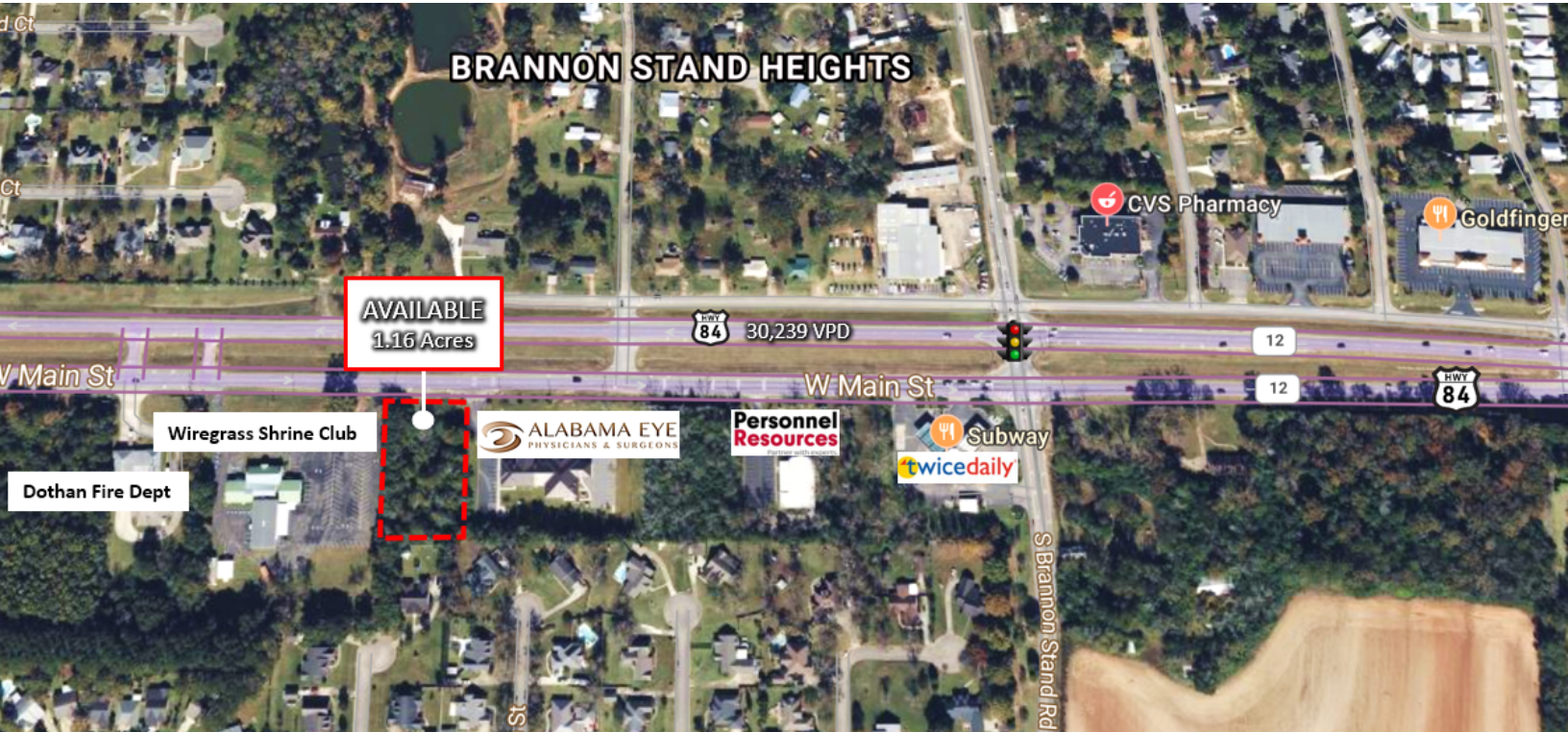


FOR SALE

5900 Block W. Main Street Dothan, AL 36305

NAI TALCOR



US-Hwy 84 W Land

1.16-acre parcel offering excellent visibility with 171 feet of frontage on US-Highway 84 W, a prominent east-west thoroughfare and the area's largest growth corridor. This site is positioned near the entrance of Dothan and experiences significant traffic flow as it provides connections to nearby cities such as Daleville, Fort Novosel, Enterprise, Opp, Andalusia and more.

