

4.73 ACRES AVAILABLE

SPANN FARM COMMERCIAL LAND

100 HERON WAY, DOTHAN, AL 36305

PROPERTY FOR SALE



The
**Retail
Companies**
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205.823.3030

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MARKET AERIAL



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CALL FOR PRICING

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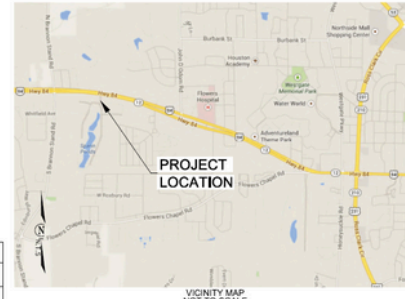


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**A REPLAT OF A FINAL PLAT
OF SPANN FARM SUBDIVISION
TO INCLUDE LOT #6, BLOCK "C",
A PORTION OF LIVEOAK TRAIL (PRIVATE ROW)
AND AN UNPLATTED LAND
NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 28 EAST,
CITY OF DOTHAN, HOUSTON COUNTY, ALABAMA
ZONED R-1 & B-2
FLOOD ZONE "X" AND "AE"**



LOT #	ORIGINAL S.A.C.	REVISED S.A.C.
PARCEL-1	4.86	4.71
6	1.81	1.78

NOTARY CERTIFICATION

STATE OF ALABAMA,
COUNTY OF HOUSTON:
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WHOSE NAME(S) _____ SIGNED TO THE FOREGOING CERTIFICATE AND WHO I KNOW TO BE, ACKNOWLEDGE BEFORE ME ON THIS DATE, THAT, OF BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATION, EXECUTED THE SAME VOLUNTARILY ON THE DATE SAME BEARS GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

DATE _____ NOTARY PUBLIC _____

OWNER'S CERTIFICATION

STATE OF ALABAMA,
COUNTY OF HOUSTON:
THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE HIS FREE ACT AND DEED AND DEDICATES FOREVER, TO PUBLIC OR PRIVATE USE, ALL AREAS SHOWN OR INDICATED ON THIS PLAT AS STREETS, ALLEYS, EASEMENTS OR PARKS.
I, _____, SPANN FARM REALTY CO., INC.,
DATE _____
SPANN FARM HOME OWNERS ASSOCIATION

CERTIFICATE OF APPROVAL BY THE PUBLIC WORKS DIRECTOR

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF DOTHAN, ALABAMA, OR HAS POSTED A CASH PERFORMANCE BOND IN LIEU THEREOF.

DATE _____ PUBLIC WORKS DIRECTOR _____

OWNER'S ADDRESS

SPANN FARM REALTY CO., INC.
108 SPRINGWATER WAY
DOTHAN, AL 36305

CERTIFICATE OF FINAL APPROVAL BY THE PLANNING COMMISSION

I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF DOTHAN, ALABAMA, AND THE REQUIREMENTS OF THE PLANNING COMMISSION.

DATE _____ DOTHAN PLANNING COMMISSION CHAIRMAN _____

ZONING

CITY OF DOTHAN, ALABAMA ZONING ORDINANCE
ZONE R-1 (RESIDENTIAL SINGLE-FAMILY, LOW DENSITY).

