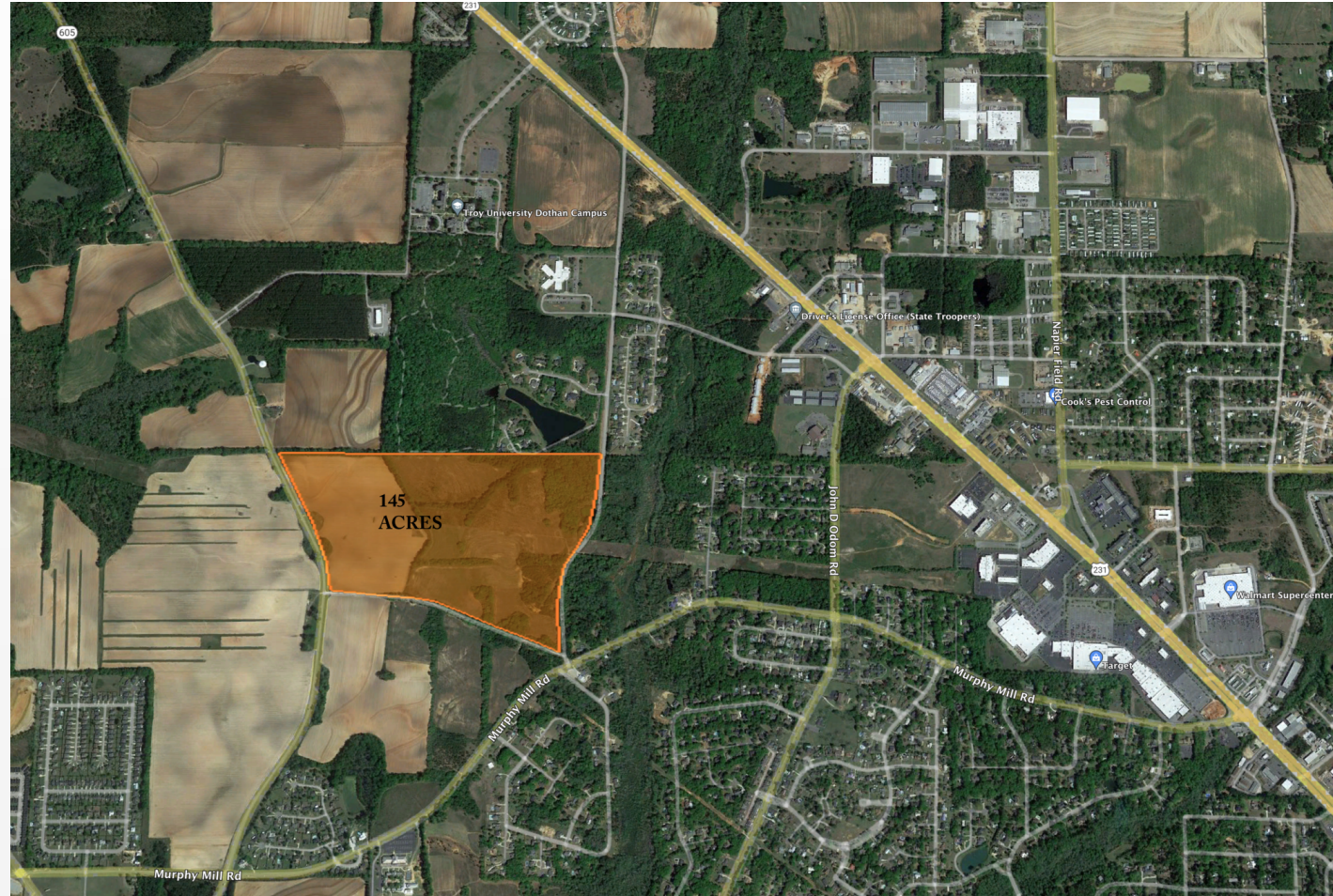






SECTION 3

PRICE



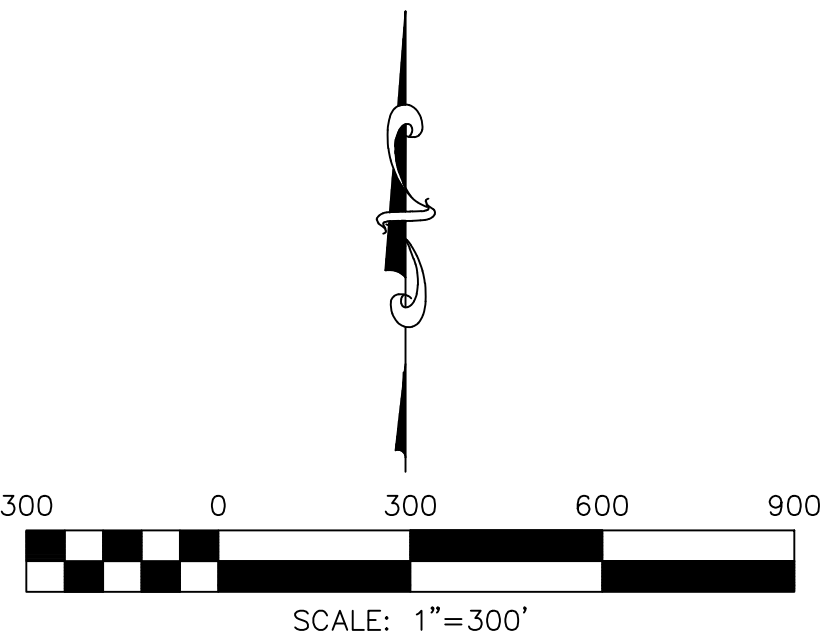


PROPERTY ACREAGE:
265± ACRES USING HOUSTON COUNTY TAX
MAP AS BASIS FOR CALCULATING THE
ACREAGE.

Exhibit A

APPROXIMATELY 156.0± ACRES FROM THE
NORTH PROPERTY LINE TO THE SOUTH SIDE
OF PARMER ROAD (VACATED).

APPROXIMATELY 109.7± ACRES FROM THE
SOUTH SIDE OF PARMER ROAD (VACATED) TO
THE SOUTH PROPERTY LINE.



PROJECT No.	16-2107
DATE:	MARCH, 2021
SCALE:	1"=300'
DRAWN BY:	L. BROOKINS
APPROVED BY:	

REVISIONS:

PROPERTY INFORMATION PLAN
MURPHY MILL, BRANNON STAND
AND BARRINGTON ROAD
HOUSTON COUNTY, ALABAMA

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MS CERT. OF AUTH.	E-00001825

