



SPERRY

FORREST & FIELDS CRE

200

BUYERS DR

DOTHAN, AL 36303

Offering Memorandum



David R Cornelius, CCIM, CPM
OWNER/BROKER
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AL #000086953-0



DAVID R. CORNELIUS, CCIM, CPM
LOCAL BROKER, DOTHAN, AL

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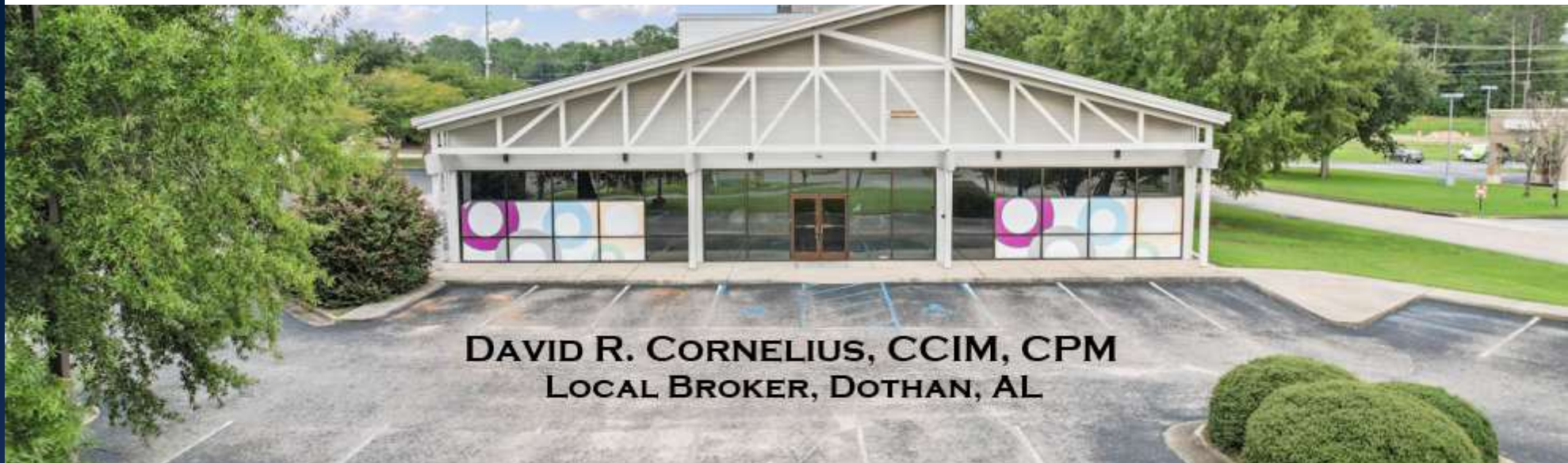
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DAVID R. CORNELIUS, CCIM, CPM
LOCAL BROKER, DOTHAN, AL

SECTION 1

PROPERTY INFORMATION

Property Summary



**DAVID R. CORNELIUS, CCIM, CPM
LOCAL BROKER, DOTHAN, AL**

PROPERTY DESCRIPTION

An outstanding opportunity is waiting for your business at 200 Buyers Dr. This property is adjacent to Wiregrass Commons Mall and is suitable for a wide range of commercial uses.

High Visibility & Accessibility – Excellent exposure in a convenient Dothan location with ample on-site parking.

Open-design makes this customizable property fit your business needs.

Strategic Location – Easy access to major transportation routes for seamless connectivity across the region.

*Sale price contingent on successful termination of current tenant lease

PROPERTY HIGHLIGHTS

- High visibility and ample parking

OFFERING SUMMARY

Sale Price:	*\$1,700,000
Lot Size:	57,399 SF
Building Size:	8,960 SF

DEMOGRAPHICS

	5 MILES	25 MILES	50 MILES
Total Households	27,532	91,669	171,527
Total Population	65,228	225,686	425,529
Average HH Income	\$76,328	\$78,270	\$74,361

Property Description



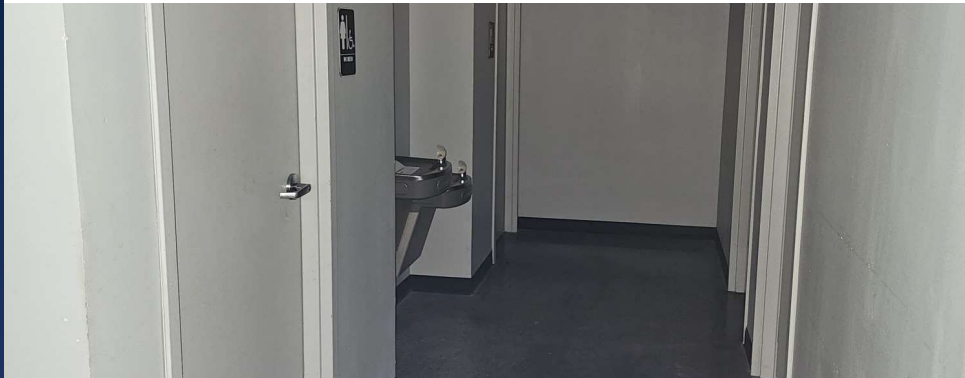
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LOCATION DESCRIPTION

Located in Dothan, AL this property offers exceptional convenience and connectivity. The location provides quick access to major retail hubs such as Wiregrass Commons Mall and Dothan Pavilion, as well as recreational destinations like Westgate Park.

A wide selection of nearby dining options—including Jim N Nicks, Red Lobster, and Chili's—add to the appeal for both employees and clients. In addition, proximity to Southeast Health and Flowers Hospital ensures immediate access to leading healthcare facilities.



