



FOR SALE
DEVELOPMENT LAND
\$590,000

10± ACRE MIXED-USE DEVELOPMENT OPPORTUNITY IN
THE HEART OF DOTHAN

ROWLAND RD, DOTHAN, AL 36301



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



SALE PRICE **\$590,000**

OFFERING SUMMARY

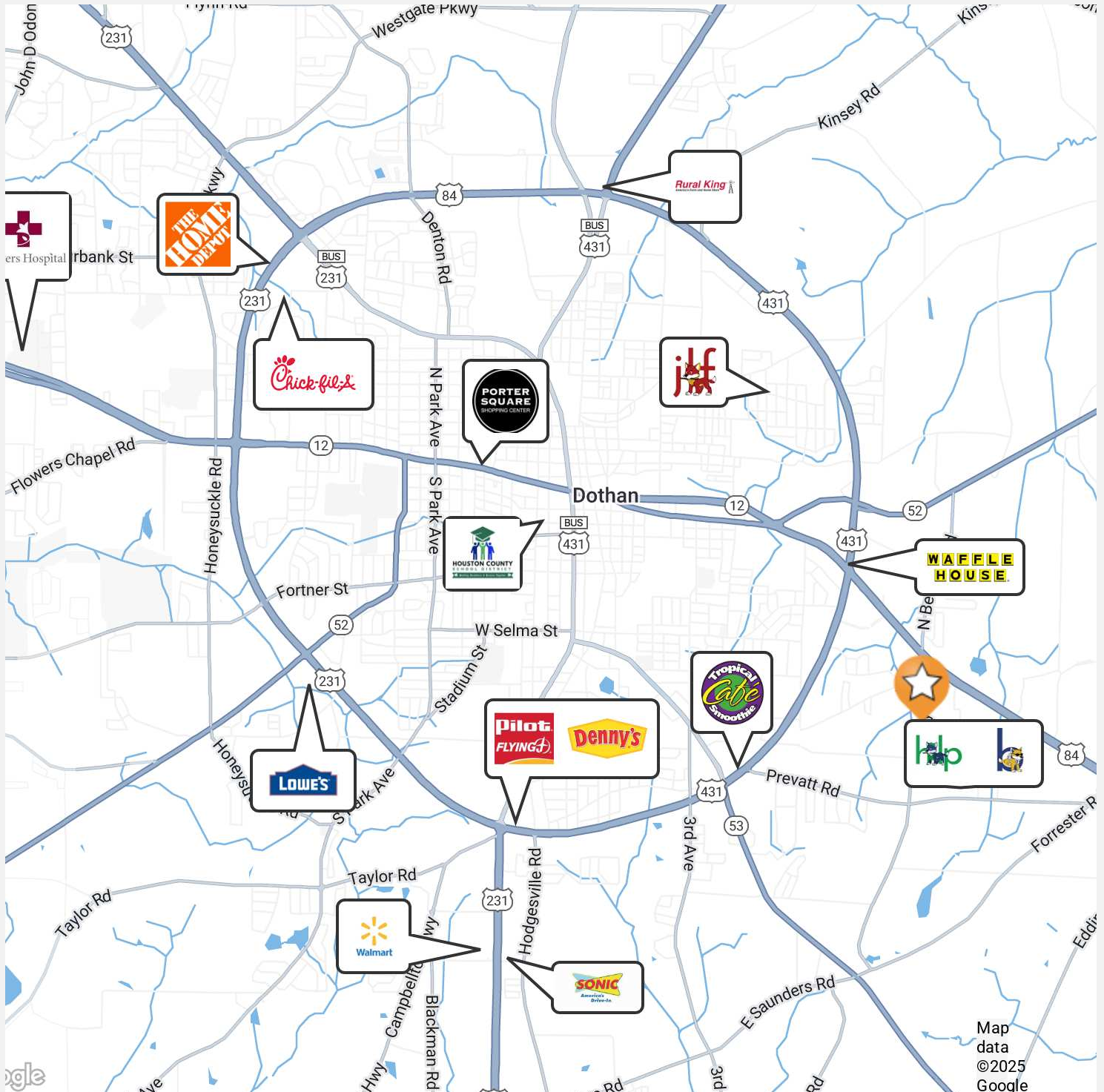
Listing Price	\$590,000
Acres	10.572 Acres
Price Per Acre	\$55,808
County	Houston
Zoning	City of Dothan Mixed Use
Utilities	City of Dothan Water, Sewer and Electricity available at the road.
Parcel IDs	10-09-29-3-000-001-094
Coordinates	31.204198, -85.3528517
Real Estate Taxes	\$1,625.00

