

FOR SALE



±20 Acres of Residential Development Land

0 Kelly Springs Road, Dothan, AL 36303



Price

\$650,000

Size

±20 Acres

Zoning

R-A

Frontage

±170 ft

A ±20-acre tract on Dothan's north side, zoned R-A for residential and multifamily development. The site fronts Kelly Springs Road less than half a mile west of US-231 (Montgomery Highway), the city's primary north-south corridor, with sanitary sewer available and shopping, schools and services close by.

Zoned for development

R-A allows high-density multifamily and residential use (8+ units)

Utilities

Sanitary sewer available at the site

Access

Frontage on Kelly Springs Road, near US-231



Offering summary

Investment highlights

Entitled for apartments

R-A zoning permits apartments of 8 or more units with no maximum unit count, subject to development plan approval.

Utilities in place

Sanitary sewer available at the site.

Established multifamily setting

Adjoins an existing apartment community to the east, with single-family neighborhoods nearby.

Scale

±20 acres, with density governed by lot area: 29,200 sf for the first 8 units plus 2,000 sf per additional unit.

Corridor access

Frontage on Kelly Springs Road, less than half a mile from US-231 (Montgomery Highway).

Strong incomes

\$85,267 median household income within 1 mile; 41.9% of nearby households earn \$100K or more.

Property information*

Address	0 Kelly Springs Road, Dothan, AL 36303
Parcel number	0409320000008000
County	Houston County
Land area	±20 acres (±20.2 ac per county GIS)
Road frontage	±170 ft on Kelly Springs Road

Zoning	R-A, Residential Multifamily, High Density
Utilities	Sanitary sewer available
Topography	Rolling, wooded
Asking price	\$650,000
Price per acre	±\$32,200

*Information provided by the current owner and believed reliable, but not verified by Engel Realty Company. Buyers should independently confirm all property details.

Current parcel on 2018 site plan

The current ±20-acre parcel is shown on a 2018 conceptual site plan prepared for the adjacent ±7 acres to the east, which were sold in 2020 and developed as an apartment community. The exhibit illustrates the parcel's frontage on Kelly Springs Road and its relationship to surrounding development.



- Current parcel, approximate (±20.2 acres per county tax records)
- ±7 acres sold in 2020, shown with the 2018 apartment site plan (now The Pines at Harwick)

