

PRIME RETAIL BY SOUTHEAST MEDICAL

OFFERING MEMORANDUM

DOTHAN DOUBLE-DRIVE THRU...

301 Haven Dr
Dothan AL 35305

Michael Prange
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DOTHAN DOUBLE-DRIVE THRU...

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Your
Business
Here

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	301 Haven Dr Dothan AL 35305
COUNTY	Houston County
BUILDING SF	1,570 SF
LAND SF	20,909 SF
YEAR BUILT	2023
APN	10004203005004000

FINANCIAL SUMMARY

PRICE	\$900,000
PRICE PSF	\$573.25

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,711	29,062	54,634
2026 Median HH Income	\$37,167	\$40,311	\$51,626
2026 Average HH Income	\$52,641	\$58,419	\$71,640

- Double your business potential with not ONE, but TWO double drive-throughs designed for maximum efficiency and lightning-fast service.
- Strategically situated at 301 Haven Dr., adjacent to Southeast Health, the cornerstone of healthcare excellence in the area.
- Step into the future with this cutting-edge retail property boasting a stunning glass facade that STANDS it apart from the rest. That's part of why is cost over a million dollars to build it.
- Chill out in style with a state-of-the-art walk-in cooler and freezer, perfect for keeping your retail business cool and your profits hot:)

- Picture this: a daily procession of 2,322 healthcare professionals strolling past your business en route to Southeast Health - a built-in audience of potential clients eagerly awaiting to stumble upon your establishment. And guess what? They'll pass by your business once more on their way back home, as this is where the employee parking is situated. That's nearly 5,000 potential customers from the affluent demographic bracket, walking - not driving - past your business every single day.

- Locating a business right next to Southeast Health in Dothan, Alabama can offer several strategic advantages —

1. High and Reliable Foot Traffic

2. Strong Demand for Support Services

Businesses that support healthcare needs tend to thrive near hospitals. Examples

Pharmacies and medical supply stores

Labs and diagnostic centers

Physical therapy or rehabilitation clinics

Post-care or outpatient services

3. Captive Market from Staff and Visitors

Hospital employees work long shifts and often look for convenient places to eat, shop, or run errands. Visitors may spend hours at the hospital and appreciate nearby cafes, restaurants, convenience stores, or lounges.

4. Real Estate Value and Stability

Commercial real estate near major hospitals typically holds its value well because hospitals act as long-term economic anchors. Tenants (like healthcare providers, allied services, or retail businesses) are usually stable and creditworthy.

- Get ready to capitalize on the buzz created by the brand new trendy grocery store and QSR just a few blocks away, featuring big names like ALDI and FREDDY'S.
- Get ready to invest in the future with the \$80-\$81 million expansion project underway at Southeast Health in Dothan! This groundbreaking endeavor, surpassing initial estimates of \$40M, \$50M, or \$25M, is set to transform the region's sole Level II Trauma Center. Unveiled in November 2025, the state-of-the-art development includes a cutting-edge emergency department and a 52-bed patient tower, slated for completion between 2027 and 2028.



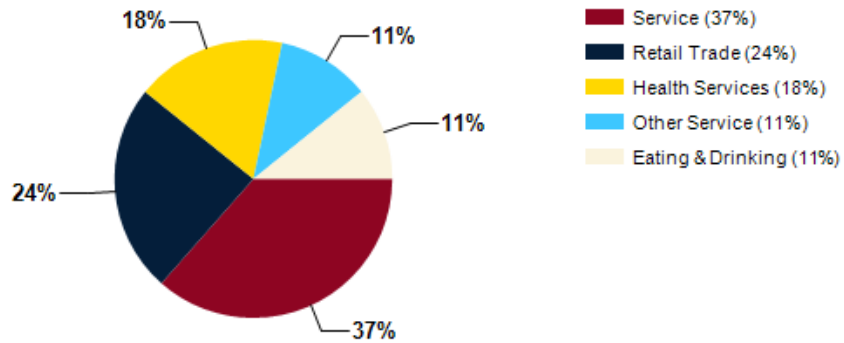
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02

