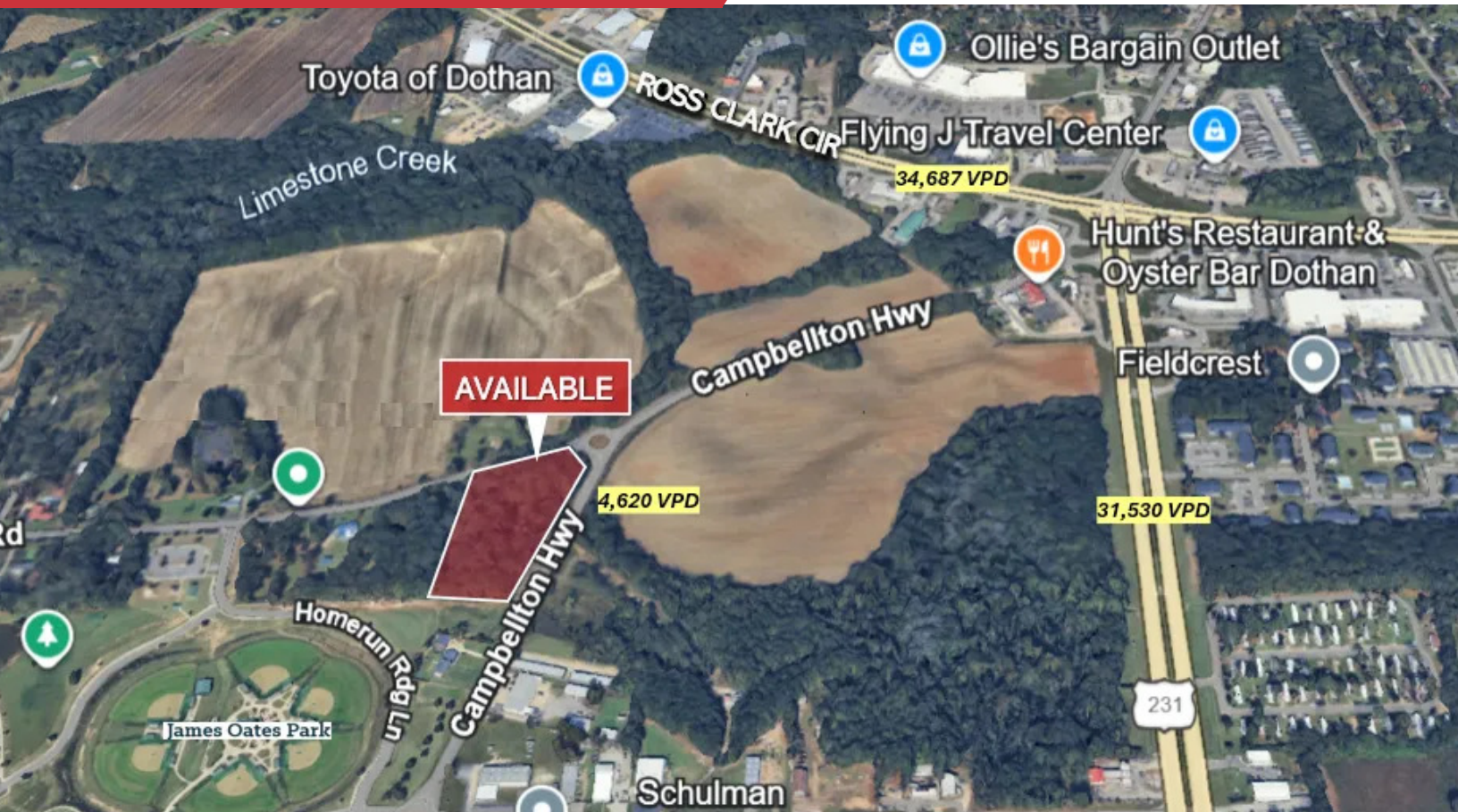


# FOR SALE

0 Campbellton Hwy, Dothan, AL 36301



## Land | ±5.41 Acres

5.41-acre corner lot located at the roundabout intersection of Campbellton Highway and Taylor Road in Dothan, Alabama. This highly visible corner tract offers approximately 660± feet of frontage along Campbellton Highway and 387± feet of frontage along Taylor Road, providing excellent access and visibility. The property is currently zoned A-C (Agricultural-Conservation) but offers excellent potential for rezoning to residential or retail/office development uses.