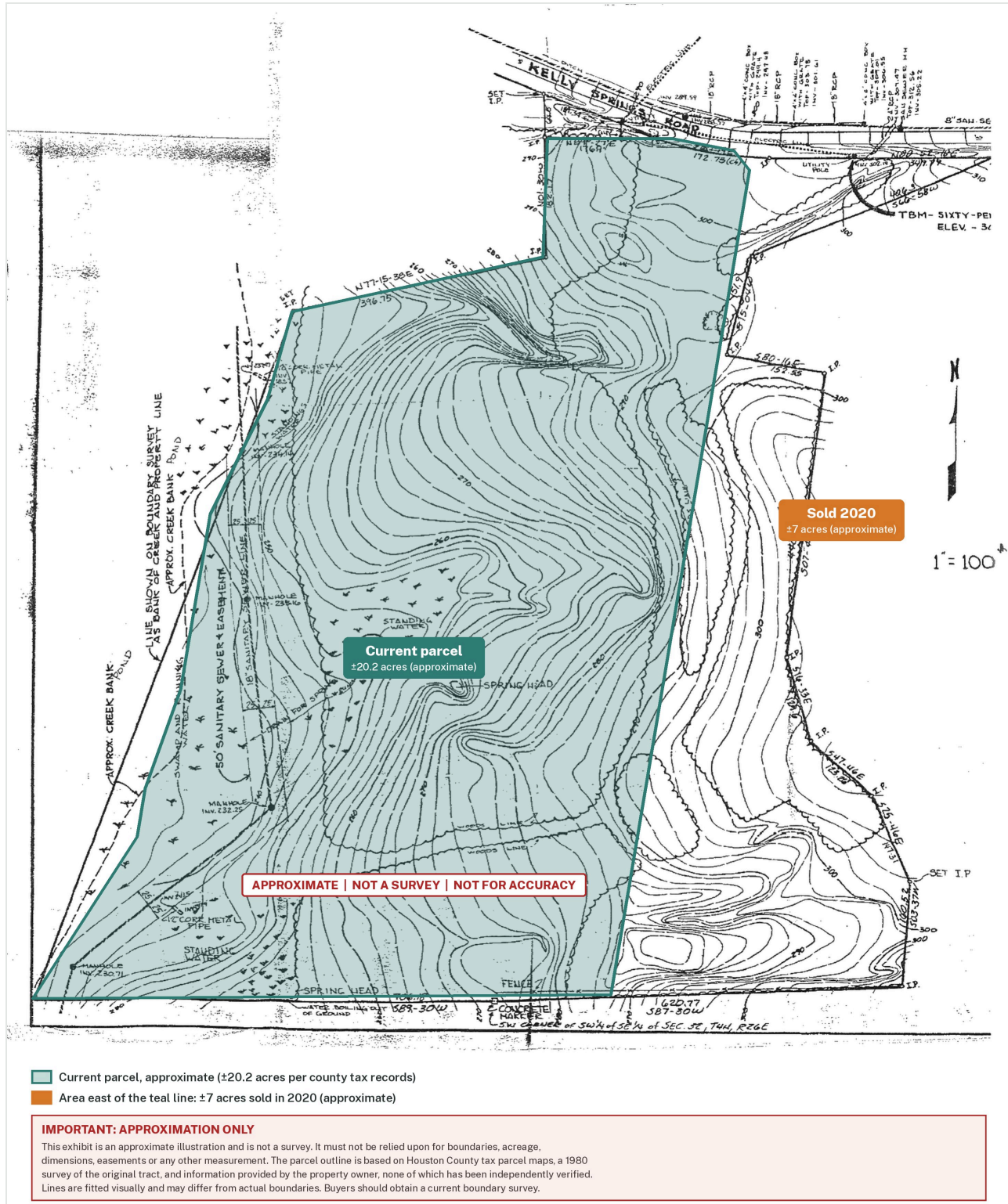
IMPORTANT: APPROXIMATION ONLY

This exhibit is an approximate illustration and is not a survey. It must not be relied upon for boundaries, acreage, dimensions, easements or any other measurement. The parcel outline is based on Houston County tax parcel maps, a 1980 survey of the original tract, a 2018 conceptual site plan prepared for the adjacent development, and information provided by the property owner, none of which has been independently verified. Lines are fitted visually and may differ from actual boundaries. Buyers should obtain a current boundary survey. Background image: Google Earth, as shown on the 2018 site plan.

Approximation only. This exhibit is not a survey and must not be relied upon for boundaries, acreage, dimensions or easements. The parcel outline is based on Houston County tax parcel maps, a 1980 survey of the original tract, a 2018 conceptual site plan for the adjacent development, and information provided by the property owner, none of which has been independently verified. The blue hatched area is shown as it appears on the 2018 site plan. Buyers should obtain a current boundary survey.

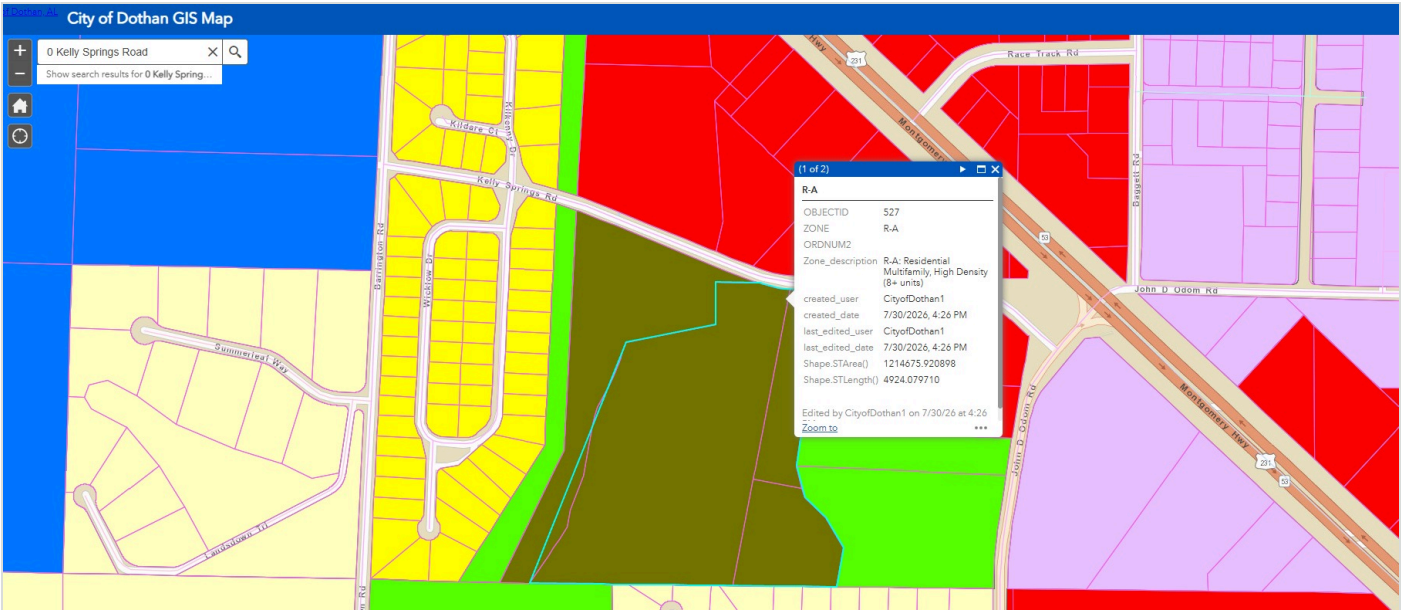
Current parcel on 1980 survey

The 1980 topographic survey covers the original ± 27 -acre tract, including the ± 7 acres to the east sold in 2020. The current parcel is overlaid for reference.



