

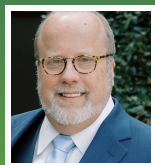


2563

ROSS CLARK CIR
DOTHAN, AL 36301

2563 ROSS CLARK
CIRCLE

Offering Memorandum



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Presenting an investment opportunity on Ross Clark Circle in Dothan, AL. This +/-2,700 SF office building, constructed in 1983, is set in Dothan's busy beltway with Heavy daily traffic and zoned B-2, offering a space for property investors. With its strategic positioning and well-designed layout, this property provides a great location for achieving business objectives.

PROPERTY HIGHLIGHTS

- 2,987 SF office building
- Built in 1983
- Zoned B-2
- Prime location in Dothan

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	12,646 SF
Building Size:	2,650 SF

DEMOGRAPHICS 5 MILES 25 MILES 50 MILES

Total Households	29,486	89,413	175,379
Total Population	70,144	220,723	438,720
Average HH Income	\$73,476	\$77,993	\$74,403

Property Description



PROPERTY DESCRIPTION

Presenting an investment opportunity on Ross Clark Circle in Dothan, AL. This +/-2,700 SF office building, constructed in 1983, is set in Dothan's busy beltway with Heavy daily traffic and zoned B-2, offering a space for property investors. With its strategic positioning and well-designed layout, this property provides a great location for achieving business objectives.

LOCATION DESCRIPTION

Located in the vibrant city of Dothan, this area boasts a dynamic environment and a thriving community. Nearby, you'll find popular amenities such as Wiregrass Commons Mall, Southeast Health, Adventureland Theme Park, and a variety of dining options. The location offers convenient access to major transportation routes, fostering connectivity and accessibility for employees and clients alike. With a diverse range of businesses surrounding the area, 2563 Ross Clark Circle presents an attractive opportunity for investors seeking to tap into the economic potential and strategic advantages of this locale.

Complete Highlights



PROPERTY HIGHLIGHTS

- 2,987 SF office building
- Built in 1983
- Zoned B-2
- Prime location in Dothan

