



# SPERRY

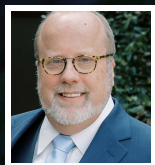
FORREST & FIELDS CRE

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EAST MAIN STREET  
DOTHAN, AL 36301

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Offering Memorandum



**David R Cornelius, CCIM, CPM**  
**OWNER/BROKER**  
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forrest & Fields CRE in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Discover a highly visible development opportunity at this signalized intersection on East Main Street (U.S. Hwy 84) in Dothan, AL. Zoned Multi-Use District 3, this versatile location offers many possibilities for development. There is a total of +/-8.98 acres, easily subdivided into smaller lots. With its strategic placement near both the Amazon and FedEx Distribution Centers in east Dothan, this property presents an ideal canvas for creating a new commercial space. Whether you're envisioning a modern retail complex, service facility, or restaurant, this site is ready to bring your vision to life. Don't miss the chance to make your mark in this area.

## PROPERTY HIGHLIGHTS

- Zoned Multi Use District 3
- Located in east Dothan, less than a mile from the Alabama College of Osteopathic Medicine (ACOM)
- Easily subdivided in to smaller Lots

## OFFERING SUMMARY

Sale Price Starting at: \$425,000 per acre  
 Lot Size: Sub dividable +/- 8.98 Acres

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	18,429	72,605	162,056
Total Population	45,207	188,213	423,127
Average HH Income	\$64,605	\$75,690	\$71,869

# Property Description



## PROPERTY DESCRIPTION

Discover a highly visible development opportunity at this signalized intersection on East Main Street (U.S. Hwy 84) in Dothan, AL. Zoned Multi-Use District 3, this versatile location offers many possibilities for development. There is a total of +/-8.98 acres, easily subdivided into smaller lots. With its strategic placement near both the Amazon and FedEx Distribution Centers in east Dothan, this property presents an ideal canvas for creating a new commercial space. Whether you're envisioning a modern retail complex, service facility, or restaurant, this site is ready to bring your vision to life. Don't miss the chance to make your mark in this area.

## LOCATION DESCRIPTION

Well positioned +/-8.98 acre corner tract at the signalized intersection of U.S. Highway 84 and Beverlye Road in Dothan, AL. Located along a the east-west corridor, less than a mile from the Alabama College of Osteopathic Medicine (ACOM), this site benefits from high traffic counts and strong regional connectivity, as U.S. Route 84 serves as a major commercial artery through the area. There is a total of +/-8.98 acres, easily subdivided into smaller lots. 7 +/- 1 acre lots starting at \$425,000.00 per acre.

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Zoned Multi Use District 3
- Located in east Dothan, less than a mile from the Alabama College of Osteopathic Medicine (ACOM)
- Easily subdivided into smaller lots
- +/- 8.98 Acres Total
- 7, +/- 1 acre lots starting at \$425,000.00 per acre



# Additional Photos





U.S. HWY 84

+/-7.29 Acres Available

SECTION 2

# LOCATION INFORMATION



# Retail Map





Subject Property

+/-1.69Ac

+/-7.29 Acres Available

U.S. HWY 84

SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report

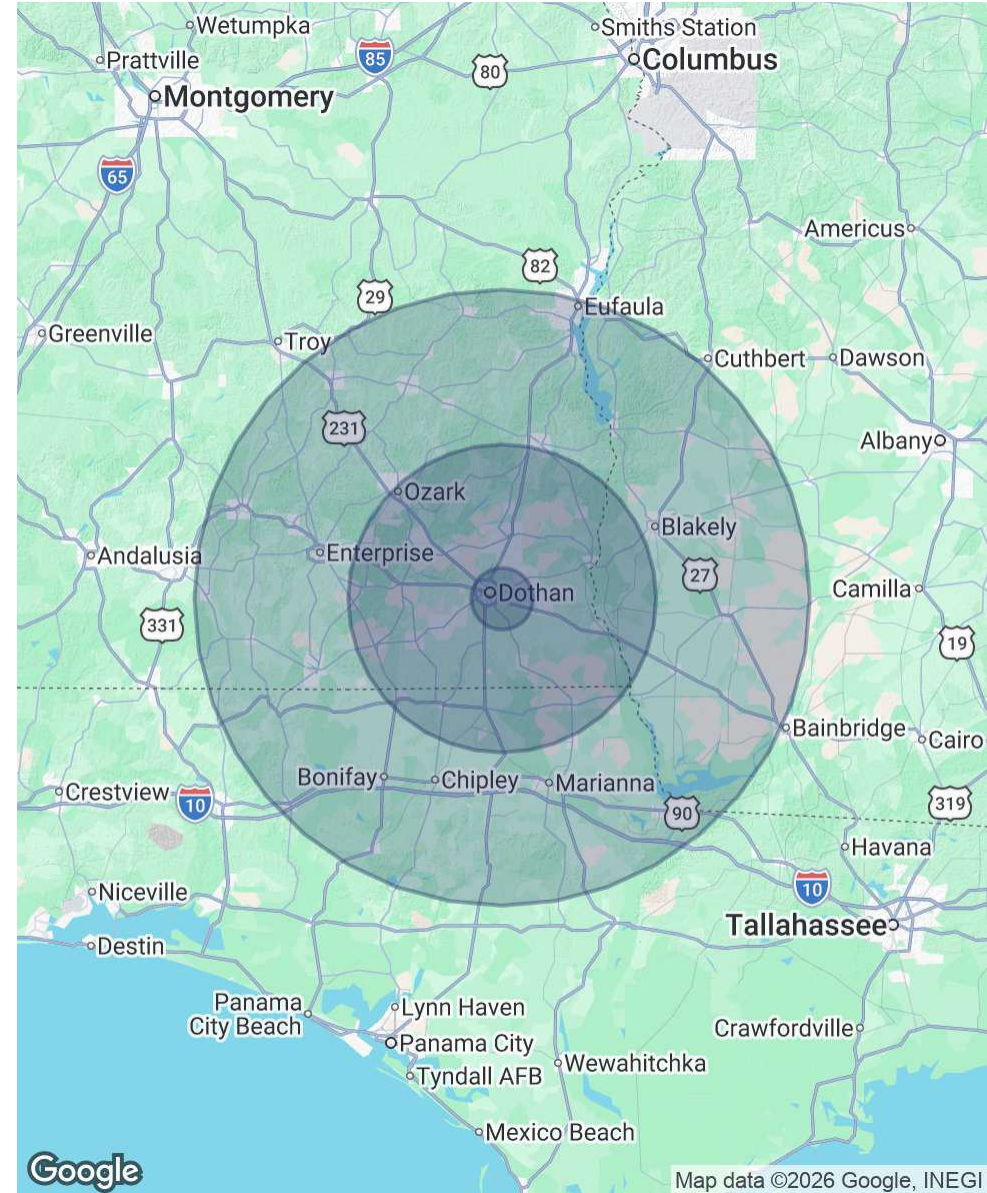


POPULATION	5 MILES	25 MILES	50 MILES
Total Population	45,207	188,213	423,127
Average Age	39.3	41.0	41.4
Average Age (Male)	37.0	39.1	39.7
Average Age (Female)	41.2	42.5	43.1

HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	18,429	72,605	162,056
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$64,605	\$75,690	\$71,869
Average House Value	\$173,317	\$178,414	\$163,618

2023 American Community Survey (ACS)



Map data ©2026 Google, INEGI



Subject Property

+/-1.69Ac

+/-7.29 Acres Available

U.S. HWY 84

SECTION 4

# ADVISOR BIO

# Advisor Bio



## DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

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## 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  
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Dothan, AL 36301