

For Sale

Development Site

4.49 Acres | \$1,471,000



3400 Block US 431

3400 Block US 431
Dothan, Alabama 36303

Property Highlights

- 20,468 VPD - ALDOT 2019
- Located at the front of Dothan High School
- 670 feet of frontage on US 431
- Near hospital, medical offices, pharmacies, restaurant's, grocery stores and retail shopping
- Zoned B-2

Property Description

This parcel is located at the intersection of US 431 (Reeves St.) & Westgate Parkway. This location is near Dothan High School. Property is ideally situated for a service station and/or restaurant facility.

OFFERING SUMMARY

Sale Price	\$1,471,000
Lot Size	4.49 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	785	\$45,012
5 Miles	41,264	\$47,529
10 Miles	96,942	\$56,979

For more information

John Taylor

C: 334 797 9010
jtaylor@talcor.com



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Dothan, AL 36303
334 699 8000 tel
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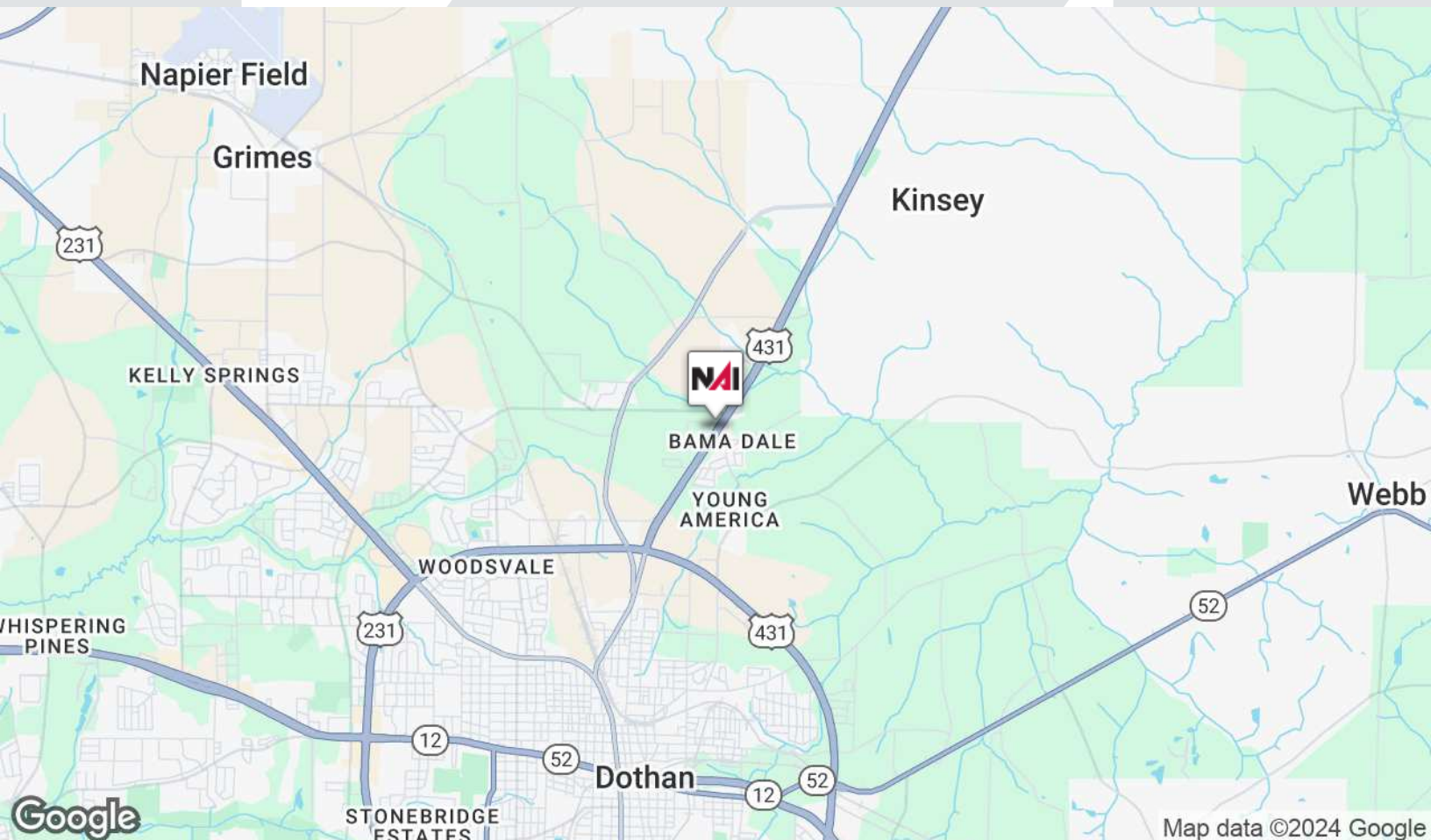
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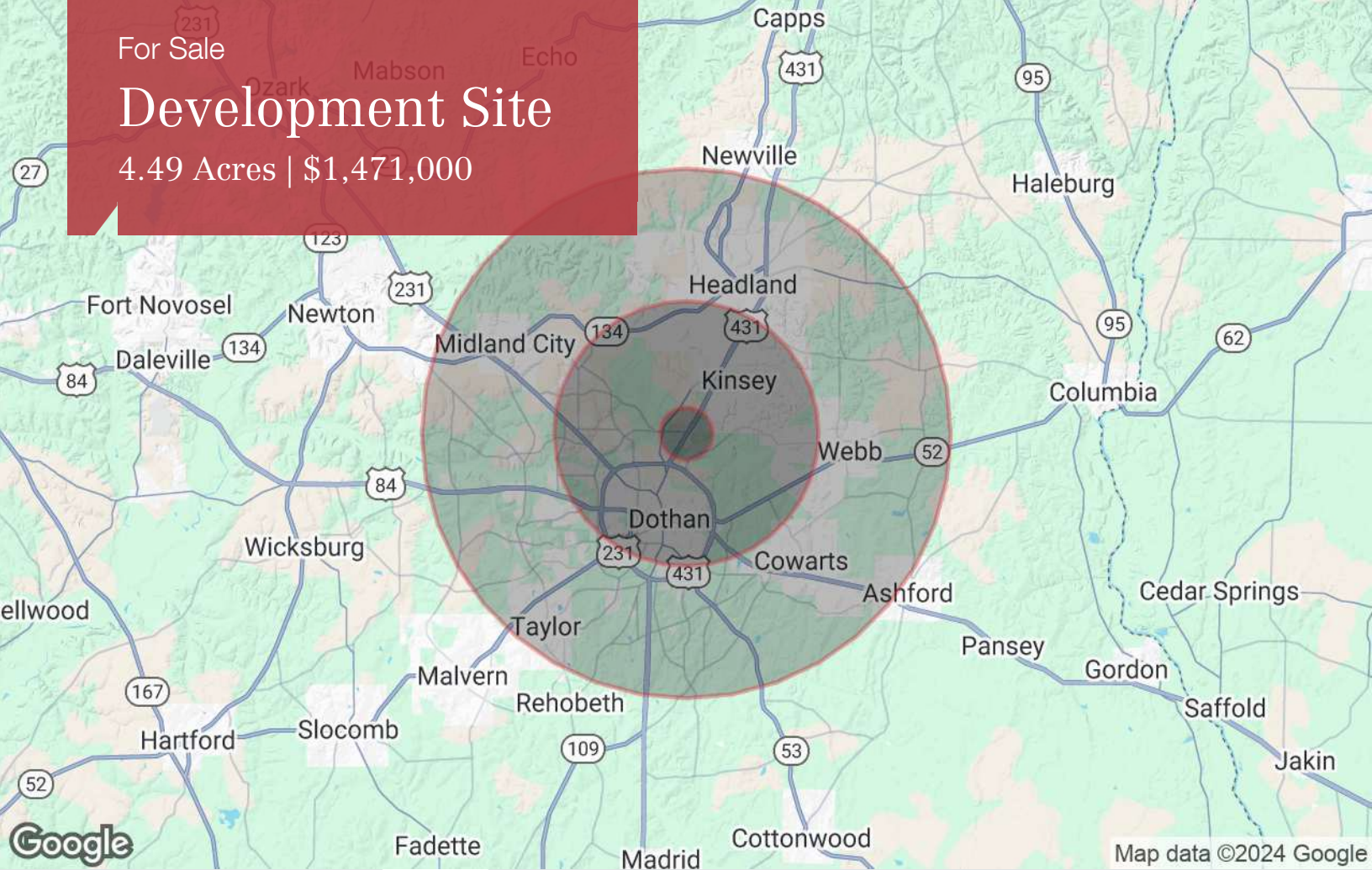
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	785	41,264	96,942
MEDIAN AGE	38.6	37.2	37.7
MEDIAN AGE (MALE)	37.6	35.1	36.2
MEDIAN AGE (FEMALE)	38.7	38.9	38.8

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	291	15,999	37,214
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$45,012	\$47,529	\$56,979
AVERAGE HOUSE VALUE	\$134,457	\$186,193	\$163,604

Race

	1 Mile	5 Miles	10 Miles
% WHITE	22.5%	52.5%	67.8%
% BLACK	77.1%	45.4%	29.6%
% ASIAN	0.3%	1.0%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.4%
% OTHER	0.0%	0.7%	1.2%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	2.1%	2.7%

* Demographic data derived from 2020 ACS - US Census



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