

FOR SALE

4186 Block Ross Clark Circle Dothan, AL 36303

NAI TALCOR



Opportunity Zone Land

15.22 +/- Acres located on Ross Clark Circle and Headland Ave. This parcel offers 800' of frontage on Ross Clark Circle and 83' on Headland Ave. With a depth of 700 feet, this site provides ample space for development. Attractive demographics with a population of 122,000+ in a 15-mile radius and average household income of over \$58,000.

- Excellent Visibility & Access
- Level Land
- 800' Frontage on Ross Clark Circle
- 83' Frontage on Headland Ave
- Traffic Count: 24,644 (ALDOT 2022)
- Property can be divided

OFFERING SUMMARY

SALE PRICE	\$725,000
ZONING	H-I
LOT SIZE	15.22
PARCEL ID	09-01-122-000-024.000

Demographics	3 Miles	10 Miles	15 Miles
Total Population:	26,121	101,130	122,037
Average HH Income:	\$46,196	\$58,692	\$58,429

✉ **Kenny Whatley**
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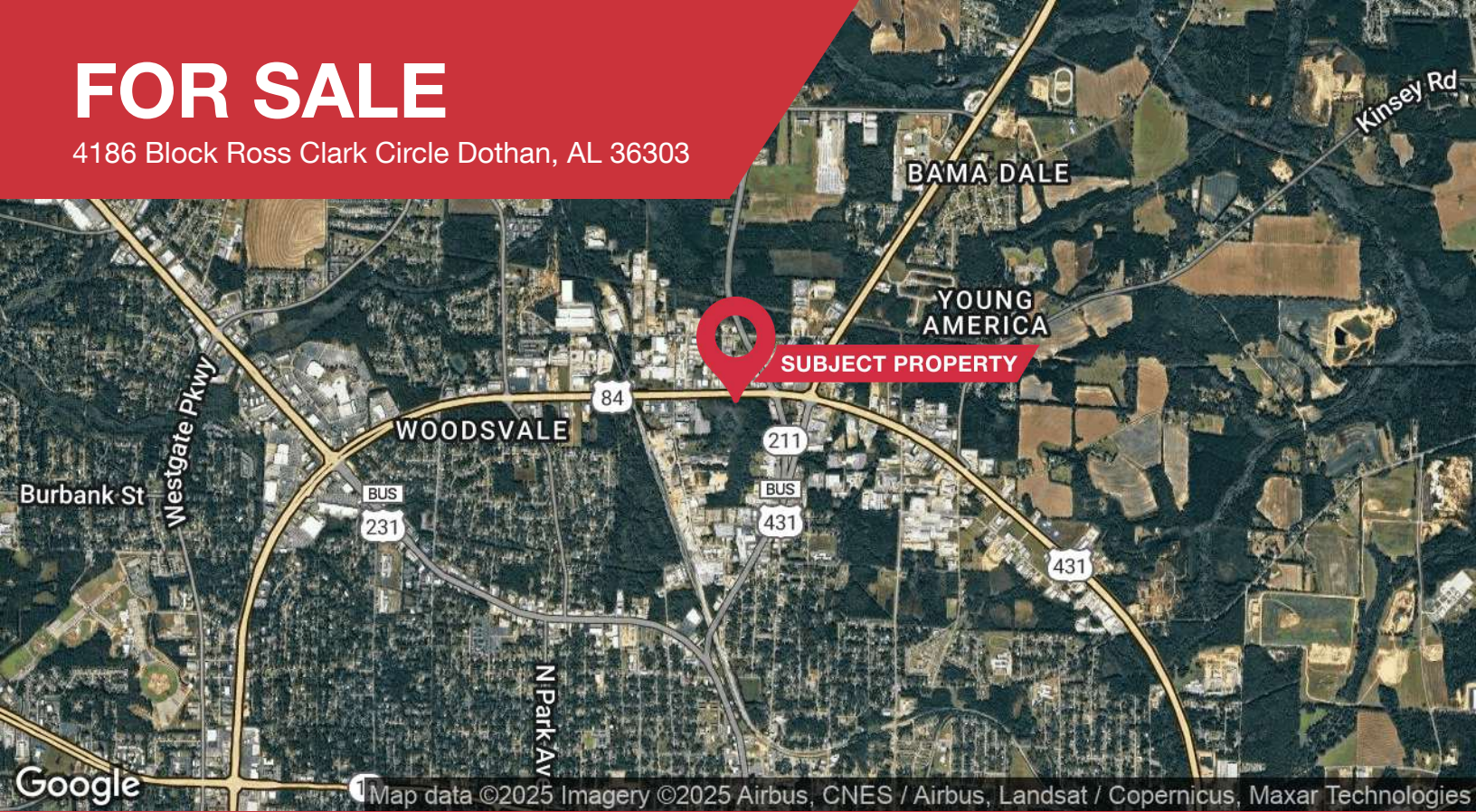
✉ **Shannon Auty**
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107 Hidden Glen Way
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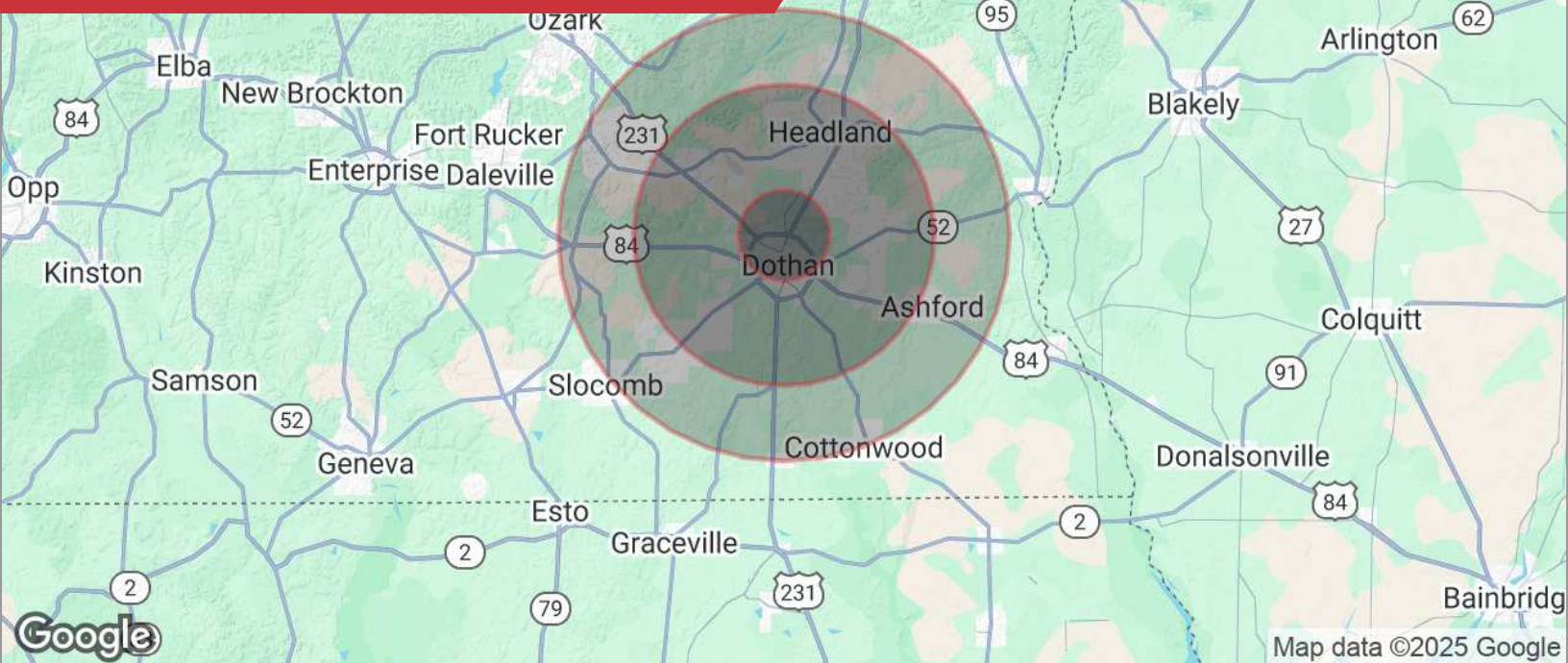
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DEMOGRAPHICS

POPULATION	3 MILES	10 MILES	15 MILES
Total population	26,121	101,130	122,037
Median age	38.0	39.8	40.3
Median age (male)	34.7	37.3	38.0
Median age (Female)	40.5	41.9	42.0
HOUSEHOLDS & INCOME	3 MILES	10 MILES	15 MILES
Total households	13,055	45,586	55,014
# of persons per HH	2.0	2.2	2.2
Average HH income	\$46,196	\$58,692	\$58,429
Average house value	\$123,115	\$143,976	\$142,155

* Demographic data derived from 2020 ACS - US Census

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