



**FOR SALE
LAND
\$357,170**

REHOBETH TRACT

00 SETTLERS WAY, DOTHAN, AL 36301



**CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610**



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

Property Summary



PROPERTY DESCRIPTION

Offering a strategic opportunity, this land parcel at 00 Settlers Way delivers a blank canvas tailored for a discerning land investor. The expansive, the site is ready for development, presenting unobstructed flexibility to conceive a planned single-family build, or mixed-use layout. With clear boundaries and no existing structures, capital planning can move forward with ease. The property provides streamlined access to utilities and thoroughfares, simplifying preparation efforts. Thoughtfully positioned within Dothan's emerging corridor, this tract offers a compelling blend of scale, accessibility, and regulatory simplicity for a sophisticated land acquisition strategy.

PROPERTY HIGHLIGHTS

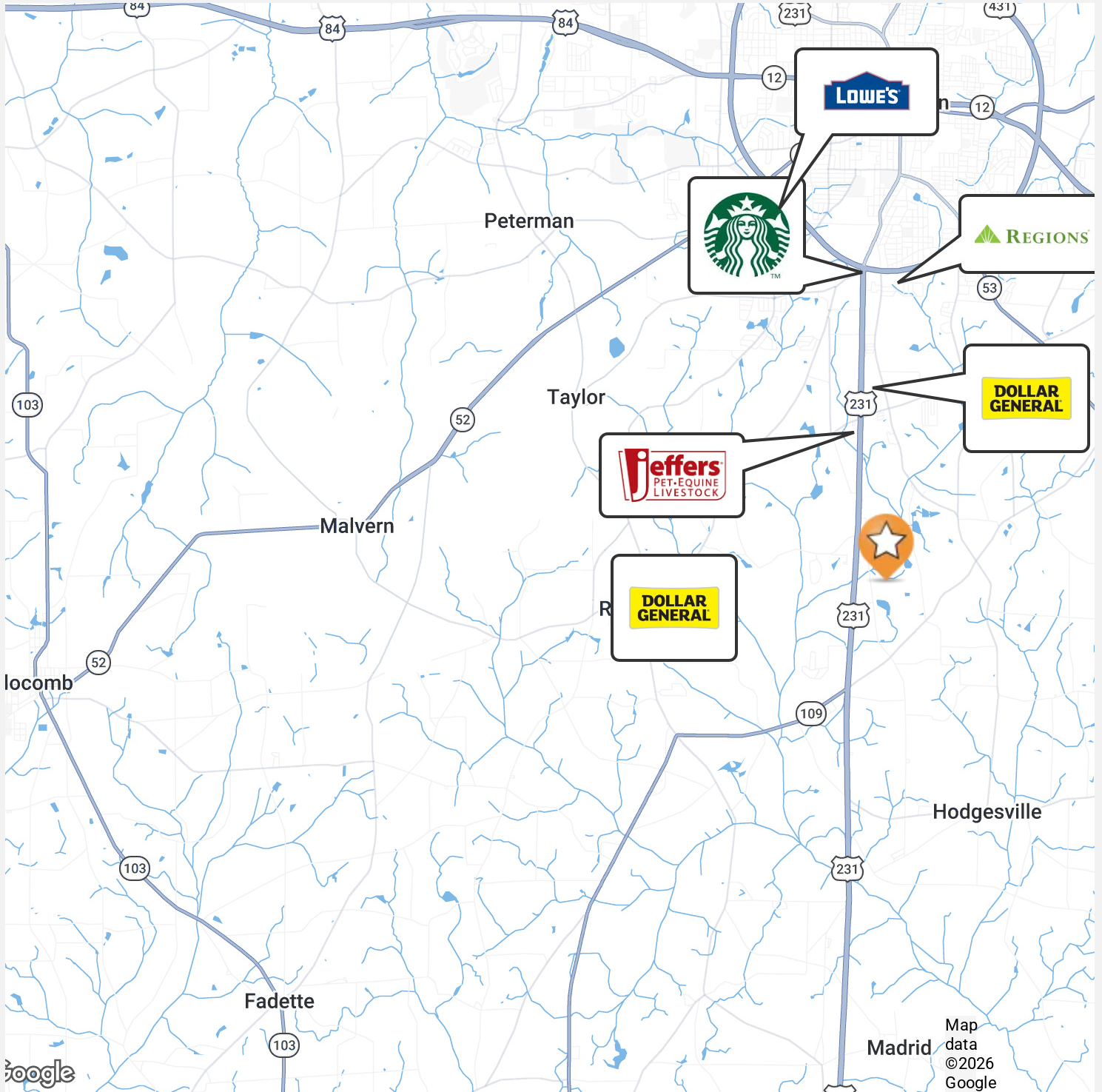
- Generous acreage suited for single family homes.
- Parcel cleared for expedited planning and permitting
- Direct access to Settlers Way supports efficient traffic flow
- Utilities readily available at the property edge

OFFERING SUMMARY

Sale Price:	\$357,170
Lot Size:	42.02 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	11	47	182
Total Population	28	116	450
Average HH Income	\$75,798	\$70,798	\$71,276