The property is adjacent to James Oates Park, an 87-acre regional sports complex. The park hosts league play, tournaments and special events throughout the year, drawing athletes, families and visitors from across the Wiregrass region.

0.4± miles from US Hwy 231 S and approximately 1/2 mile from Ross Clark Circle. 2024 traffic counts in the immediate area: 31,530 VPD on Highway 231 S, 34,687 VPD on Ross Clark Circle, and 4,620 VPD on Campbellton Highway.

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$300,000
<b>ZONING</b>	A-C
<b>LOT SIZE</b>	±5.41-acres

Demographics	5 Miles	10 Miles	20 Miles
Total Population:	58,613	100,781	155,948
Average HH Income:	\$74,686	\$80,420	\$77,741

✉ **Kenny Whatley**  
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✉ **Shannon Auty**  
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sauty@talcort.com

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📍 **NAI TALCOR**  
107 Hidden Glen Way  
naitalcor.com

# FOR SALE

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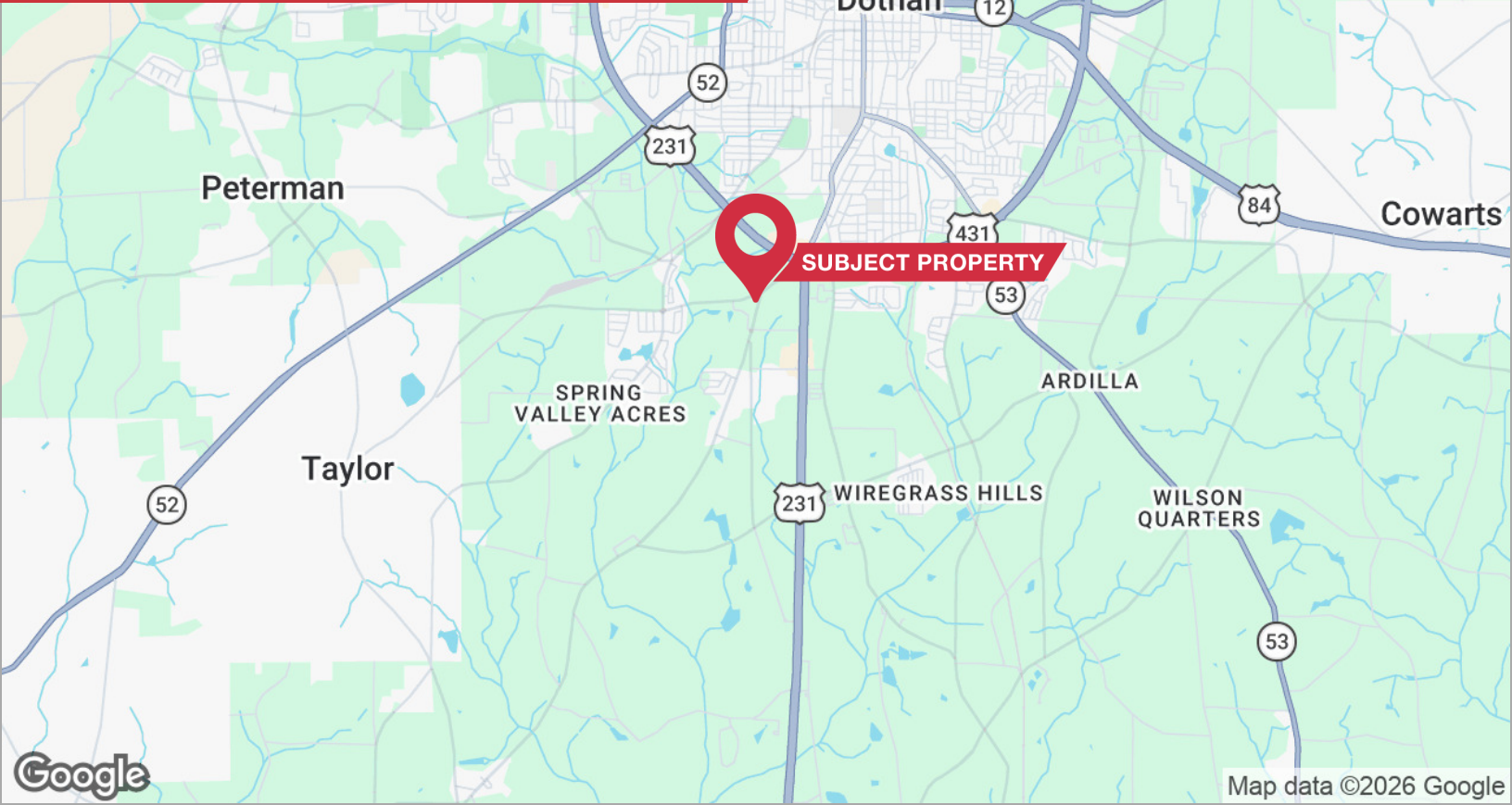
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**TALCOR**