PROPERTY OVERVIEW

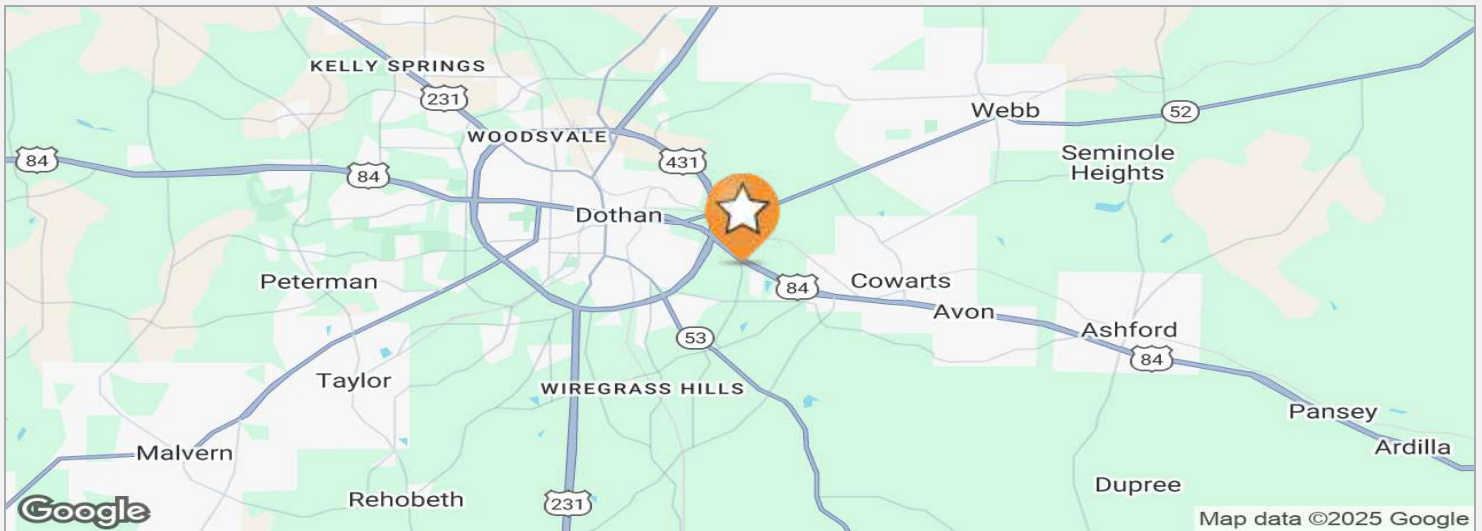
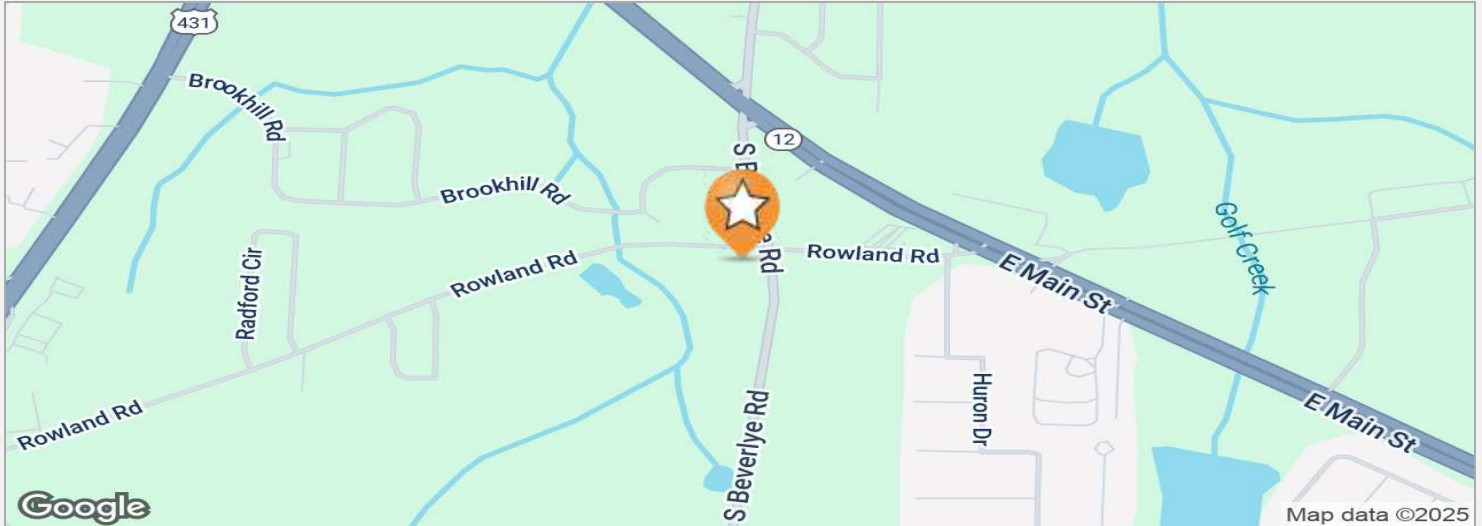
This strategically located tract is zoned City of Dothan Mixed Use, offering immense potential for a range of development projects. Positioned within the thriving Dothan area, this site presents a rare opportunity for commercial and multifamily investors to capitalize on the area's dynamic growth and economic resilience. With its favorable zoning and strategic placement, this property is poised to become a cornerstone of the local real estate landscape. Don't miss the chance to make your mark in this sought-after location.

