



**FOR SALE
LAND
\$760,000**

**17.6-ACRE OPPORTUNITY - MIXED-USE ZONING IN
DOTHAN, AL**

S BEVERLYE RD, DOTHAN, AL 36301



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**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



SALE PRICE **\$760,000**

OFFERING SUMMARY

Listing Price \$760,000
Acres 17.6 Acres
Price Per Acre \$43,182
County Houston
Zoning City of Dothan Mixed Use

Irrigation
Utilities City of Dothan Water, Sewer & Electricity.

Taxes
Parcel IDs 10-09-32-1-000-001-003
Coordinates 31.1870238, -85.3542888

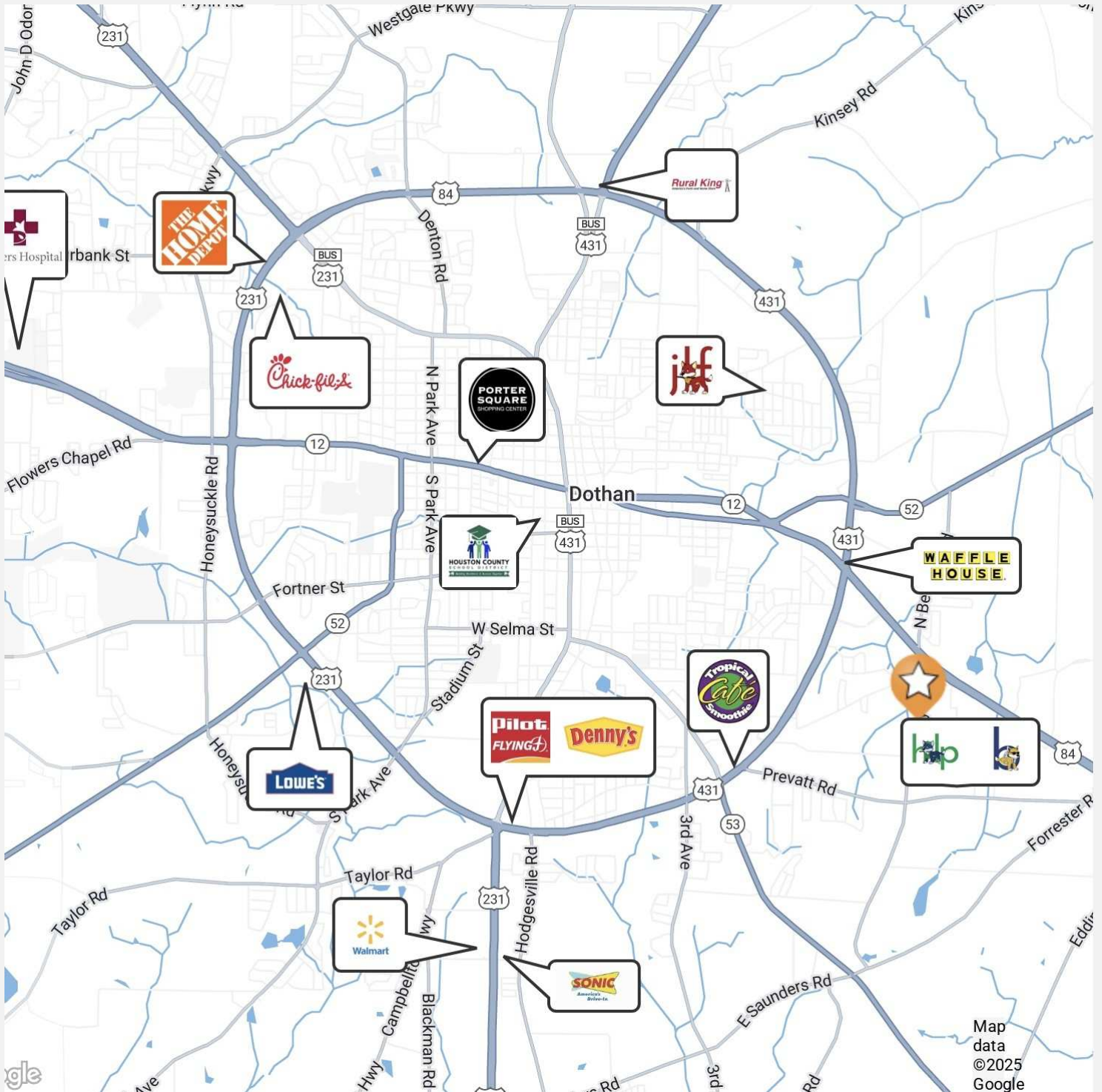
PROPERTY OVERVIEW

This 17.6-acre tract is zoned City of Dothan Mixed Use, offering exceptional potential for a wide variety of development projects. Situated in the heart of the thriving Dothan market, the property provides a rare opportunity for commercial and multifamily investors to leverage the area's dynamic growth and long-term economic strength.

