

FOR SALE

36.03 Acres Hwy 52 East Dothan, AL 36303

NAI TALCOR

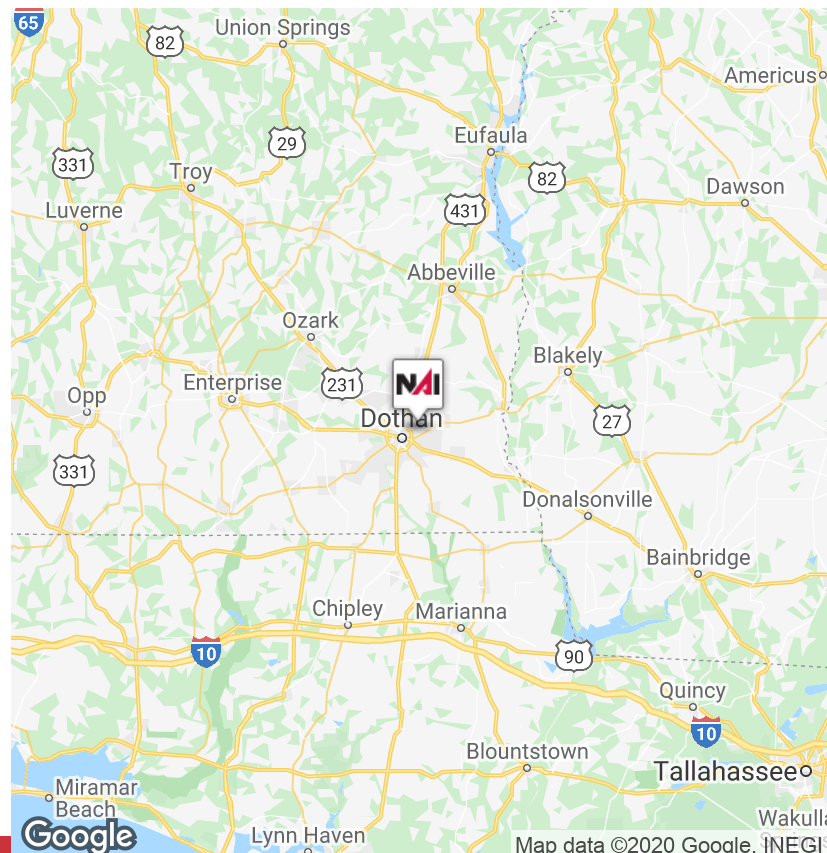


Land | 36.03 Acres

36.03 Acres available for development with Highway and Rail access.

- 36.03 Acres
- Highway Access
- Rail Access

Sale Price: \$360,300



✉ **Ken Bailey, CCIM**
+1 334 790 4730
kbailey@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
107 Hidden Glen Way
talcor.com

FOR SALE

36.03 Acres Hwy 52 East Dothan, AL 36303





Genesee & Wyoming Railroads



The Bay Line Railroad, L.L.C.
 2037 Industrial Drive
 Panama City, Florida 32405
 850-747-4034

Southern Region Railroads

- **BAYL** The Bay Line Railroad, L.L.C.
- **AN** AN Railway, L.L.C.
- **CCH** Columbus & Chattahoochee Railroad, Inc.
- **CIRR** Chattahoochee Industrial Railroad
- **COEH** Conecuh Valley Railway, L.L.C.
- **EARY** Eastern Alabama Railway, LLC
- **GSWR** Georgia Southwestern Railroad, Inc.
- **HAL** Hilton & Albany Railroad, Inc.
- **HOG** Heart of Georgia Railroad
- **MNBR** Meridian & Bigbee Railroad, L.L.C.
- **TNHR** Three Notch Railway, L.L.C.
- **VR** Valdosta Railway, L.P.
- **WGCR** Wiregrass Central Railway, L.L.C.

● Port Operations

Dashed line indicates Trackage Rights; gray line indicates Out of Service.

