

FOR SALE

Hwy 231 S, Dothan, AL 36301

NAI TALCOR



Land | 1.24 and 0.7 Acres

Lot #1: 1.24-acres with 152' frontage on Hwy-231 situated between Hardees and the entrance to Fieldcrest Apartments.

Lot #2: 0.7-acres, just off Hwy-231 situated behind Misky Peruvian Latin Restaurant and Clarion Inn & Suites with access from Hwy-231, Hodgesville Road and Ross Clark Circle.

- Located just off major retail trade area on Ross Clark Circle, which encircles the City of Dothan
- 1/2 mile to Walmart with 205.8K monthly visitors
- Near Southview Shopping Center, Patricia Bowling Lanes, Ollie's, Roses, Clarion Inn & Suites, Hardees, Main Street Family Care, McDonald's, Dunkin Donuts, CarMart, & more.
- 13 miles to the Florida state line leading to Pandhandle Beaches
- Dothan's retail sector is thriving, with total sales per capita more than double the state and national averages

OFFERING SUMMARY

SALE PRICE (1.24 AC)	\$675,000
SALE PRICE (0.7 AC)	\$299,000
ZONING	B-2

Demographics	5 Miles	10 Miles	15 Miles
Total Population:	58,054	101,664	146,629
Average HH Income:	\$67,644	\$75,161	\$75,462

