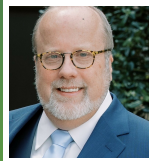




HEADAND, AL 36345

FRONTAGE ON
BROAD STREET,
E. RAILROAD
STREET, EAST MAIN
STREET,
AND ROCK CREEK
ROAD.

Offering Memorandum



David R Cornelius, CCIM, CPM
OWNER/BROKER
334.685.1276
david@forrestandfields.com
AL #000086953-0



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SECTION 1

PROPERTY INFORMATION



Property Summary



PROPERTY DESCRIPTION

Forrest & Fields is pleased to offer +/- 391 acres with frontage on Broad Street, E Railroad St, East Main Street, and Rock Creek Road, an exceptional investment opportunity in Headland. This property offers potential for land and other investors seeking an advantageous project. With a sought-after location and promising potential for development or investment, this property is an ideal choice for those looking for a valuable asset.

PROPERTY HIGHLIGHTS

- Located in Headland
- Ideal for possible residential, industrial, or multi-family development

OFFERING SUMMARY

Sale Price:	\$2,639,250
Lot Size:	+/-391 Acres

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	3,305	74,188	170,465
Total Population	8,183	179,973	422,452
Average HH Income	\$98,477	\$74,810	\$74,763

Property Description



PROPERTY DESCRIPTION

Forrest & Fields is pleased to offer +/- 391 acres with frontage on Broad Street, E Railroad St, East Main Street, and Rock Creek Road, an exceptional investment opportunity in Headland. This property offers potential for land and other investors seeking an advantageous project. With a sought-after location and promising potential for development or investment, this property is an ideal choice for those looking for a valuable asset.

LOCATION DESCRIPTION

+/-391 Acres in Headland, with frontage on Broad Street, E Railroad St, East Main Street, and Rock Creek Road.

Complete Highlights

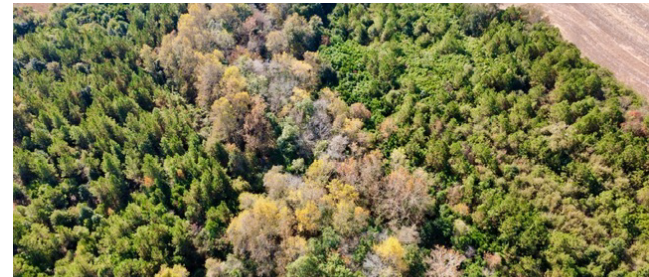


PROPERTY HIGHLIGHTS

- Located in Headland
- Ideal for possible residential, industrial, or multi-family development



Additional Photos



SECTION 2

LOCATION INFORMATION



Location Map



Map
data
©2025
Google

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.

SECTION 3

DEMOGRAPHICS



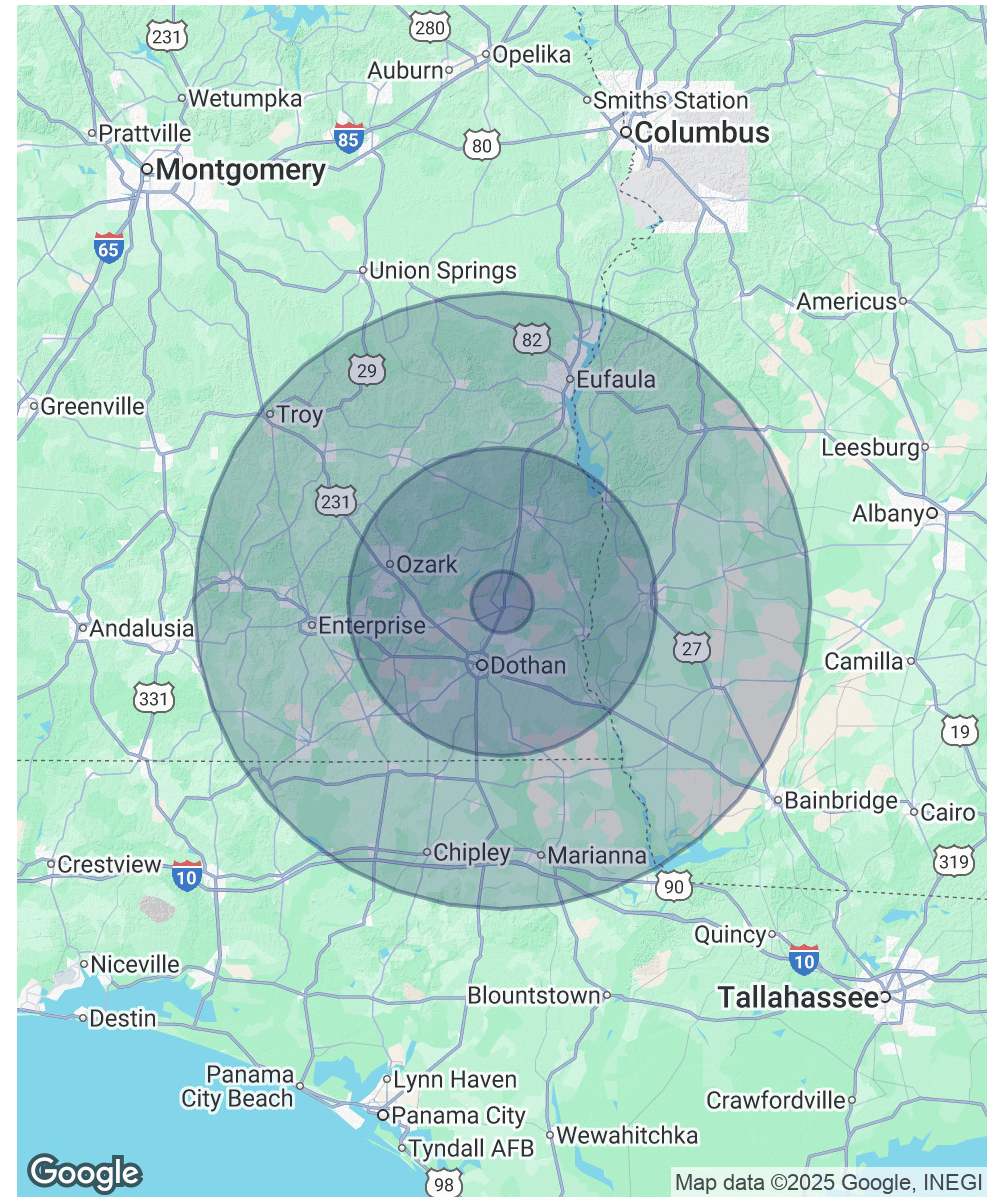
Demographics Map & Report



POPULATION	5 MILES	25 MILES	50 MILES
Total Population	8,183	179,973	422,452
Average Age	42	42	42
Average Age (Male)	41	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	3,305	74,188	170,465
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$98,477	\$74,810	\$74,763
Average House Value	\$218,178	\$200,762	\$194,983

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI

SECTION 4

ADVISOR BIO

Advisor Bio



DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

david@forrestandfields.com

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
- IREM Member

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