



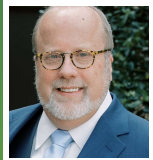
**SPERRY**

FORREST & FIELDS CRE

**3665**

WESTGATE PKWY  
DOTHAN, AL 36303

Offering Memorandum



David R Cornelius, CCIM, CPM  
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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Office and warehouse space are both heated and cooled. Building has a loading dock (w/roll-up door) and is located on a nice size corner lot on Westgate Parkway. This 6,500 SF building, constructed in 2000, is perfectly suited for office or office-warehouse use. Zoned L-I, it offers a versatile space that can adapt to a range of business needs. Located on Westgate Parkway in Dothan, this property presents future owners an ideal setting for commercial success. Don't miss out on the chance to secure this exceptional property.

## PROPERTY HIGHLIGHTS

- 6,500 SF building
- Built in 2000
- Loading Dock
- Versatile office/office-warehouse space

## OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	1.27 Acres
Building Size:	6,500 SF

## DEMOGRAPHICS

	5 MILES	25 MILES	50 MILES
Total Households	20,630	78,916	165,581
Total Population	51,341	202,401	430,154
Average HH Income	\$75,078	\$76,512	\$71,935

# Property Description



## PROPERTY DESCRIPTION

Office and warehouse space are both heated and cooled. Building has a loading dock (w/roll-up door) and is located on a nice size corner lot on Westgate Parkway. This 6,500 SF building, constructed in 2000, is perfectly suited for office or office-warehouse use. Zoned L-1, it offers a versatile space that can adapt to a range of business needs. Located on Westgate Parkway in Dothan, this property presents future owners an ideal setting for commercial success. Don't miss out on the chance to secure this exceptional property.

## LOCATION DESCRIPTION

Discover the community surrounding 3665 Westgate Pkwy in Dothan, AL, including its proximity to the CSX Platinum site, a key industrial and logistics asset in the region. This area offers access to a wide range of commercial amenities and services. Situated in close proximity to notable points of interest, such as major business centers, dining establishments, and retail hubs, the location provides unparalleled convenience for property owners. Prospective office and office-warehouse owners can capitalize on the area's reputation as a business-friendly environment and its connectivity to regional distribution networks. Explore the opportunities that the surrounding area offers, and envision the potential of integrating your business into this dynamic commercial hub.

# Complete Highlights

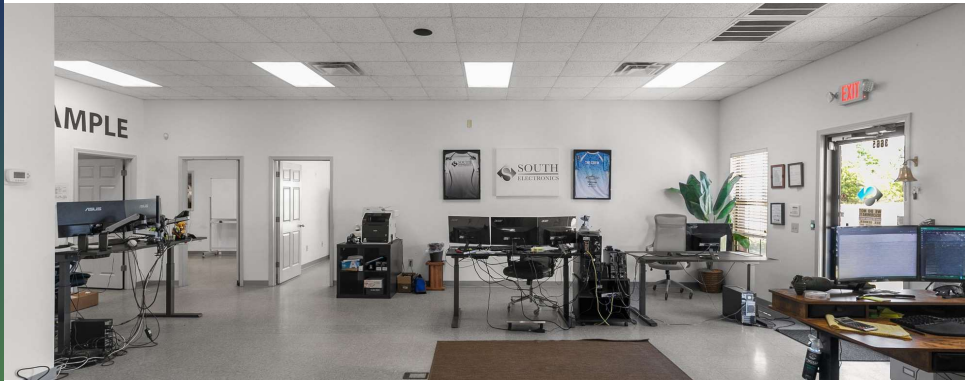


## PROPERTY HIGHLIGHTS

- 6,500 SF building
- Built in 2000
- Versatile office/office-warehouse space
- Loading Dock
- Zoned L-I