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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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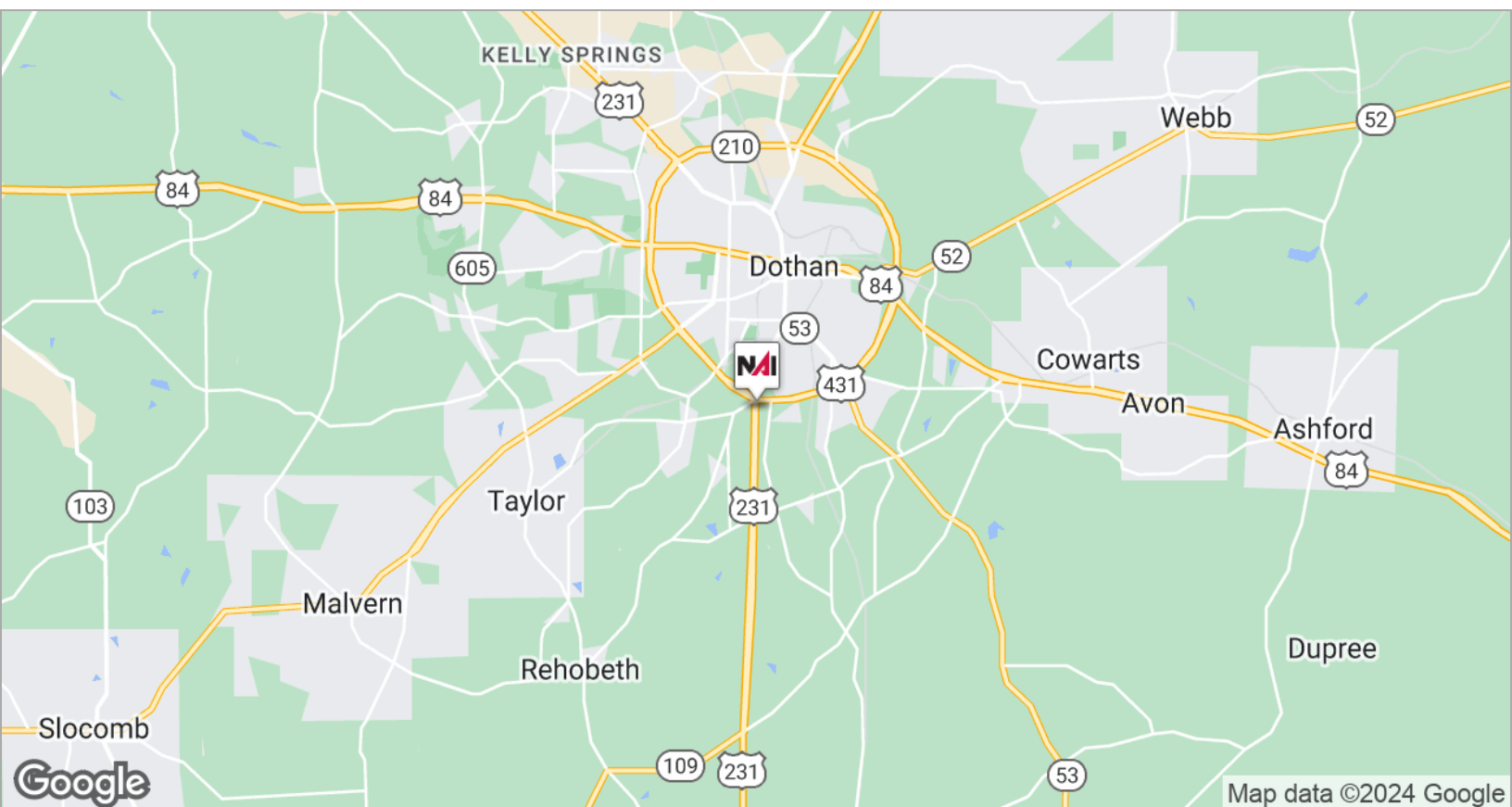
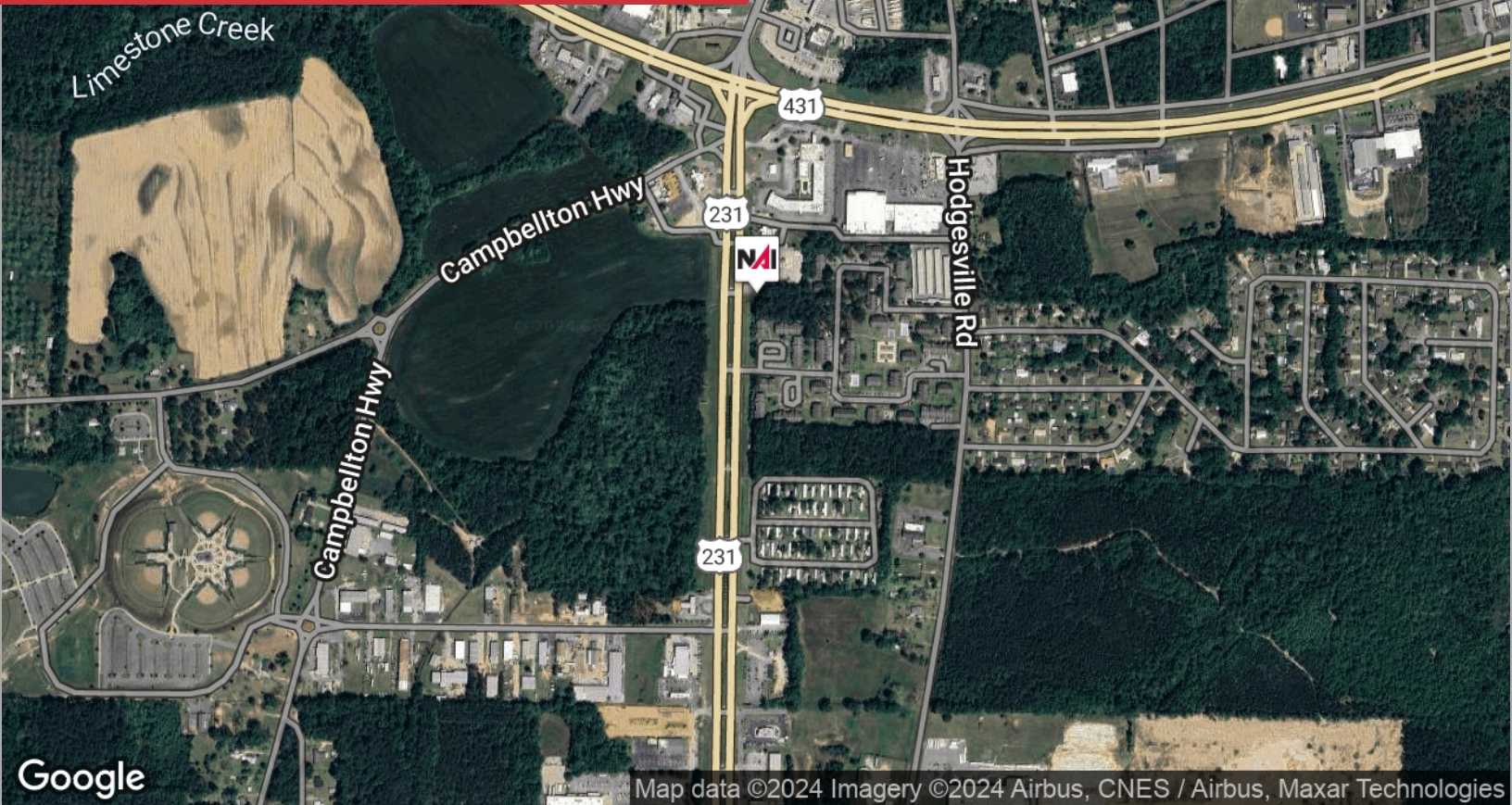
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LOCATION MAPS