Location

Location Summary

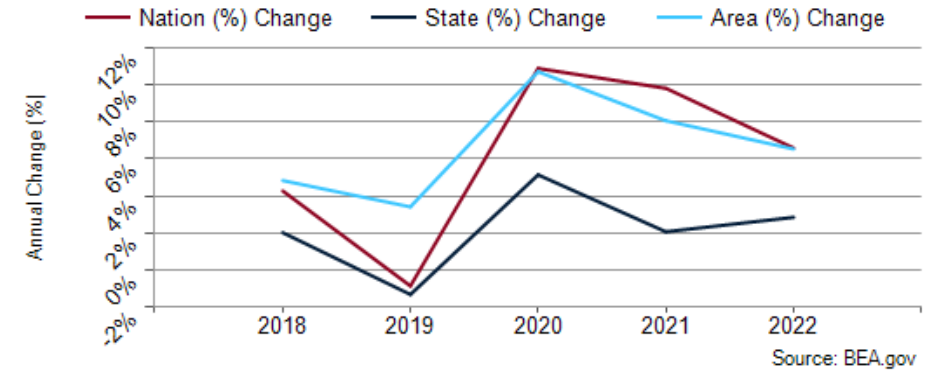
Major Industries by Employee Count



Largest Employers

Southeast Alabama Medical Center	2,322
Dothan City & Houston County Schools	2,240
Flowers Hospital	1,316
City of Dothan	1,082
Wayne Farms, LLC	1,020
Southern Nuclear (Farley)	950
Michelin North America Inc.	550
Great Southern Wood Preserving Inc.	500

Houston County GDP Trend



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03

Property Description

- Property Features
- Additional Map
- Property Images

PROPERTY FEATURES

BUILDING SF	1,570
LAND SF	20,909
YEAR BUILT	2023
# OF PARCELS	1
ZONING TYPE	B3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes



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S OATES ST

431

52

52

431

84

S OATES ST

S OATES ST

DOTHAN

SUBJECT PROPERTY

301 HAVEN DR
DOTHAN, AL

CITITRENDS
DOLLAR GENERAL

DOLLAR TREE

American Deli

ALABAMA CENTER
ORAL SURGERY & DENTAL
IMPLANTS

wma
wiregrass museum of art

UTILITY

WAYNE SANDERSON
DENTIST & ORAL CARE

Hardee's
Bojangles
Waffle House
CVS
Chick-fil-A
Mexico's Pizza

WRC

GROCERY OUTLET
Bargain Market

FAMILY DOLLAR

DOLLAR GENERAL

FD
FIRE DEPARTMENT

COLORED PINE STRAW
THE MUSIC

McDonald's

wiregrass
spay/neuter
alliance

Pitcher's
AMBULANCE

SOUTHERN CLINIC, P.C.

El Rincon
MEXICAN RESTAURANT

FedEx

SEVEN BREW
TACO BELL
SONIC
McDonald's
Starbucks

STAY INNS
Walgreens

Checkers & Rally's

WHOLESALE WOOD
PRODUCTS

Honey Howie's
Freddy's
STEAKBURGERS
ALDI

Southwest Alabama
Baptist Association

TC
TC's Direct Flooring, L.L.C.

SOUTHERN PINE DENTAL

SHUTE
BECAN COMPANY

TRI-STATE
Tire & Service Co.