# LOCATION MAPS

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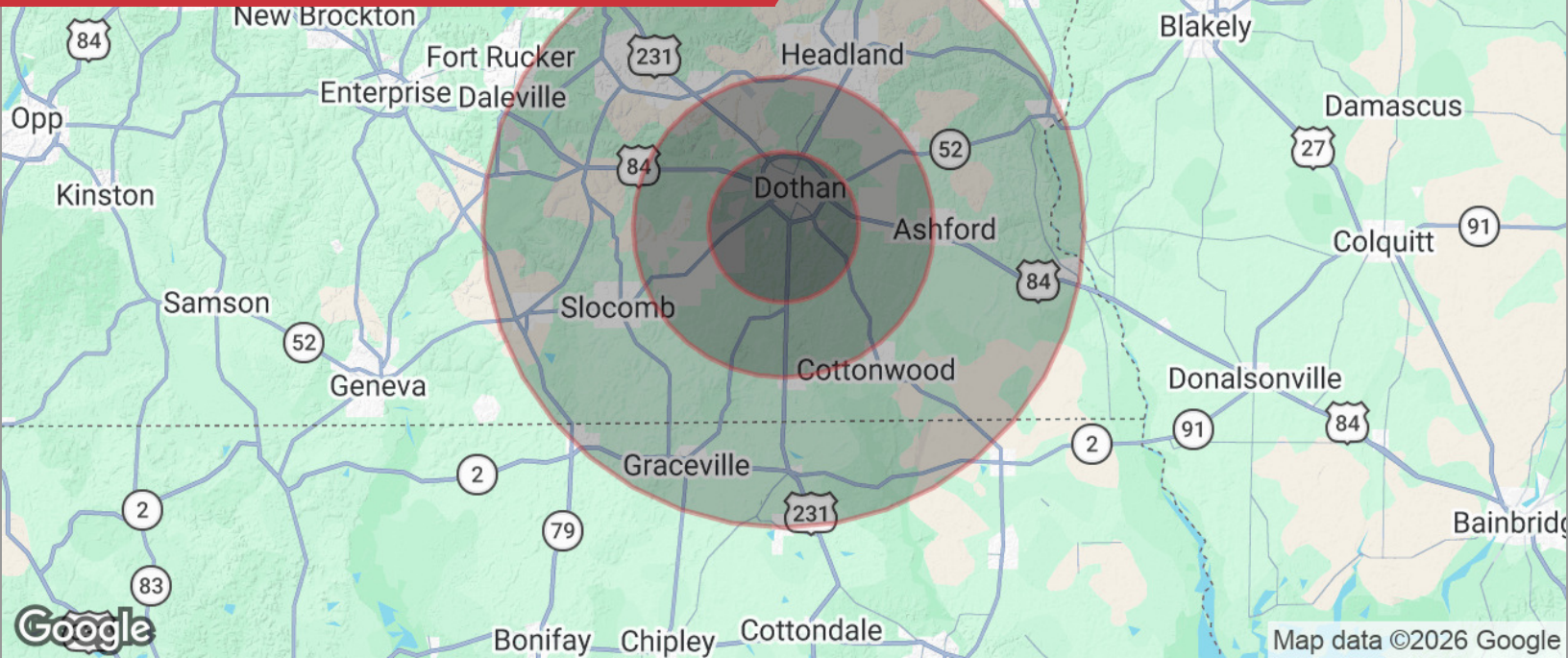
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# DEMOGRAPHICS

0 Campbellton Hwy, Dothan, AL 36301



## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total population	58,613	100,781	155,948
Median age	39.7	40.1	40.6
Median age (male)	37.1	38.1	38.8
Median age (Female)	41.6	41.5	41.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	23,628	39,849	60,171
# of persons per HH	2.5	2.5	2.6
Average HH income	\$74,686	\$80,420	\$77,741
Average house value	\$192,596	\$200,261	\$184,738

\* Demographic data derived from 2020 ACS - US Census

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