# Additional Photos

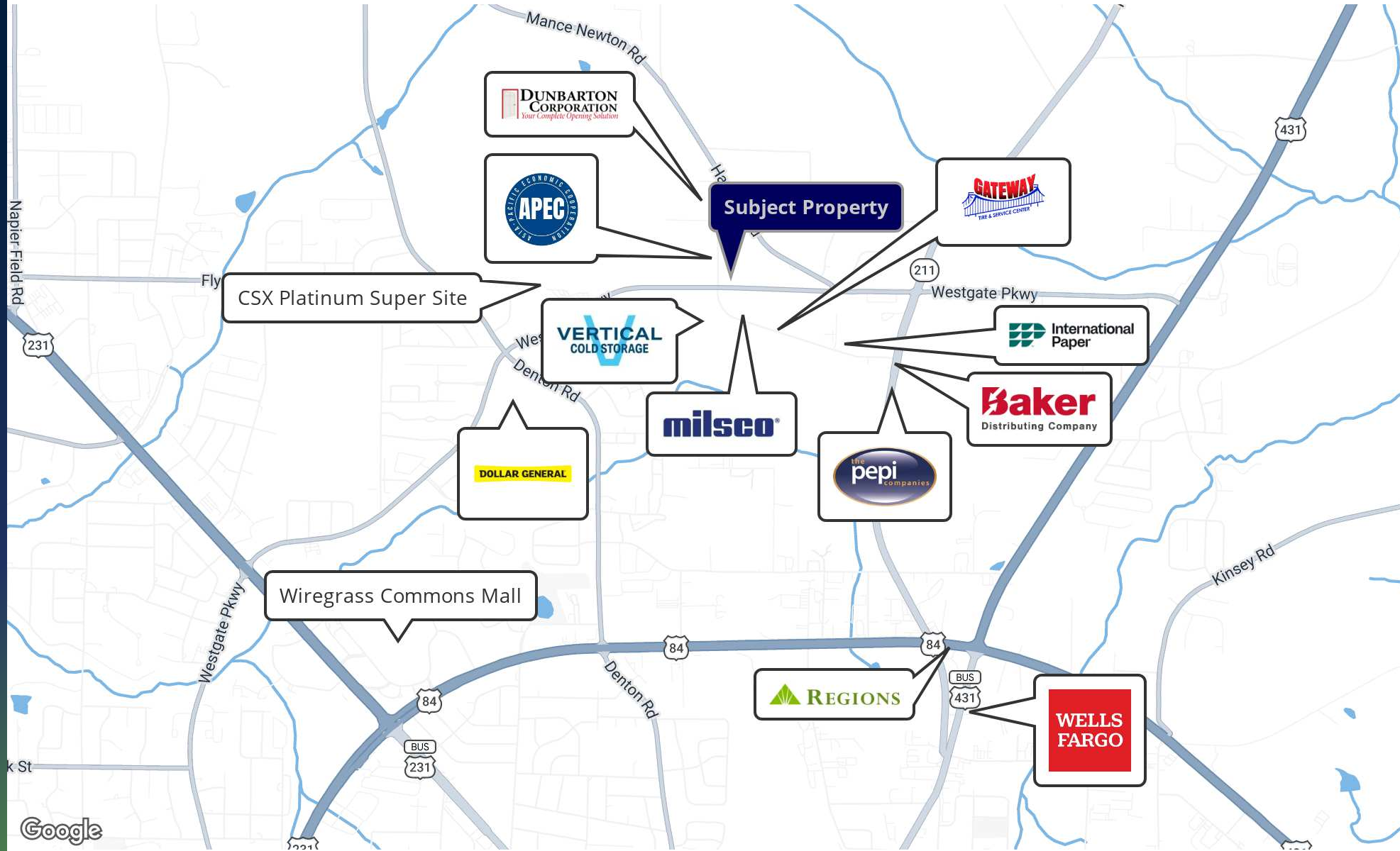


SECTION 2

# LOCATION INFORMATION



# Retailer Map





SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report

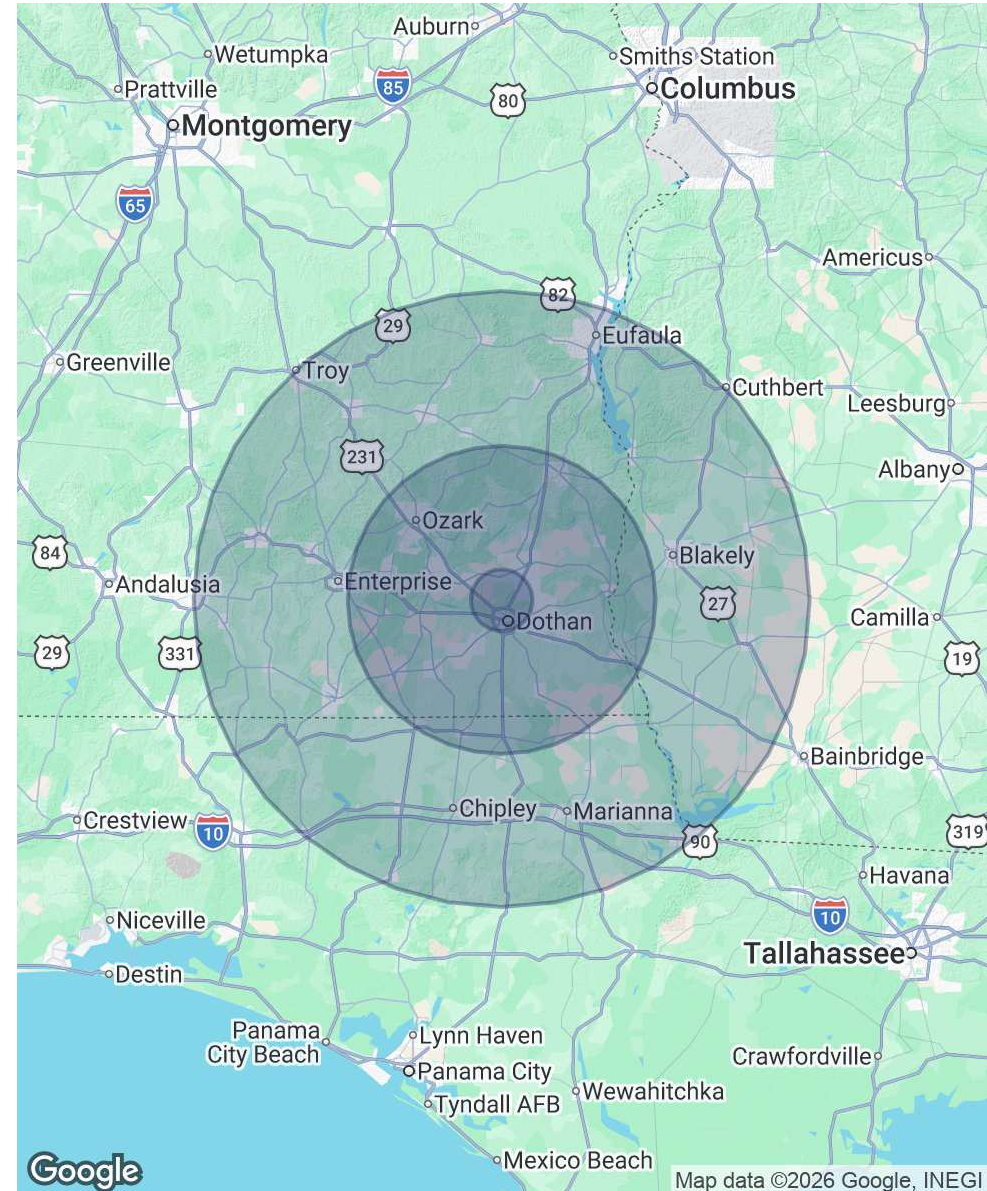


POPULATION	5 MILES	25 MILES	50 MILES
Total Population	51,341	202,401	430,154
Average Age	39.0	40.6	41.2
Average Age (Male)	36.4	38.8	39.5
Average Age (Female)	41.2	42.1	42.8

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	20,630	78,916	165,581
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$75,078	\$76,512	\$71,935
Average House Value	\$197,005	\$180,901	\$164,634

2023 American Community Survey (ACS)





SECTION 4

# ADVISOR BIO

# Advisor Bio



## DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

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## 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 500 residential doors.

## MEMBERSHIPS

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

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