Southeast ALABAMA
OSTEOPAT

Rip Hewes Stadium

piggly wiggly

SOUTHVIEW
Goodwill
Quiltstream Goodwill Industries
ABC
AMERICAN FREIGHT
FURNITURE - MATTRESS
DUNKIN'
CARDTRONICS
McDonald's

Pilot FLYING J

genoa
healthcare

Publix
SLIM CHICKENS
CHINA WOK
GOLDEN RINGS

SE Southeast HEALTH

DOLLAR GENERAL

PAPA JOHN'S

Pizza Hut

DOTHAN

431



Subject Property



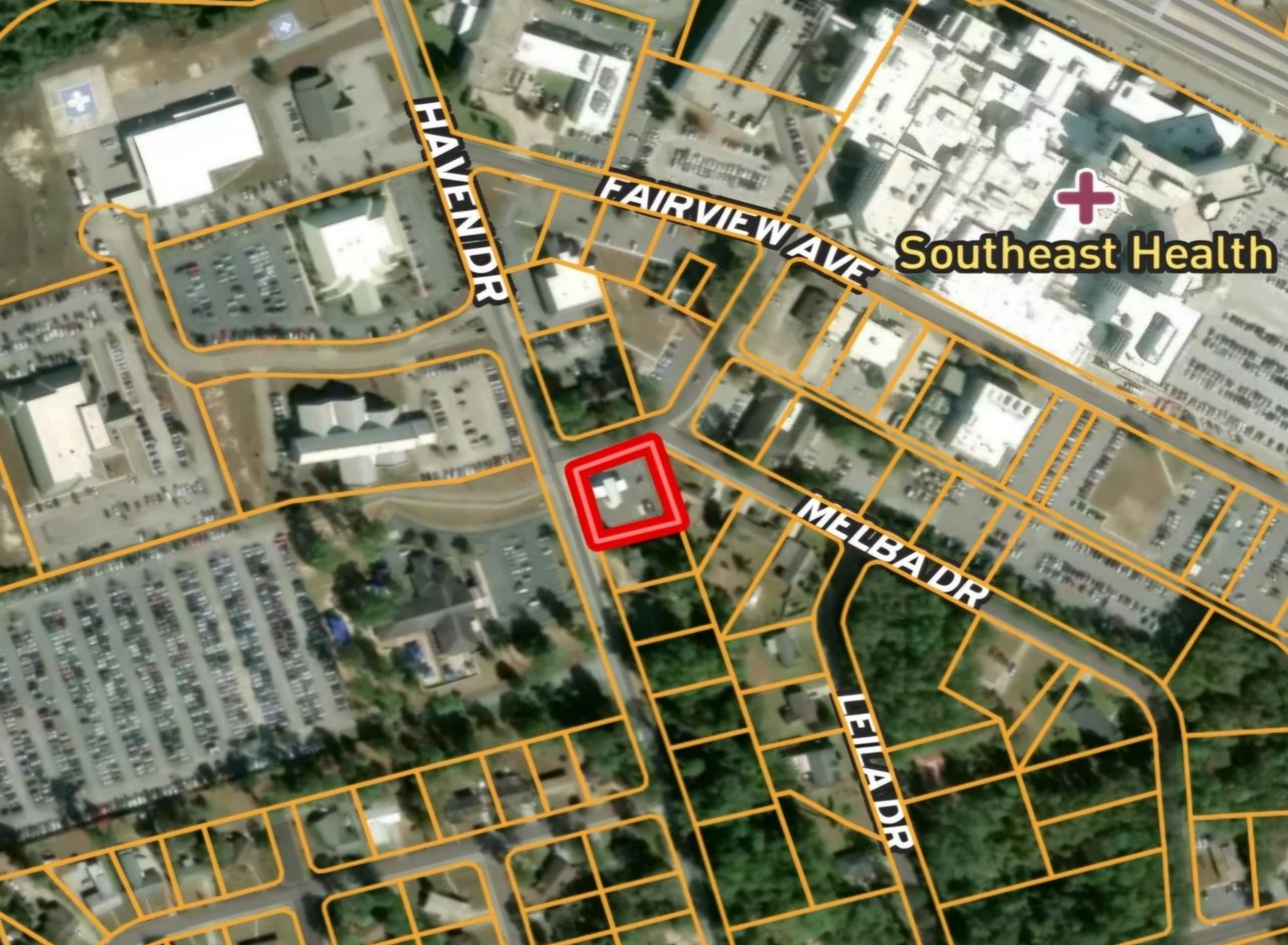














Subject Property





04

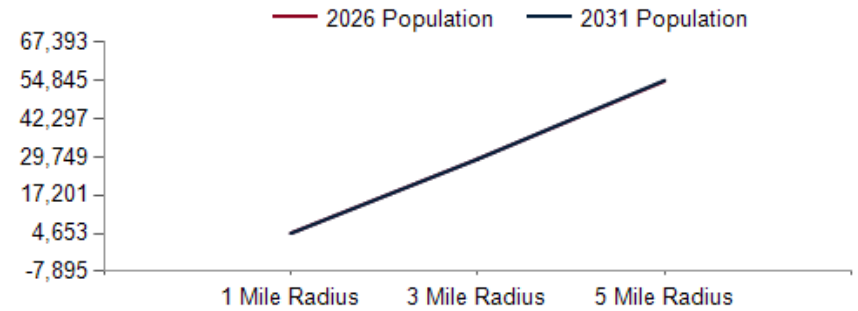
Demographics

General Demographics

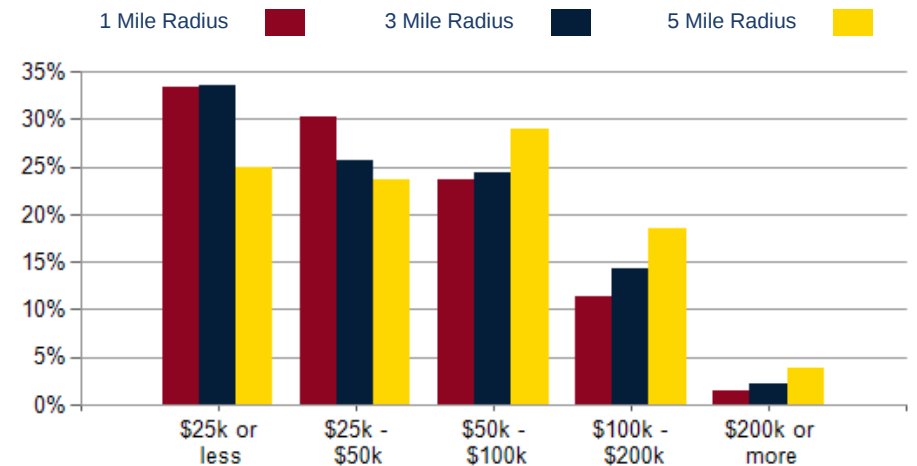
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,388	27,554	47,827
2010 Population	4,777	29,231	51,968
2026 Population	4,711	29,062	54,634
2031 Population	4,653	29,007	54,845