With its favorable zoning, strategic location, and proximity to key amenities, this site is ideally positioned to become a cornerstone of Dothan's continued development. Don't miss this opportunity to invest in one of the region's most promising growth corridors.

PROPERTY HIGHLIGHTS

- Zoned Mixed Use.
- Commerical and multi-family allowed.
- Located real close to Southeast Alabama Health Hospital .
- Located real close to Alabama College of Osteopathic Medicine.







DRIVE TIMES

Located on the south side of Dothan, AL.

1 hour to Troy, AL.

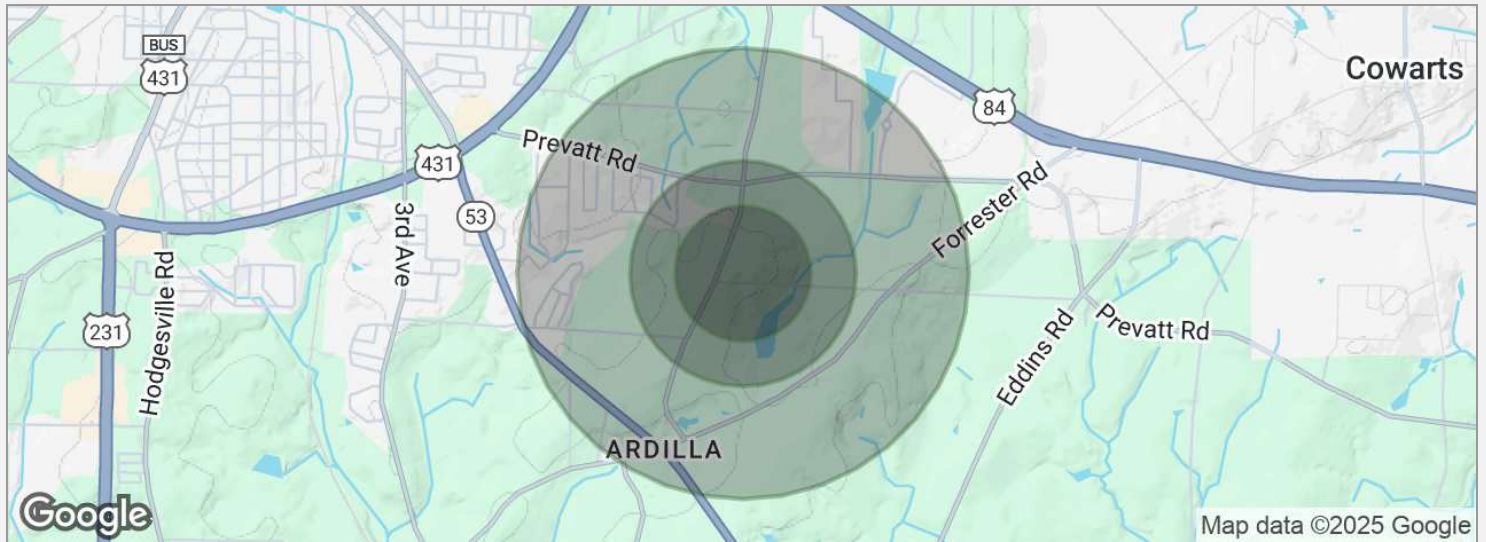
2 hours to Montgomery, AL.

2 hours to Panama City, FL.

3 hours to Atlanta, GA.

DRIVING DIRECTIONS

From Ross Clark Circle & Hwy 84 in Dothan, AL. Go south on Hwy 84, Turn right on Beverlye Road, Go through Rowland Road & property is on the left.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	216	632	2,640
Median age	41	41	41
Median age (male)	39	39	40
Median age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	86	250	1,042
# of persons per HH	2.5	2.5	2.5
Average HH income	\$85,237	\$85,692	\$86,045
Average house value	\$226,572	\$228,735	\$230,452

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate

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PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021