- Situated between Alabama Eye Physicians & Surgeons and Wiregrass Shrine Club
- 171 feet of frontage
- Less than 2 miles to Publix Shopping Center & Flowers Hospital
- 33,346 vehicles per day (ALDOT 2022)
- Largest growth corridor in Southeast Alabama
- Near several of the most desirable residential neighborhoods in Dothan

OFFERING SUMMARY

SALE PRICE	\$350,000
ZONING	B-3
ACREAGE	1.16-acres

Demographics	5 Miles	15 Miles	30 Miles
Total Population:	46,276	132,073	251,663
Average HH Income:	\$73,110	\$57,015	\$54,815

✉ **Kenny Whatley**
+1 334 596 7890
kwhatley@talcor.com

✉ **Shannon Auty**
+1 334 406 1161
sauty@talcor.com

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NAI TALCOR
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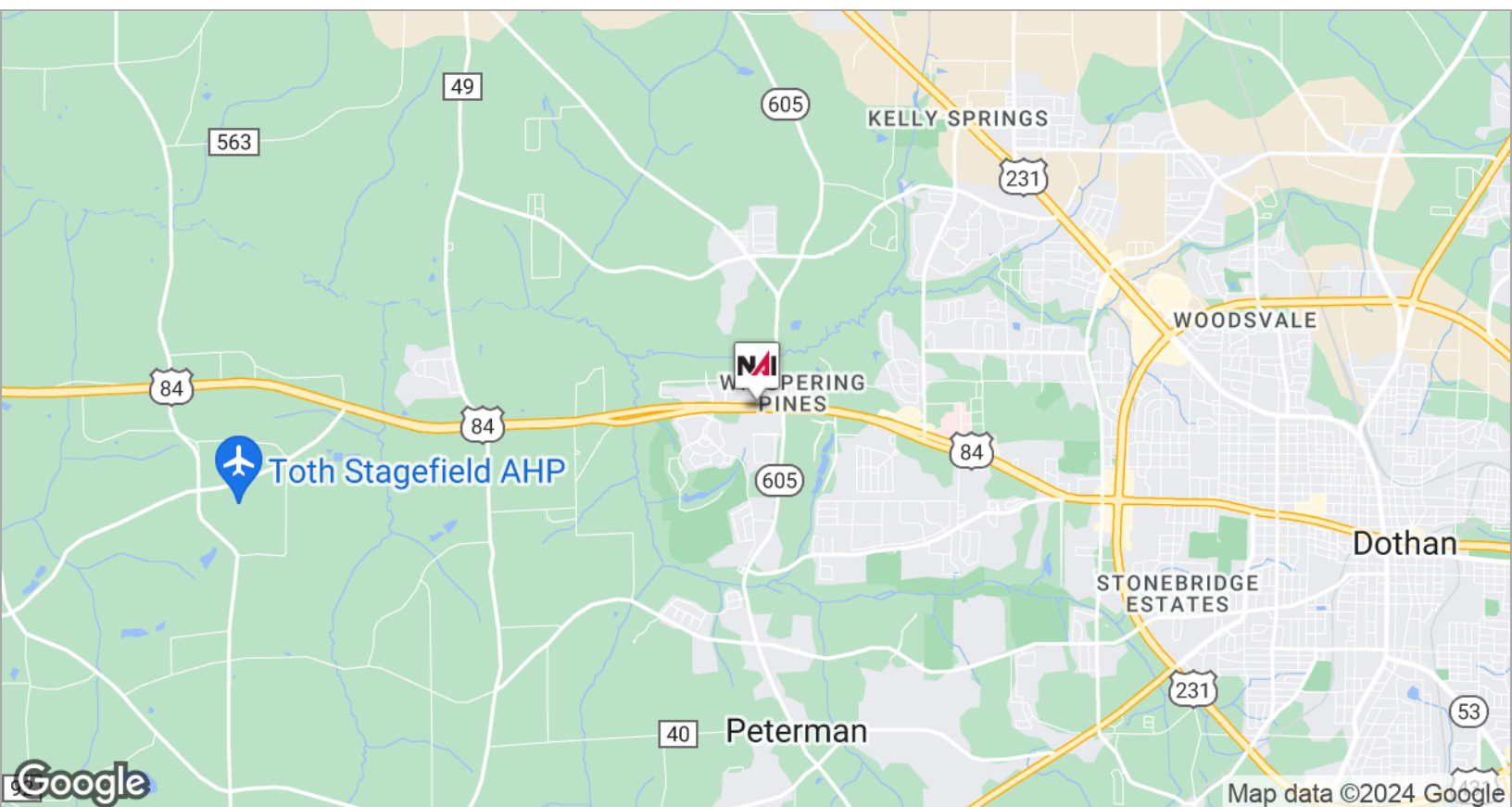
NATLALCOR