2026 African American	3,279	15,711	21,832
2026 American Indian	12	110	233
2026 Asian	24	284	709
2026 Hispanic	152	1,306	2,710
2026 Other Race	66	600	1,307
2026 White	1,105	10,811	27,516
2026 Multiracial	222	1,528	3,004
2026-2031: Population: Growth Rate	-1.25%	-0.20%	0.40%

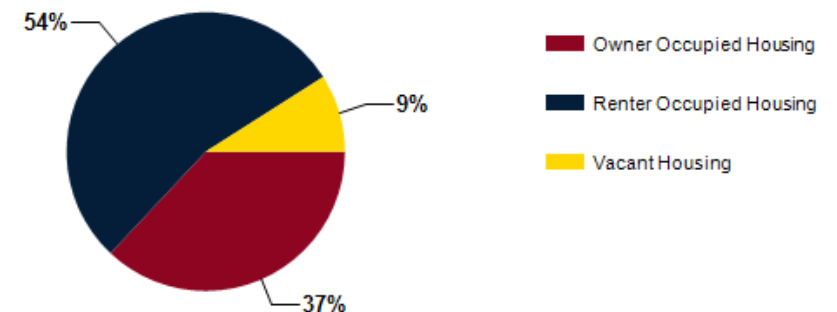
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	297	2,205	3,131
\$15,000-\$24,999	324	1,980	2,841
\$25,000-\$34,999	255	1,356	2,345
\$35,000-\$49,999	307	1,850	3,323
\$50,000-\$74,999	246	1,827	4,019
\$75,000-\$99,999	195	1,226	2,882
\$100,000-\$149,999	172	1,420	3,464
\$150,000-\$199,999	41	356	973
\$200,000 or greater	25	282	901
Median HH Income	\$37,167	\$40,311	\$51,626
Average HH Income	\$52,641	\$58,419	\$71,640