With its central position in a high-traffic, amenity-rich area, 200 Buyers Dr presents an outstanding opportunity for businesses seeking a well-connected and desirable office or commercial location in Dothan.

Complete Highlights



PROPERTY HIGHLIGHTS

- - High visibility and ample parking
- - Customizable layout options
- - Convenient access
- - Ideal for businesses of all sizes
- - Prime location for commercial uses
- - Versatile and adaptable for various needs



Additional Photos




SPERRY - FORREST & FIELDS CRE | 1050 WEST MAIN STREET | DOTHAN, AL 36301

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Retail Map





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SECTION 2

DEMOGRAPHICS

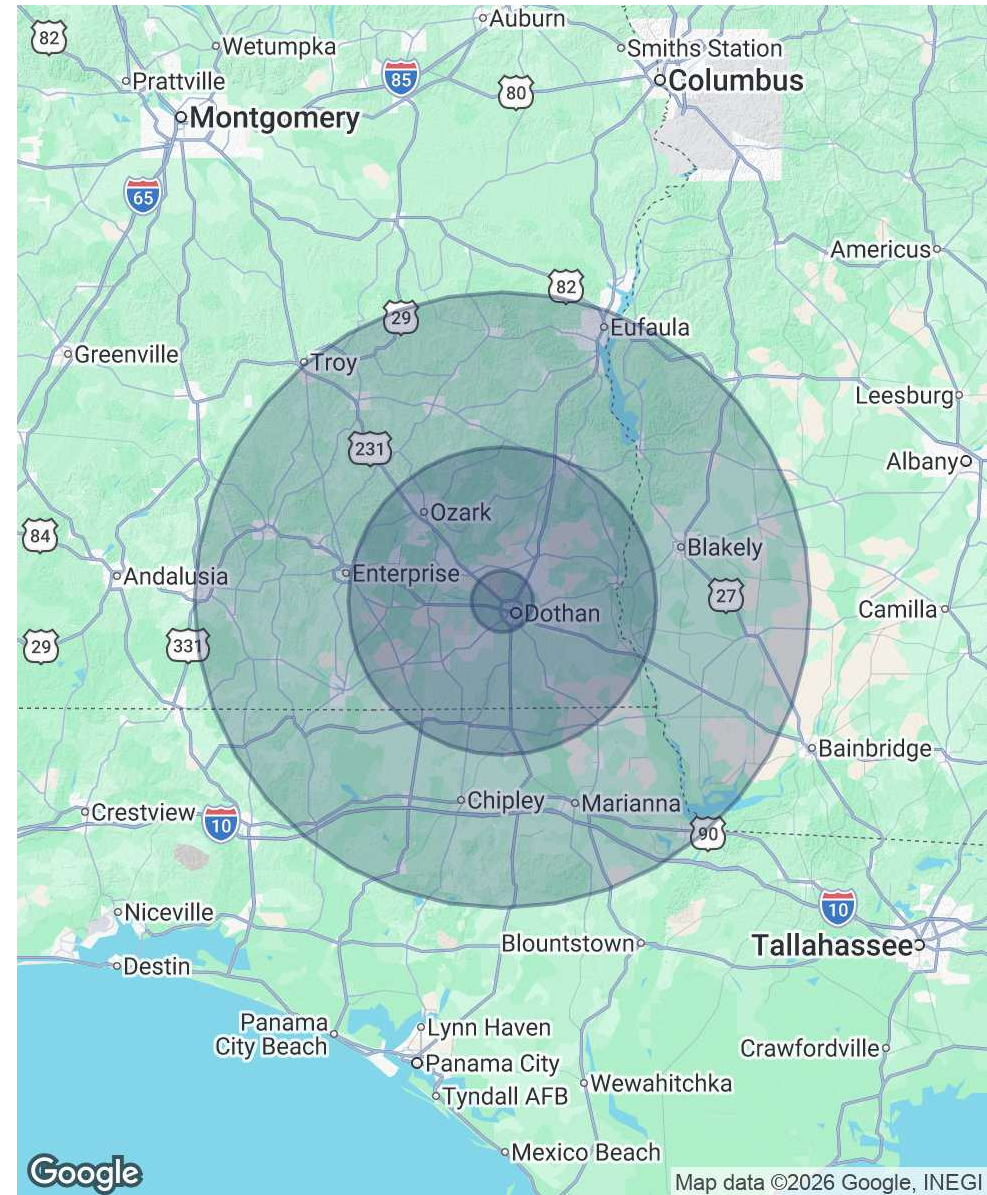
Demographics Map & Report




POPULATION	5 MILES	25 MILES	50 MILES
Total Population	65,228	225,686	425,529
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	27,532	91,669	171,527
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$76,328	\$78,270	\$74,361
Average House Value	\$218,527	\$205,788	\$192,665

Demographics data derived from AlphaMap





DAVID R. CORNELIUS, CCIM, CPM
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SECTION 3

ADVISOR BIO

Advisor Bio



DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

david@forrestandfields.com

Direct: 334.685.1276 | Cell: 334.685.1276

AL #000086953-0 // GA #356361

PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM, CPM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem-solving skills. He brings over 20 years of experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, along with broker's license in Alabama and Georgia. David also has over 30 years of property & casualty insurance experience, and is currently managing over 600+ residential doors.

MEMBERSHIPS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers (ICSC)
- Certified Property Manager
- Member of NARPM
- IREM Member

Forrest & Fields CRE
1050 West Main Street
Dothan, AL 36301