PROPERTY HIGHLIGHTS

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







DRIVE TIMES

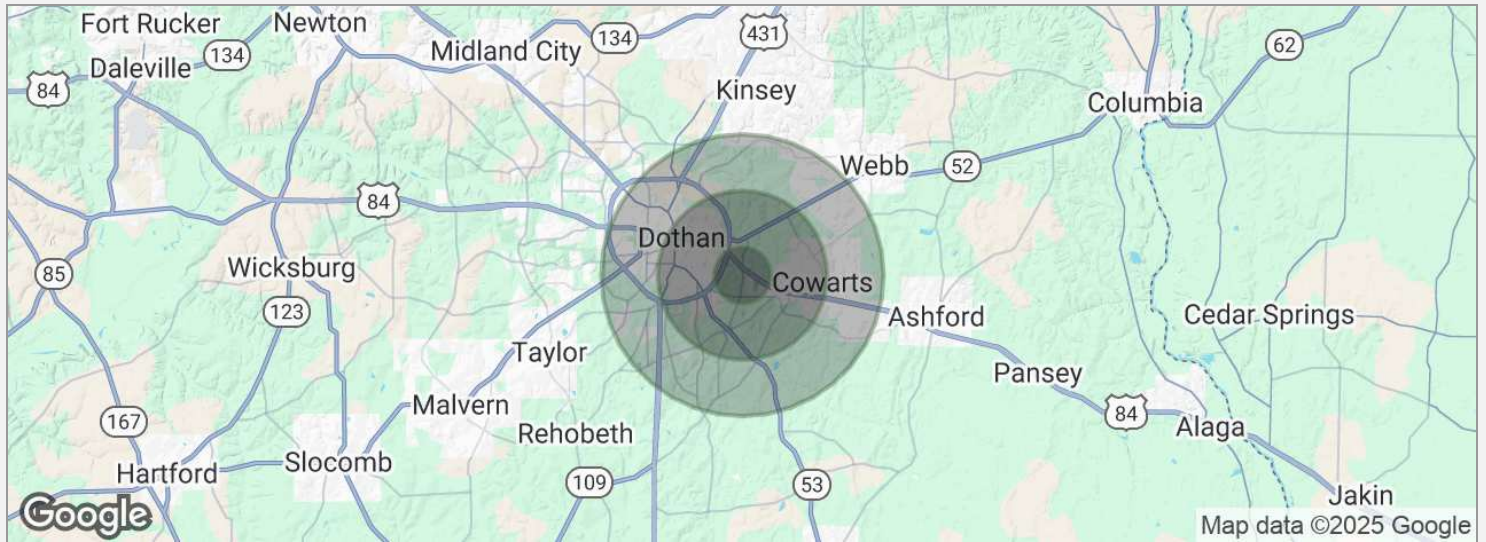
Located on the south side of Dothan, AL.
1 hour to Troy, AL.
2 hours to Montgomery, AL.
2 hours to Panama City, FL.
3 hours to Atlanta, GA.

DRIVING DIRECTIONS

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

Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,312	24,715	47,744
Median age	40	40	41
Median age (male)	38	38	39
Median age (Female)	42	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,689	10,280	19,940
# of persons per HH	2.6	2.4	2.4
Average HH income	\$64,806	\$52,557	\$60,641
Average house value	\$173,775	\$151,064	\$179,842

* 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