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

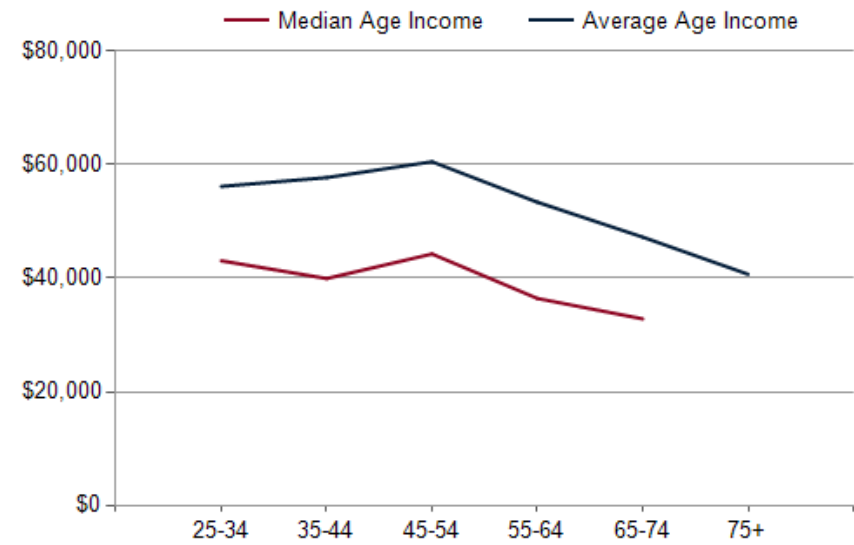
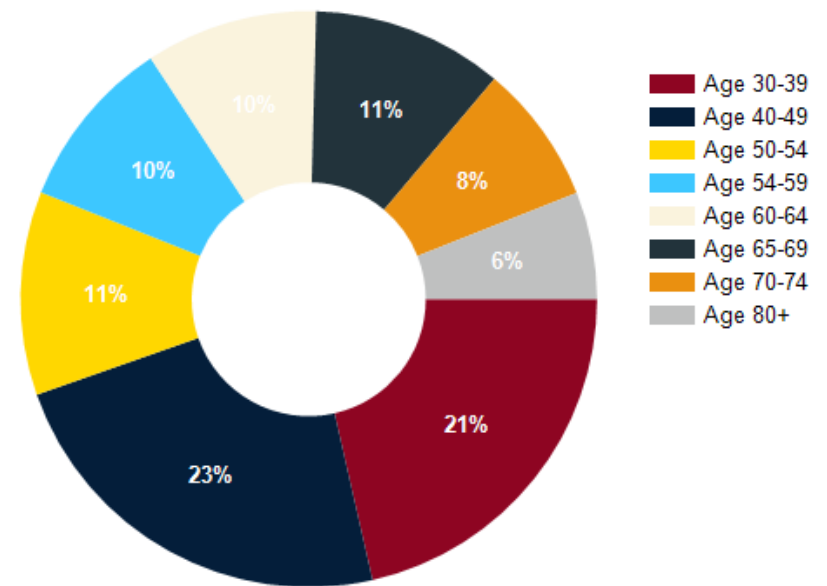