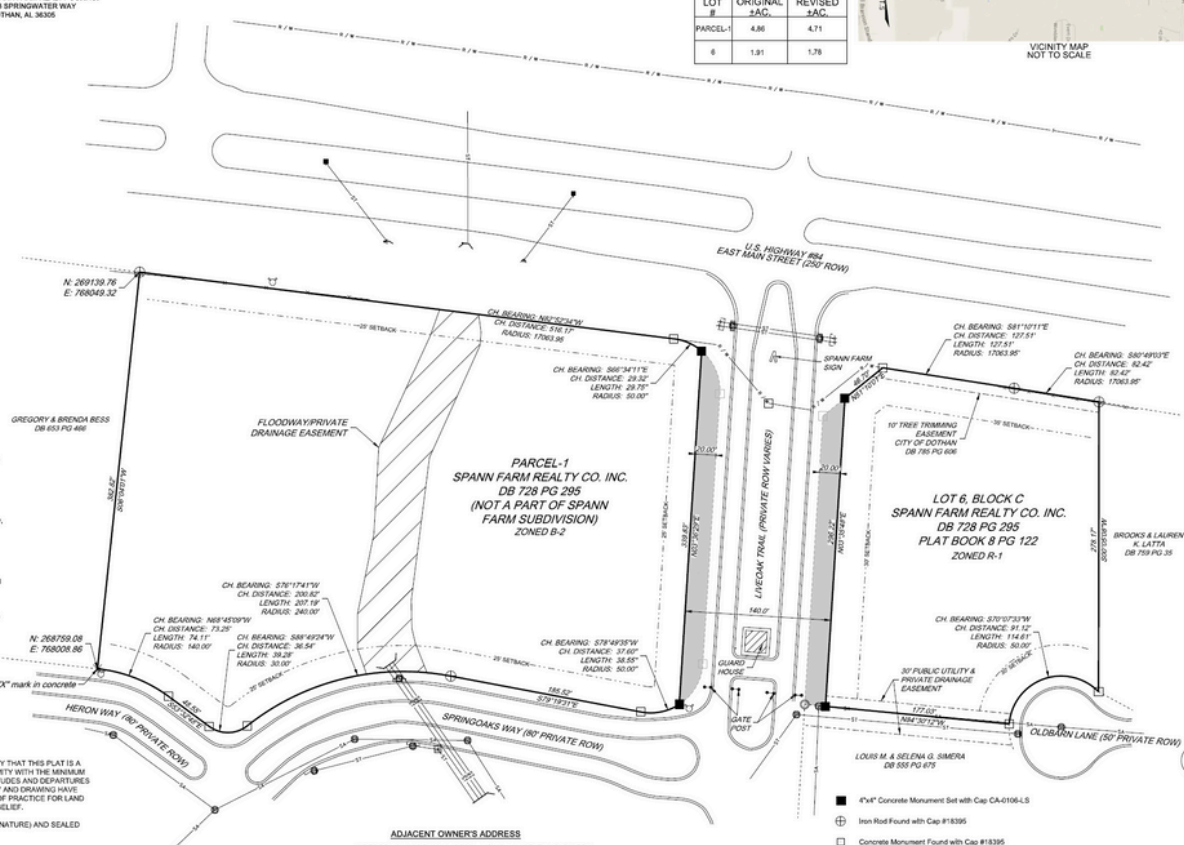
- MINIMUM REQUIRED FRONT YARD 30 FEET
- MINIMUM REQUIRED REAR YARD 30 FEET
- MINIMUM REQUIRED SIDE YARD (INTERIOR) 10 FEET
- MINIMUM REQUIRED SIDE YARD (STREET) 20 FEET
- MAX % LOT COVERAGE 25%
- MAX HEIGHT 3 STORES

CITY OF DOTHAN, ALABAMA ZONING ORDINANCE
ZONED B-2 (HIGHWAY COMMERCIAL).

- MINIMUM REQUIRED FRONT YARD 25 FEET
- MINIMUM REQUIRED REAR YARD 10 FEET
- MINIMUM REQUIRED SIDE YARD (INTERIOR) 5 FEET
- MINIMUM REQUIRED SIDE YARD (STREET) 25 FEET
- MAX % LOT COVERAGE 50%
- MAX HEIGHT 10 STORES

GENERAL SURVEY NOTES:

- jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any jurisdiction affecting the use of the premises.
- Only evidence of easements or structures which are apparent from a casual above ground inspection of premises are shown.
- The premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not recorded in the public records.
- According to FRM Map # 010802010 Effective Date, September 3, 2014, Lot 6, Block "C" property is located in Flood Zone X and the Parcel-1 property is located in Flood Zone A and AE. (Revised to reflect LOMR December 22, 2014).
- Lot 6, Block "C" property lies within the jurisdiction of the City of Dothan and is Zoned R-1 based on City of Dothan Zoning Map (revised on 08-01-2017). Parcel-1 is NOT a part of Spann Farm subdivision and is Zoned B-2.
- Horizontal Datum based on GPS Observations Dated 11-10-2016, NAD83 Alabama State Plane Eastern Zone.
- All streets and common areas in this subdivision are private and shall be common elements serving as utility and public service access easements.