FOR SALE

36.03 Acres Hwy 52 East Dothan, AL 36303



Ken Bailey, CCIM

+1 334 790 4730

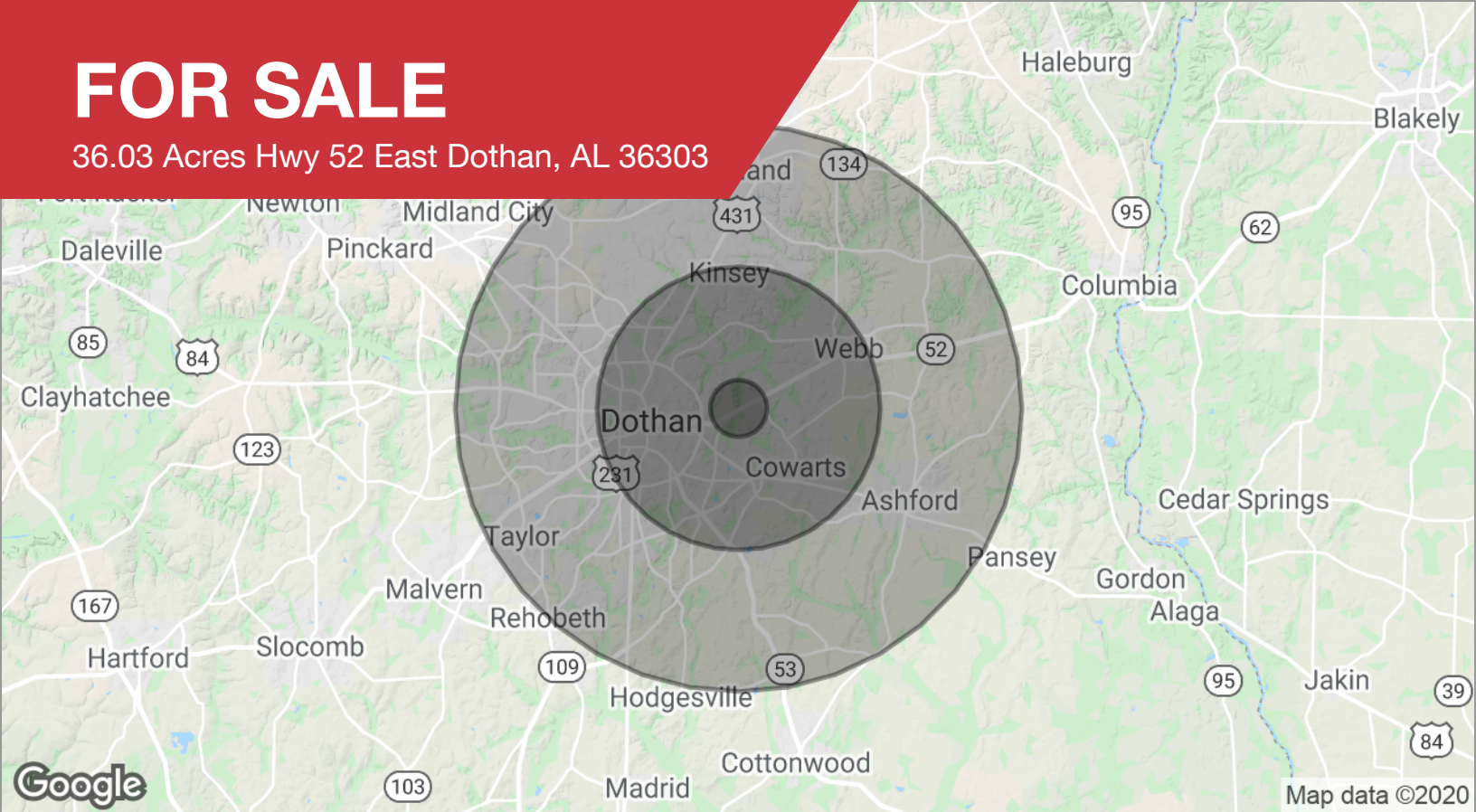
kbailey@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR

FOR SALE

36.03 Acres Hwy 52 East Dothan, AL 36303



DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,601	49,872	96,692
Median age	34.8	37.4	37.7
Median age (male)	32.0	35.4	36.2
Median age (Female)	36.6	39.0	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,359	19,568	37,092
# of persons per HH	2.6	2.5	2.6
Average HH income	\$35,506	\$48,876	\$57,044
Average house value	\$158,275	\$150,993	\$159,526

* Demographic data derived from 2010 US Census