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	279	1,871	3,570
2026 Population Age 35-39	295	1,787	3,414
2026 Population Age 40-44	321	1,863	3,433
2026 Population Age 45-49	299	1,726	3,181
2026 Population Age 50-54	306	1,766	3,307
2026 Population Age 55-59	260	1,643	3,118
2026 Population Age 60-64	258	1,766	3,313
2026 Population Age 65-69	287	1,694	3,264
2026 Population Age 70-74	210	1,454	2,856
2026 Population Age 75-79	161	1,071	2,195
2026 Population Age 80-84	85	684	1,395
2026 Population Age 85+	91	677	1,291
2026 Population Age 18+	3,586	22,344	42,493
2026 Median Age	39	40	40
2031 Median Age	40	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,067	\$47,630	\$56,352
Average Household Income 25-34	\$56,168	\$62,349	\$71,914
Median Household Income 35-44	\$39,933	\$47,717	\$61,331
Average Household Income 35-44	\$57,717	\$68,620	\$84,408
Median Household Income 45-54	\$44,260	\$51,639	\$64,323
Average Household Income 45-54	\$60,516	\$69,353	\$85,546
Median Household Income 55-64	\$36,426	\$37,554	\$52,031
Average Household Income 55-64	\$53,386	\$57,507	\$73,482
Median Household Income 65-74	\$32,828	\$34,976	\$43,729
Average Household Income 65-74	\$47,230	\$51,457	\$64,769
Average Household Income 75+	\$40,678	\$43,648	\$54,420

Population By Age



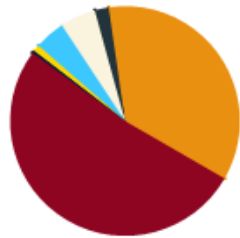
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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	48	60	63
Diversity Index (current year)	49	60	62
Diversity Index (2020)	49	60	61
Diversity Index (2010)	47	56	55

POPULATION BY RACE



1 MILE



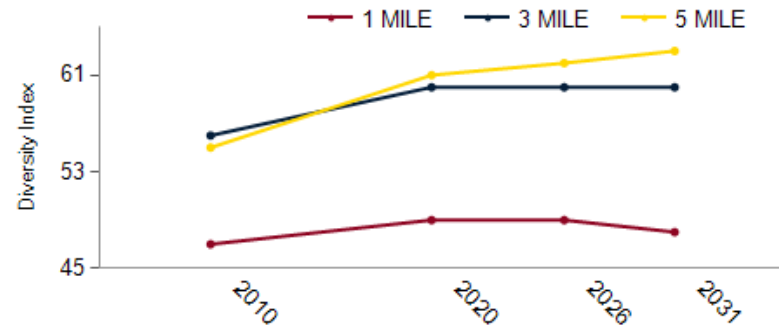
3 MILE



5 MILE

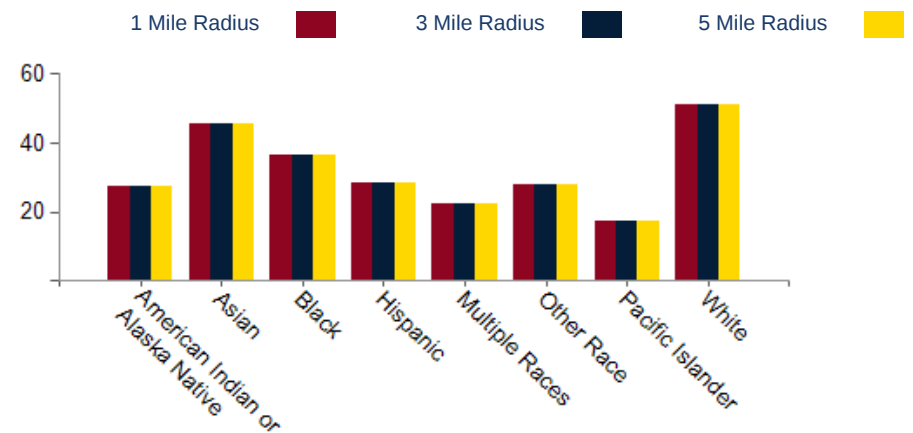
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	67%	52%	38%
American Indian	0%	0%	0%
Asian	0%	1%	1%
Hispanic	3%	4%	5%
Multiracial	5%	5%	5%
Other Race	1%	2%	2%
White	23%	36%	48%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	35	35
Median Asian Age	46	40	38
Median Black Age	36	36	35
Median Hispanic Age	29	28	28
Median Multiple Races Age	22	25	26
Median Other Race Age	28	29	30
Median Pacific Islander Age	18	38	40
Median White Age	51	48	47

