



For Sale

25.62 Acres Available in Dothan, AL

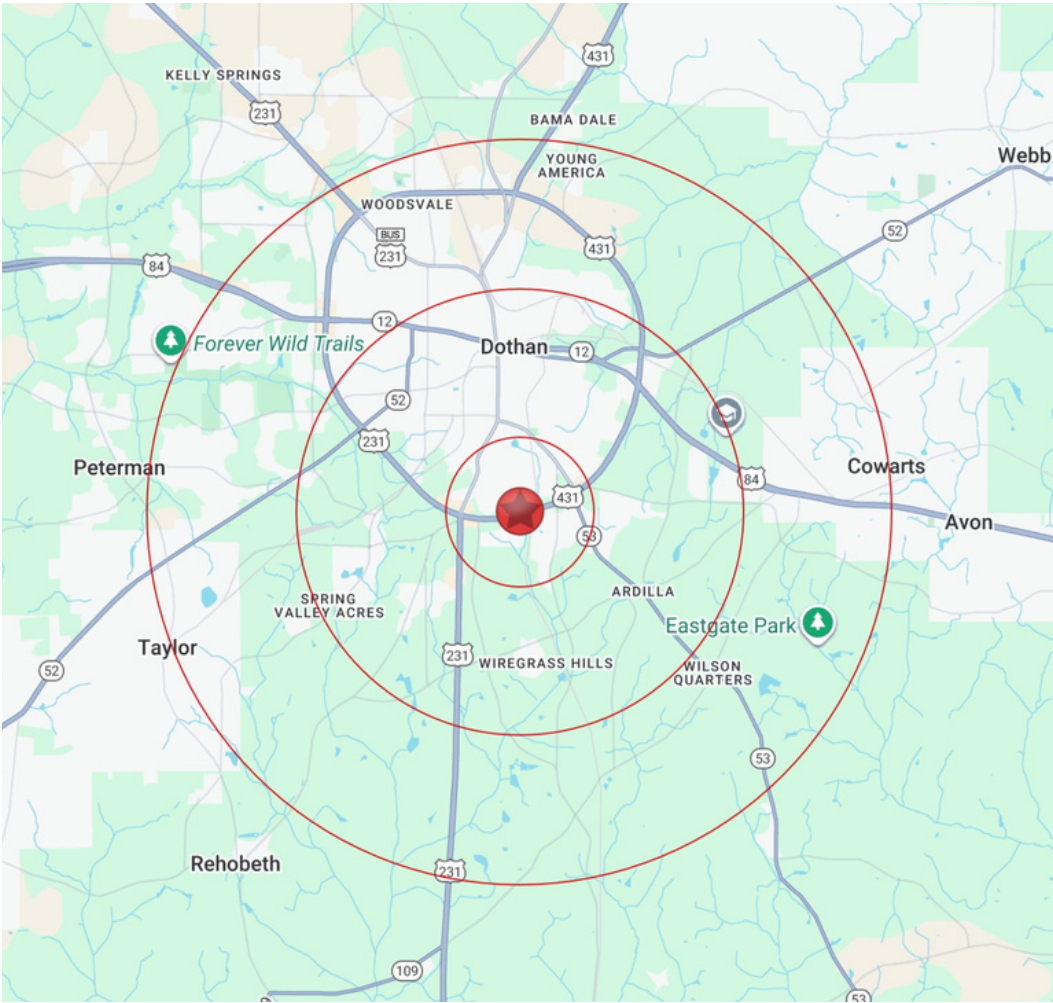
1919 Ross Clark Circle

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Dothan, AL 38301

Property Specifications

- 25.62 divisible acres on Hwy 431/Ross Clark Circle (34,692 CPD 2024), Dothan’s thriving retail throughfare
- Located only 3/4 mile from north-south routes Hwy 231 (43,141 CPD 2024) and Hwy 53 (8,155 CPD 2024), the major travel routes for Florida and Alabama Gulf Coast beaches
- Dothan is a major regional commercial and transportation hub encompassing southeast Alabama, southwest Georgia and north Florida. Expected population growth is 5.6% over the next 5 years
- Dothan is home to several major corporations including Michelin North America, International Paper, Cummings Resources, Commercial Jet Services and many more



Retailers Within One Mile



Demographics

1 Mile 3 Mile 5 Mile

Total Population	4,595	31,264	56,120
Total Daytime Population	4,055	41,559	69,582
Median Age	40.1	39.5	40.6
Median Household Income	\$44,744	\$44,172	\$54,379

*Source: Esri 2025



[illegible]

SCALE: 1" = 10'	CHKD: MPVD
DATE: 15 NOV 2023	APPROVED:
DRAWN BY: CSD	
CHKD BY: CHRIS DENHAM	DENHAM PROJECT NO: 23234
J.N. 23-03-01-30006	

VACANT WOODED PARCEL

ROSS CLARK CIRCLE
250' RIGHT-OF-WAY
PUBLIC - ASPHALT

BASIS OF RESPONSE
1743370000 1257 AM
1743370000 1257 AM
1743370000 1257 AM

107 FROM 1000

76

VACANT WOODED P.

FRANK WOODS JR.

10' BEAR WINDING SECTION	
N88°51'44"W	900.29'

RECEIVED
JUL 19 1964
U.S. DEPT. OF JUSTICE

NEW OR
 NEW YORK
 NEW YORK
 NEW YORK
 NEW YORK

III

1

1000.10'

1177-78

WK 366, PG 255
 007364001001001
 SUBJECT PROPERTY

7-1000

1

DETAIL
NOT TO SCALE
FOR INFORMATIONAL
PURPOSES ONLY
PROPERTY AS DESCRIBED
IN BK 366, PG 255
SHOWS BOUNDARY AND
TAX PARCELS THAT IS
INCLUDED IN DESCRIPTION

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may it appear for defendants, in any other court or used for any other purpose including, without limitation, the preparation of a survey report or other third party report without the Matthews Company, Inc. and DebraLand Land Surveyors LLC's prior written consent. The Matthews Company, Inc. and DebraLand Land Surveyors LLC's expressly disavow any duty or obligation towards any party that is not identified in this Surveyor's Certification.

It is to be advised that The Matthews Company, Inc. and DebraLand Land Surveyors LLC will not include the proceeds of any first party's results in the Surveyor's Certification.

Please be advised that The Mathews Company, Inc. and Certain Land Surveyors LLC will not include the providers of any third party reports in the Surveyor's Certification.

Thank you

Contact for more information:

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