FOR SALE

5900 Block W. Main Street Dothan, AL 36305



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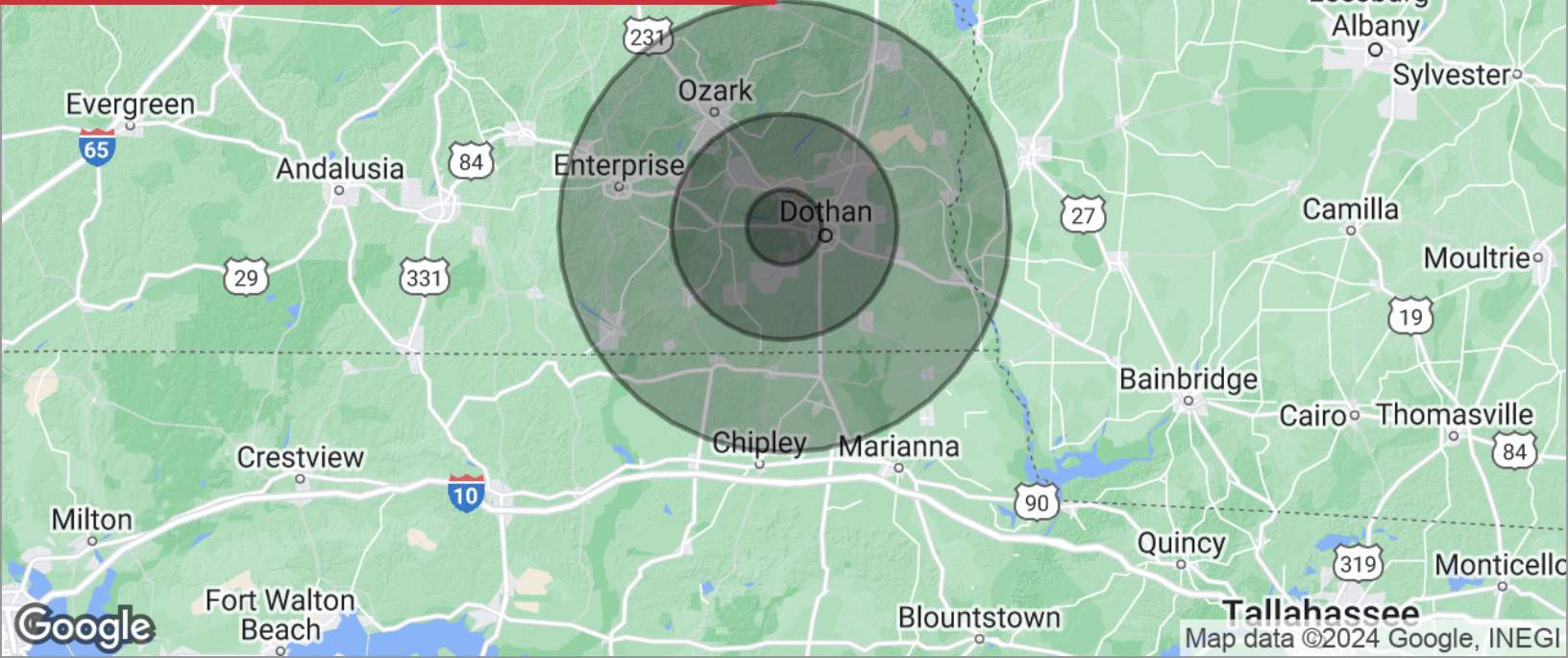
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NAI TALCOR

FOR SALE

5900 Block W. Main Street Dothan, AL 36305



DEMOGRAPHICS

POPULATION	5 MILES	15 MILES	30 MILES
Total population	46,276	132,073	251,663
Median age	40.2	39.9	40.4
Median age (male)	37.2	37.9	38.7
Median age (Female)	43.2	41.5	42.0
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total households	20,442	59,168	113,839
# of persons per HH	2.3	2.2	2.2
Average HH income	\$73,110	\$57,015	\$54,815
Average house value	\$175,326	\$137,677	\$134,253

* Demographic data derived from 2020 ACS - US Census

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