SHEET	1
OF	1

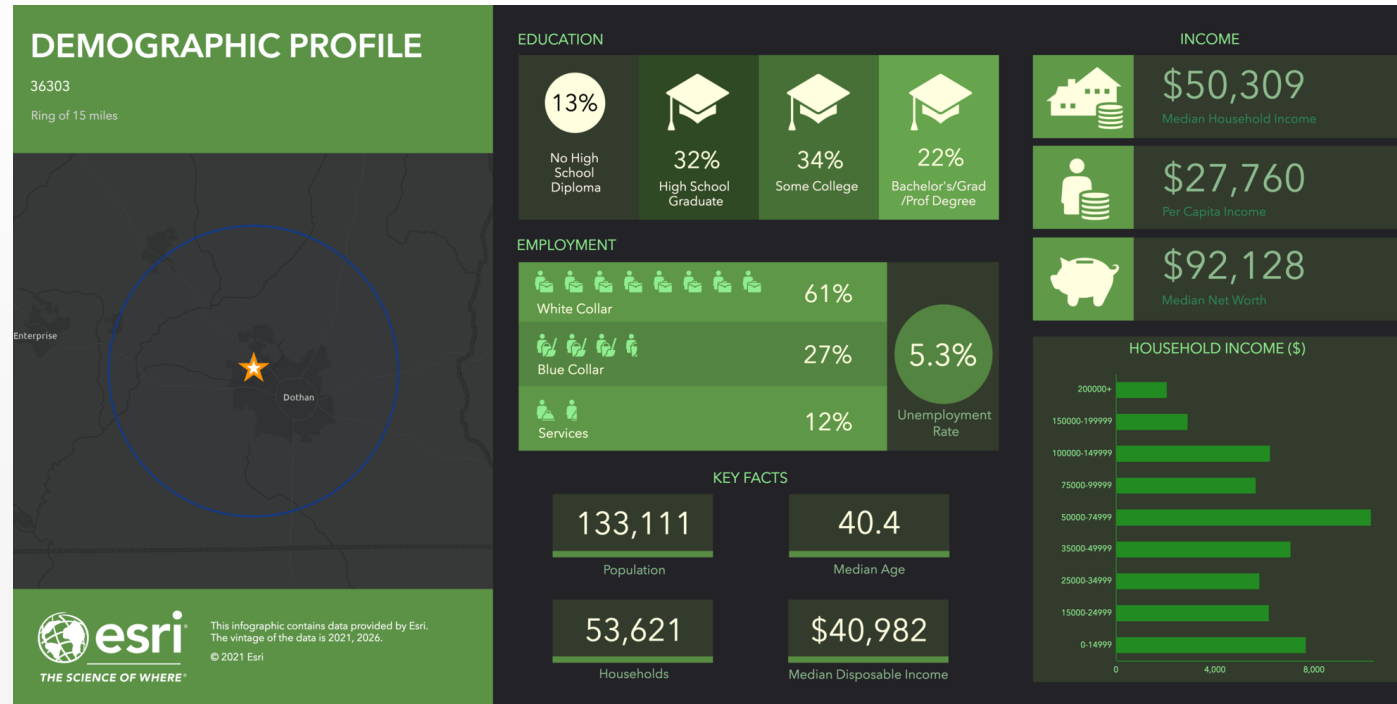
INVESTMENT OVERVIEW

265 ACRES N/W DOTHAN

PRICE	\$2,320,000.00
PRICE PER ACRE	\$16,000.00

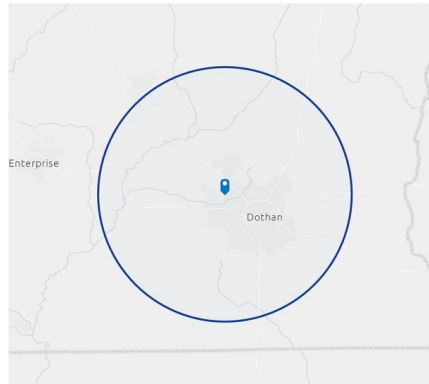
SECTION 4

DEMOGRAPHICS



SECTION 5

POPULATION TRENDS



POPULATION TRENDS AND KEY INDICATORS

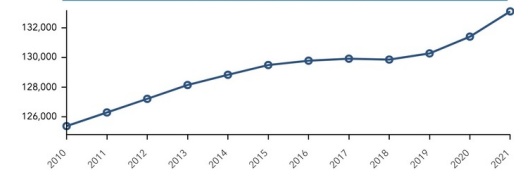
36303

133,111	53,621	2.45	40.4	\$50,309	\$152,944	67	203	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

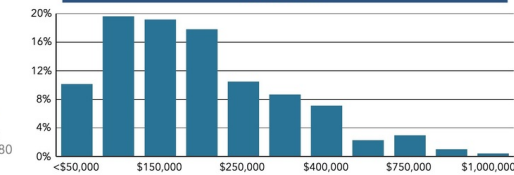
MORTGAGE INDICATORS



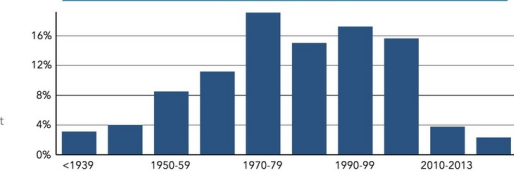
Historical Trends: Population



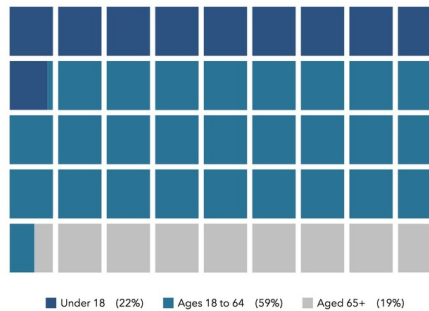
Home Value



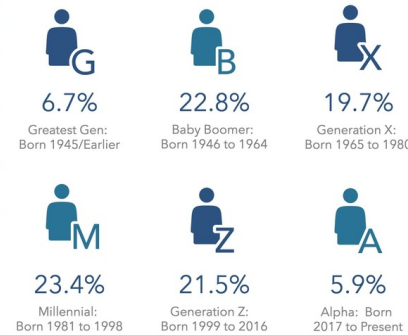
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



THE SCIENCE OF WHERE™

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri

POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,190	34,721	94,891
AVERAGE AGE	45.1	40.2	39.5
AVERAGE AGE (MALE)	44.0	37.5	37.1
AVERAGE AGE (FEMALE)	46.4	42.9	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	453	15,371	42,588
# OF PERSONS PER HH	2.6	2.3	2.2
AVERAGE HH INCOME	\$117,123	\$76,740	\$59,384
AVERAGE HOUSE VALUE	\$752,948	\$240,950	\$157,754

* Demographic data derived from 2020 ACS - US Census