2026 MEDIAN AGE BY RACE

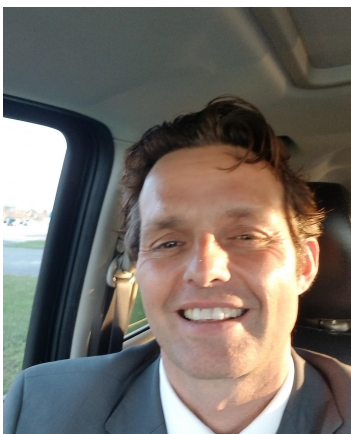


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05

Company Profile

Advisor Profile



Michael Prange
Senior Associate

Michael Prange, currently licensed in Alabama, has amassed a decade-long career in the Outer Boroughs of New York City, overseeing sophisticated lease and sales transactions totaling over \$200 million either independently or through collaborative development efforts. He is presently spearheading Keller Williams' commercial division in Southeast Alabama.

During his tenure, Michael received mentorship from two of Queens and Brooklyn's most accomplished brokers, paving the way for his most notable achievement: exclusively representing the former personal attorney of Donald Trump on a residential development project valued at over \$300 million. Michael took great pride in representing this esteemed attorney, who had close ties to the future President of the United States.

On this site in Greenpoint on the Brooklyn waterfront, Michael strategically secured HBO's hit show BOARDWALK EMPIRE and CBS's ELEMENTARY as commercial tenants, leasing over 100,000 square feet to sustain the property's value until optimal development conditions emerged for the planned twin residential towers exceeding one million square feet. Despite laying groundwork for a billion-dollar joint venture, unforeseen family obligations necessitated Michael's departure from New York City.

Michael has successfully executed several notable transactions:

- Facilitated a 20-year lease agreement totaling 30,000 square feet of office space at Long Island City's Lion Match building on behalf of Steinway Child and Family Services. The anchor ground floor tenant, HSBC, ensured the lease's total value exceeded \$16.5 million.
- Represented Prince of Peace Enterprises in the relocation from Long Island City to a one-story, 100,000 square-foot distribution facility in New Jersey. The property was acquired for \$9 million.
- Acted as the buyer's agent in the acquisition of a 100,000 square-foot warehouse in Queens, negotiating a purchase price of \$15.7 million.
- Brokered the sale of a 23,000 square-foot industrial building in College Point. Representing the purchaser, ATJ Electric, in a complex user/investor transaction involving IDA financing, the sale was successfully concluded at \$3.9 million.

Michael Prange is a graduate of Florida State University, where he completed programs in Creative Writing and Business Communication. Before transitioning to a career in commercial real estate, he co-founded Rattlesnake Productions alongside his college associates. In 1999, they financed a comprehensive global expedition to produce underwater documentaries and freelance travel shows across diverse locations such as Vietnam, Cambodia, Thailand, Malaysia, and Alaska. Their expeditions included filming underwater caves, historic shipwrecks, sharks, and engaging former Khmer Rouge soldiers as guides through jungles to capture footage of rare wildlife like tigers and supposedly extinct species such as the Black Rhino. Documenting erupting volcanoes and frozen glacier lakes, this ambitious journey profoundly influenced Michael's determination to embrace life's challenges.

Separately, Michael achieved acclaim when his third film, SOUNDFACTORY, premiered at Cannes in 2003. Subsequently, he relocated from Los Angeles to New York City to embark on his business career.

Currently, Michael is leveraging his blend of business acumen and artistic vision to innovate commercial real estate marketing practices. Recognizing the parallel between pro-forma projections that highlight unrealized value in commercial assets and the transformative potential of film to exponentially increase property exposure, Michael aims to revolutionize industry approaches. By showcasing the untapped potential of properties, he aims to create substantial value and attract investors to new opportunities.



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