SPERRY - FORREST & FIELDS CRE | 1050 WEST MAIN STREET | DOTHAN, AL 36301

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos

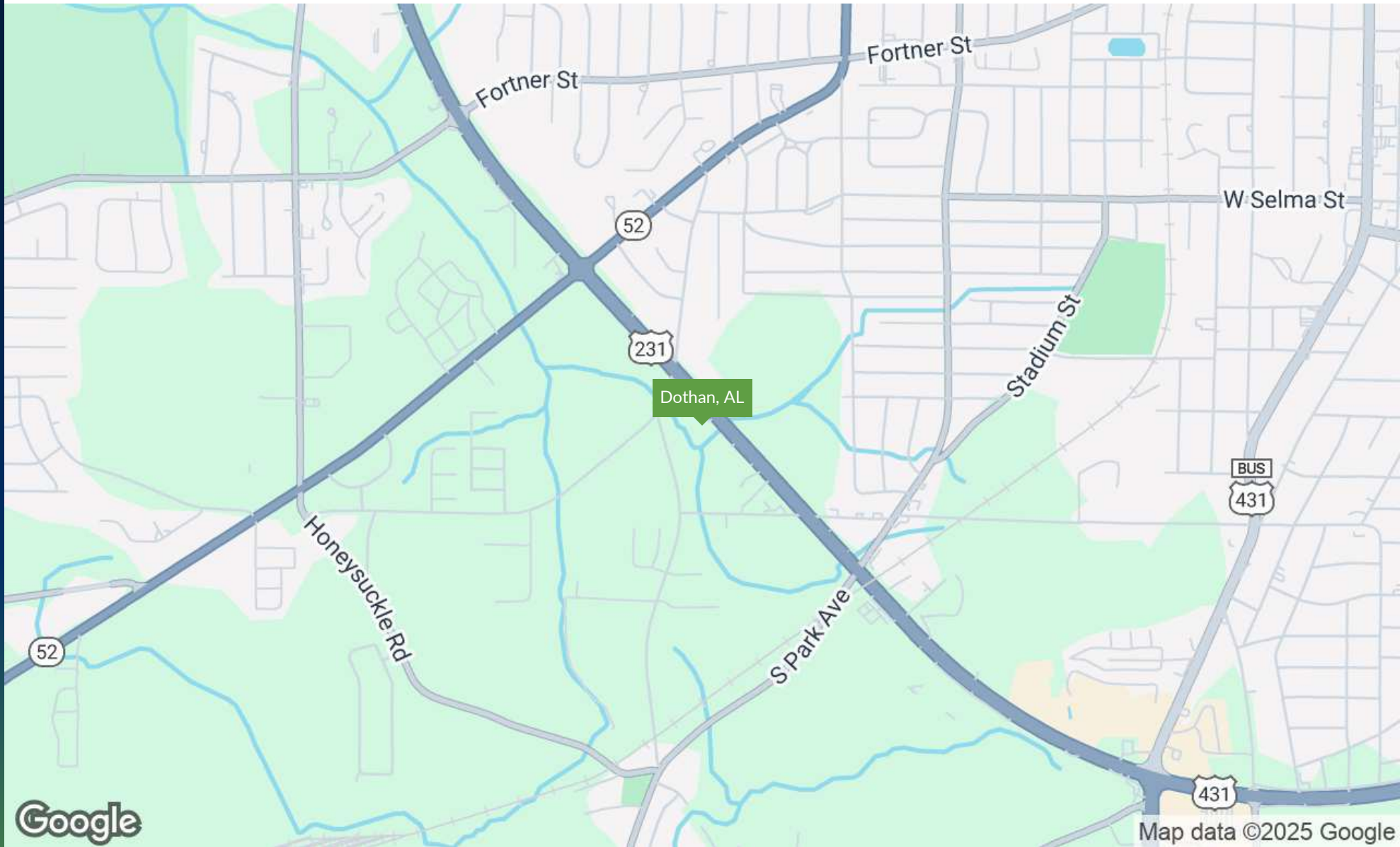


SECTION 2

LOCATION INFORMATION



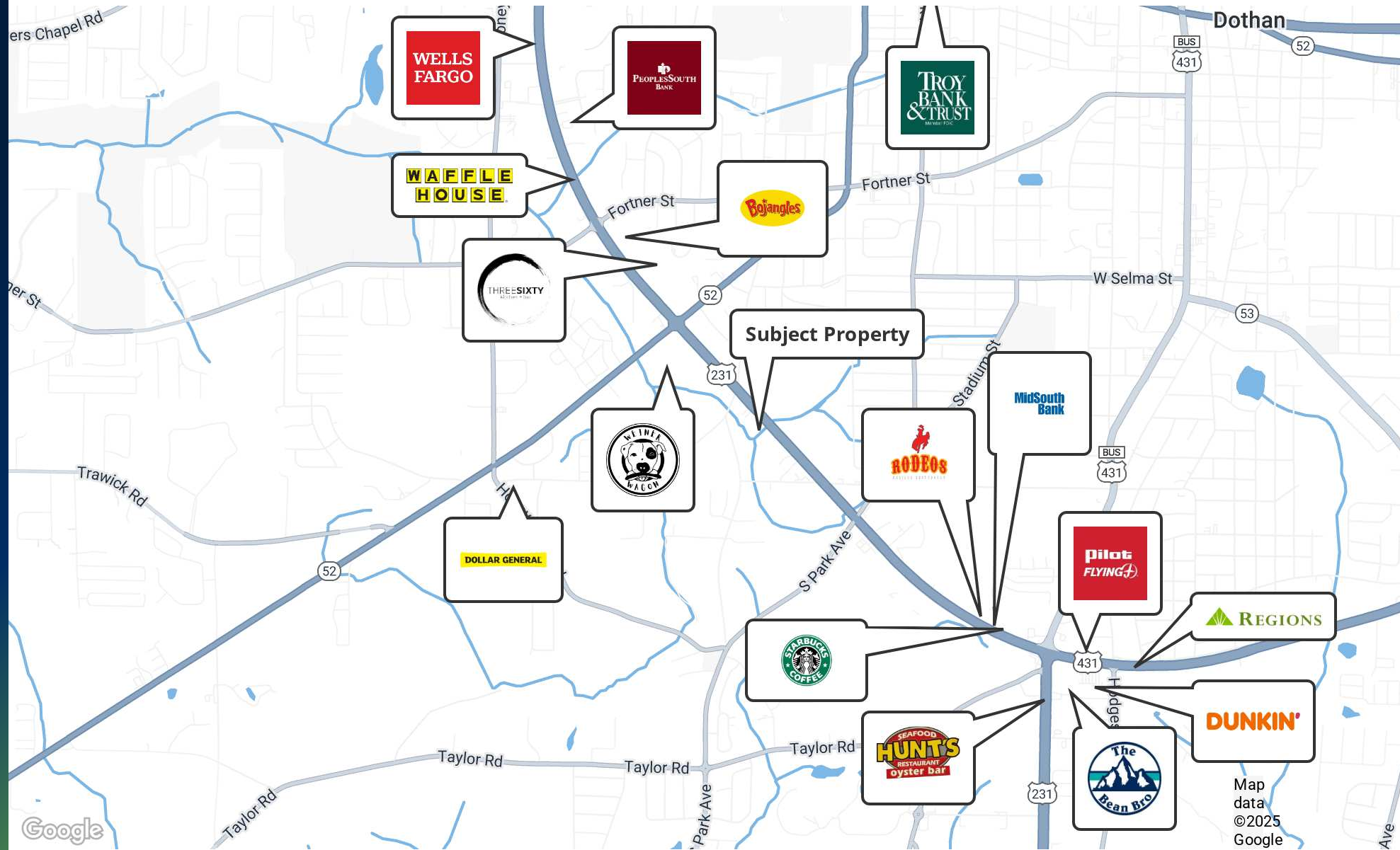
Regional Map



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Location Map



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SECTION 3

DEMOGRAPHICS

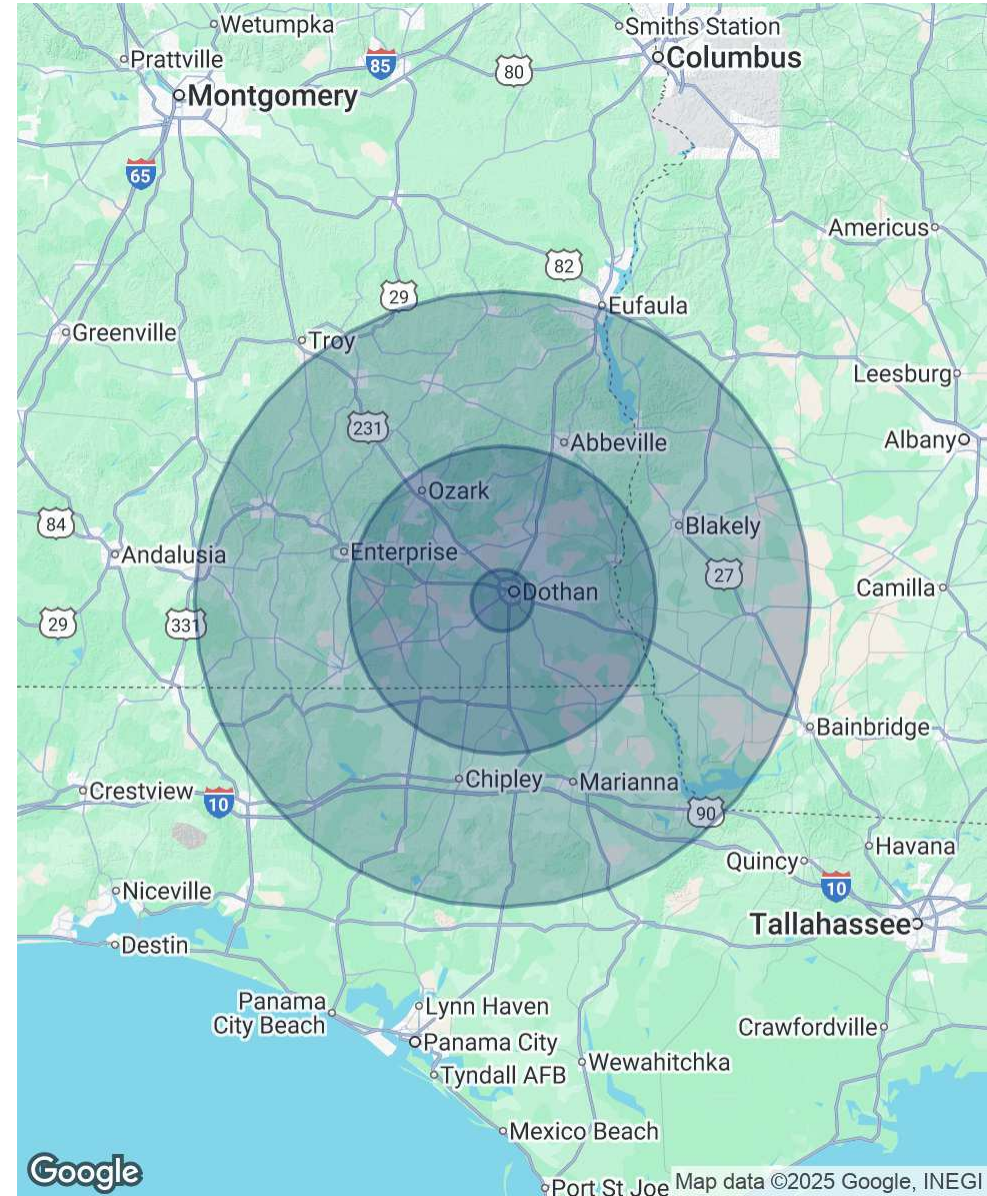
Demographics Map & Report



POPULATION	5 MILES	25 MILES	50 MILES
Total Population	70,144	220,723	438,720
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	29,486	89,413	175,379
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,476	\$77,993	\$74,403
Average House Value	\$215,011	\$206,248	\$195,640

Demographics data derived from AlphaMap





SECTION 4

ADVISOR BIOS

Advisor Bio 1



DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

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Direct: 334.685.1276 | Cell: 334.685.1276

AL #000086953-0 // GA #356361

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

Forrest & Fields CRE
1050 West Main Street
Dothan, AL 36301