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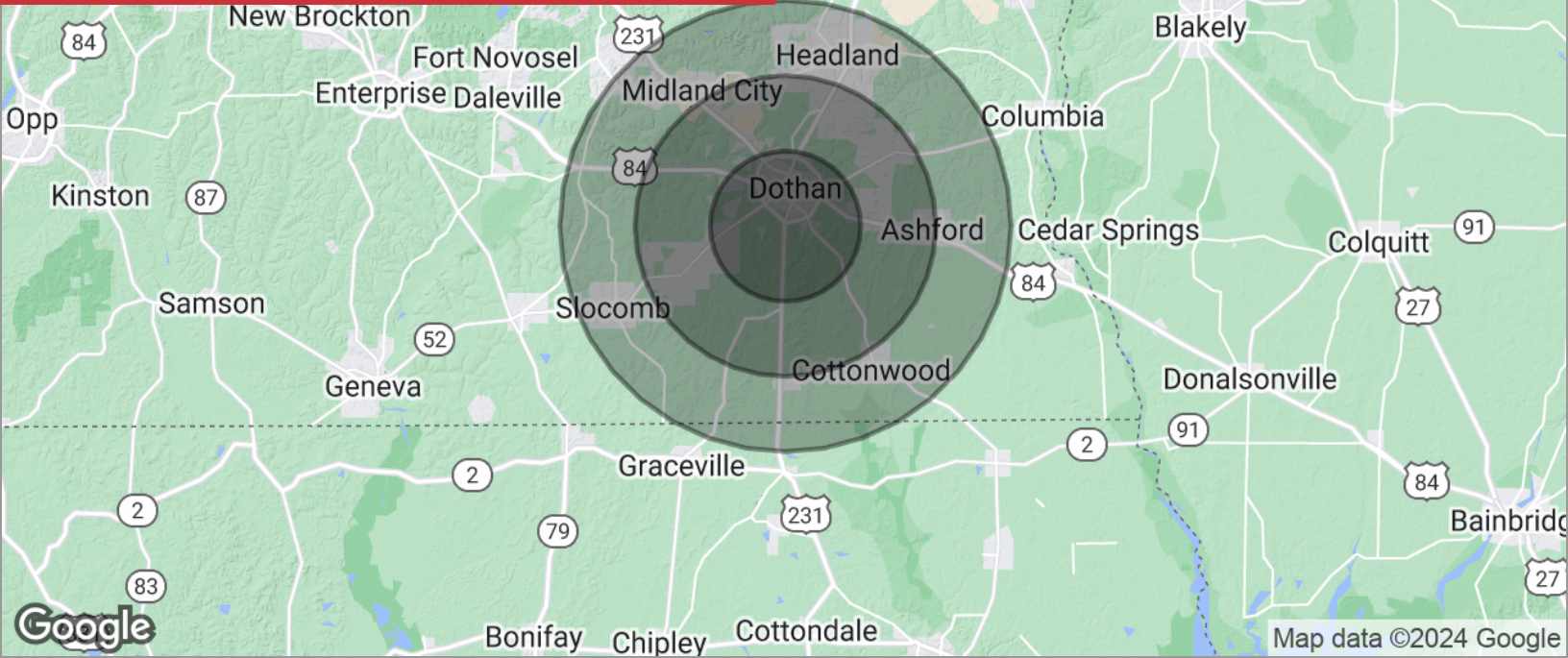
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DEMOGRAPHICS

Hwy 231 S, Dothan, AL 36301



DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total population	58,054	101,664	146,629
Median age	41	41	41
Median age (male)	39	40	40
Median age (Female)	43	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	24,389	42,255	60,148
# of persons per HH	2.4	2.4	2.4
Average HH income	\$67,644	\$75,161	\$75,462
Average house value	\$199,948	\$215,403	\$210,190

* Demographic data derived from 2020 ACS - US Census