SURVEYOR'S CERTIFICATION

I, AARON D. BLANKENSHIP, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SUBDIVIDED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

REPRODUCTION OF THIS SURVEY AND PLAT, IS NOT VALID UNLESS SIGNED (WITH ORIGINAL SIGNATURE) AND SEALED WITH EMBOSSED OR STAMPED SEAL.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

AARON D. BLANKENSHIP, P.L.S.
ALABAMA REG. NO. 33664-S

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	4,165	20,626	47,745
2020 Population	5,027	23,054	51,758
2024 Population	5,235	23,638	53,317
2029 Population	5,379	23,931	54,388
2010-2020 Annual Rate	1.90%	1.12%	0.81%
2020-2024 Annual Rate	0.96%	0.59%	0.70%
2024-2029 Annual Rate	0.54%	0.25%	0.40%
2020 Male Population	46.8%	47.1%	47.1%
2020 Female Population	53.2%	52.9%	52.9%
2020 Median Age	42.2	43.2	40.4
2024 Male Population	48.2%	48.0%	48.0%
2024 Female Population	51.8%	52.0%	52.0%
2024 Median Age	42.0	43.1	40.7

In the identified area, the current year population is 53,317. In 2020, the Census count in the area was 51,758. The rate of change since 2020 was 0.70% annually. The five-year projection for the population in the area is 54,388 representing a change of 0.40% annually from 2024 to 2029. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	79.8%	77.4%	65.0%
2024 Black Alone	8.4%	11.5%	24.3%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2024 Asian Alone	3.8%	2.8%	1.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	1.8%	1.7%	2.3%
2024 Two or More Races	5.8%	6.2%	6.0%
2024 Hispanic Origin (Any Race)	4.0%	4.3%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	130	130	92
2010 Households	1,835	8,268	19,689
2020 Households	2,272	9,642	21,881
2024 Households	2,361	9,953	22,692
2029 Households	2,440	10,172	23,378
2010-2020 Annual Rate	2.16%	1.55%	1.06%
2020-2024 Annual Rate	0.91%	0.75%	0.86%
2024-2029 Annual Rate	0.66%	0.44%	0.60%
2024 Average Household Size	2.21	2.36	2.34

The household count in this area has changed from 21,881 in 2020 to 22,692 in the current year, a change of 0.86% annually. The five-year projection of households is 23,378, a change of 0.60% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2020. The number of families in the current year is 14,381 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	19.4%	19.2%	19.8%
Median Household Income			
2024 Median Household Income	\$98,470	\$91,395	\$70,231
2029 Median Household Income	\$109,261	\$102,367	\$78,791
2024-2029 Annual Rate	2.10%	2.29%	2.33%
Average Household Income			
2024 Average Household Income	\$131,071	\$124,780	\$98,742
2029 Average Household Income	\$147,988	\$141,603	\$112,160
2024-2029 Annual Rate	2.46%	2.56%	2.58%
Per Capita Income			
2024 Per Capita Income	\$57,620	\$52,926	\$41,873
2029 Per Capita Income	\$65,602	\$60,642	\$48,022
2024-2029 Annual Rate	2.63%	2.76%	2.78%
GINI Index			
2024 Gini Index	35.0	36.5	41.9

Households by Income

Current median household income is \$70,231 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$78,791 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,742 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$112,160 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,873 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,022 in five years, compared to \$51,203 for all U.S. households.

Housing

	1 mile	3 miles	5 miles
2024 Housing Affordability Index	139	140	136
2010 Total Housing Units	1,923	8,727	21,345
2010 Owner Occupied Housing Units	1,292	6,008	12,481
2010 Renter Occupied Housing Units	543	2,260	7,209
2010 Vacant Housing Units	88	459	1,656
2020 Total Housing Units	2,414	10,317	24,033
2020 Owner Occupied Housing Units	1,482	6,542	13,236
2020 Renter Occupied Housing Units	790	3,100	8,645
2020 Vacant Housing Units	138	683	2,155
2024 Total Housing Units	2,518	10,698	25,029
2024 Owner Occupied Housing Units	1,568	6,839	13,993
2024 Renter Occupied Housing Units	793	3,114	8,699
2024 Vacant Housing Units	157	745	2,337
2029 Total Housing Units	2,589	10,916	25,692
2029 Owner Occupied Housing Units	1,643	7,087	14,686
2029 Renter Occupied Housing Units	797	3,085	8,692
2029 Vacant Housing Units	149	744	2,314

Socioeconomic Status Index

2024 Socioeconomic Status Index	67.0	59.4	50.0
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Currently, 55.9% of the 25,029 housing units in the area are owner occupied; 34.8%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 24,033 housing units in the area and 9.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.96%. Median home value in the area is \$221,840, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.86% annually to \$281,206.

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