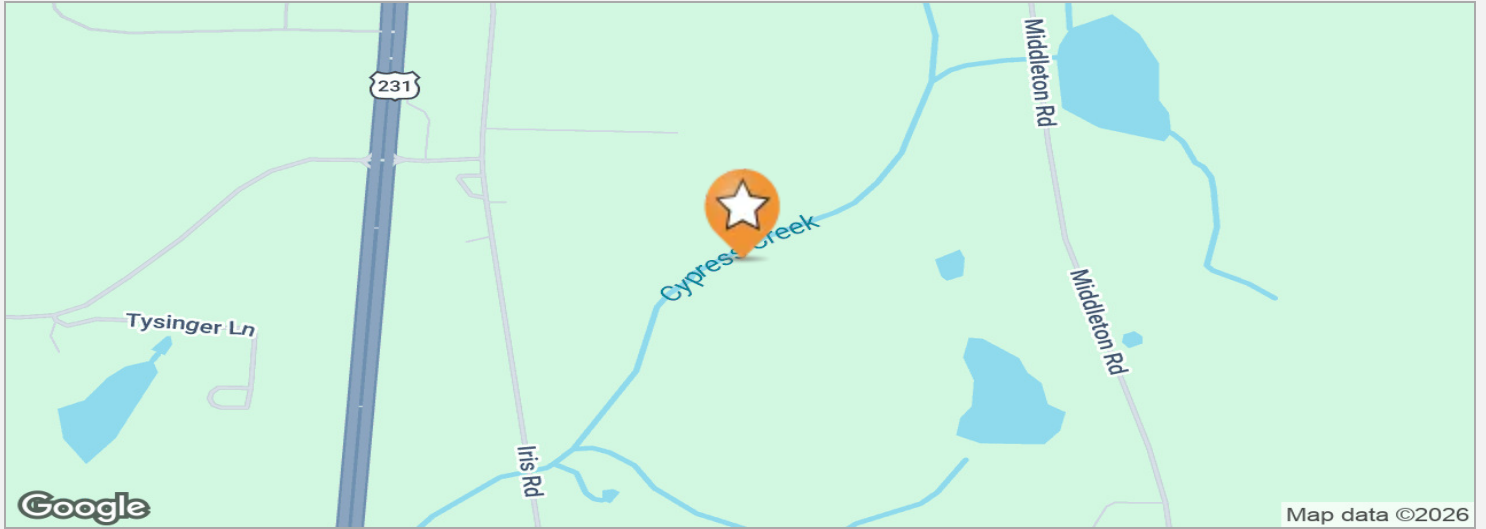
Retailer Map



Additional Photos



Location Maps 2



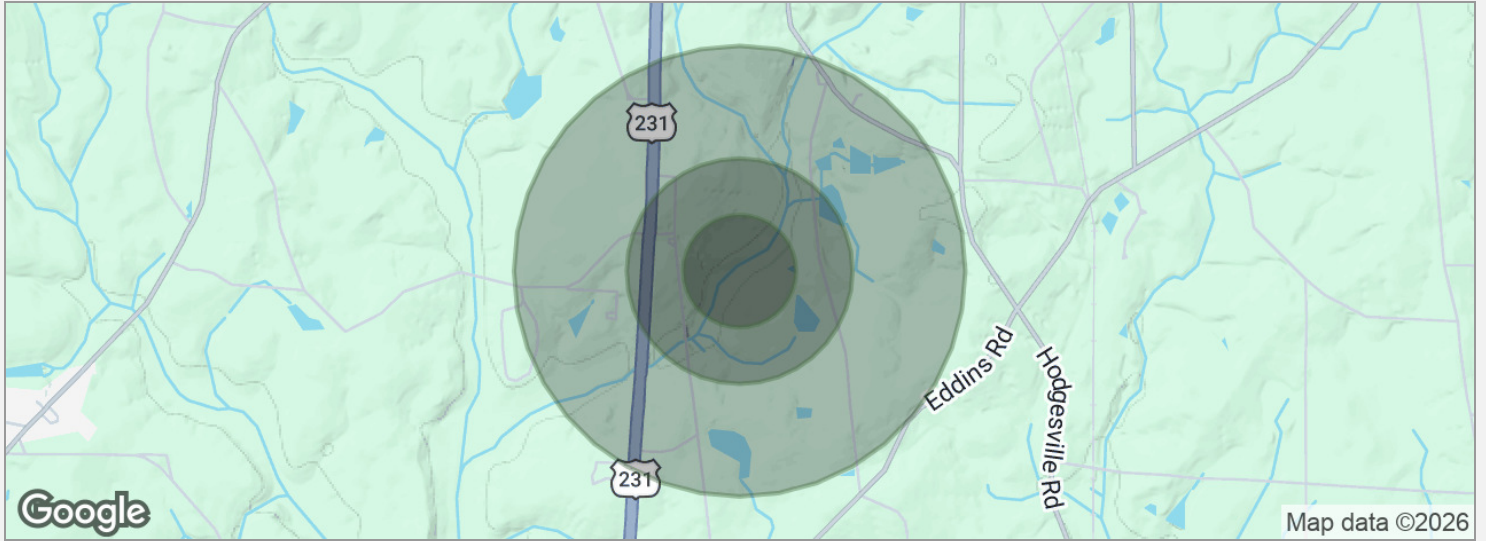
DRIVE TIMES

Minutes from Dothan.
30 minutes to Troy.
1 hour 30 minutes to Montgomery.
2 hours to Panama City Beach, FL.

DRIVING DIRECTIONS

From Ross Clark Circle in Dothan, go west on Park Ave, left on Fuller Road, right on Settlers Way, go to dead-end.

Demographics Map



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	28	116	450
Median age	44.9	43.3	42.8
Median age (male)	40.9	39.4	39.4
Median age (Female)	47.7	45.9	44.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	11	47	182
# of persons per HH	2.5	2.5	2.5
Average HH income	\$75,798	\$70,798	\$71,276
Average house value	\$234,049	\$233,523	\$223,085

* Demographic data derived from 2020 ACS - US Census



REHOBETH TRACT

00 Settlers Way, Dothan, AL 36301

Advisor Bio & Contact 1

CLAY PATRICK

Broker

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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





CROSBY

& ASSOCIATES, INC.

AGRICULTURE & COMMERCIAL REAL ESTATE

SECTION 1

COMPANY INFORMATION

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