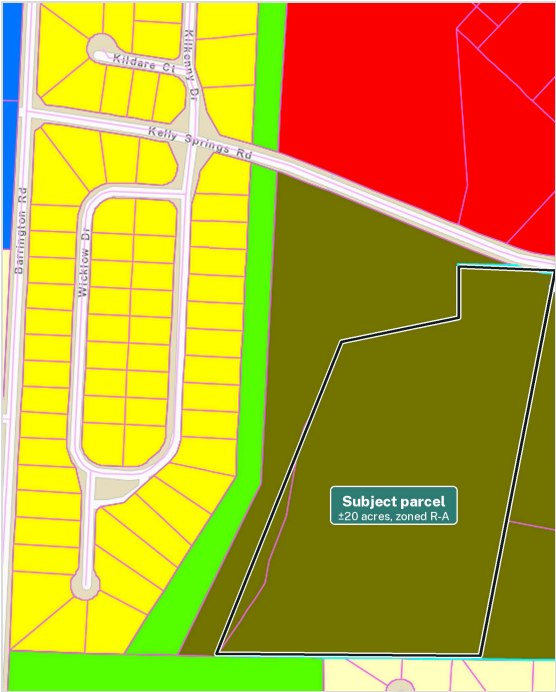
Zoning designation: R-A

City of Dothan GIS zoning map



Screenshot of the City of Dothan GIS Map, search "0 Kelly Springs Road," showing the zoning record for the site: ZONE R-A, "R-A: Residential Multifamily, High Density (8+ units)." Shown unaltered. The highlighted outline is the R-A zoning area, which also includes the adjacent ±7-acre parcel to the east sold in 2020.

Detail: subject parcel within the R-A zone



Enlarged from the screenshot above, with the approximate subject parcel outline added from Houston County tax parcel maps. Not a survey.

Zoning record

Field	GIS value
ZONE	R-A
Zone_description	R-A: Residential Multifamily, High Density (8+ units)
Source	City of Dothan GIS Map

Map key (colors as shown on the City map)

Olive: R-A, Residential Multifamily, High Density.

Other colors represent surrounding districts; refer to the City of Dothan GIS Map for their designations.

Zoning designations should be confirmed with the City of Dothan Planning Department. The R-A district regulations follow on the next two pages.

R-A District: Ordinance Text

The following is reproduced from the City of Dothan Zoning Ordinance (text dated 3/24/26). Formatting has been adjusted for readability; wording and values are unchanged.

Sec. 114-117. Statement of purpose and intent of zoning districts (p. 73)

(5) R-A, Residential, apartments, 8+ dwelling units, high density. This district is intended to provide for high density multi-family urban residential development, as illustrated in the following table, with related recreational facilities protected from intrusion of non-residential activity. The minimum number of dwelling units in R-A districts is eight (8); there is no maximum number of dwelling units. Single-family dwellings existing at the time of adoption of this ordinance are permitted uses. New single-family dwelling units are not permitted in R-A districts. Minimum lot size in R-A districts is twenty-nine-thousand two hundred (29,200) square feet. This number is based on the methodology of requiring seven thousand two hundred (7,200) square feet for the first unit plus four thousand (4,000) square feet for the next four units and two thousand (2,000) square feet for each additional unit. Larger lots are permitted if so desired. As the Table of District Dimensional Regulations illustrates, zero lot lines are permitted along common walls, when approved by the building official and the planning commission. Setbacks are required between buildings; see the Table of District Dimensional Regulations (Article VIII, Section 114-132) for standards. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in this chapter.

R-A Density Table

# of DU's	Min lot area (in sf/lot)
8	29,200
9	31,200
10	33,200
11	35,200
12	37,200
13	39,200
14	41,200
15	43,200
16	45,200
add'l per DU	2,000

Ordinance page 73

Note A to Sec. 114-132

A "Unless located in a common wall development which is approved by the Planning Commission and Building Official, no side yard required for interior units. Ten (10) ft. separation between structures is required for maintenance and access. Setbacks shall increase 20 ft. for each additional story if adjacent to existing single-family residentially used or zoned property except in the B-1 & MH-1 districts". Single-family dwellings comply with R-3 dimensional regulations.

Sec. 114-132. Table of Dimensional Regulations (R-A)

Zone District	R-A
Minimum lot area, sq. feet	29,200
Lot area per additional DU, sq. feet	2,000 ^B
Min. lot width @ building line, feet	65
Min. corner lot @ building line, feet	85
Min. depth of front yard, feet	20
Min. depth of rear yard, feet	20
Min. width of each side yard, feet	20 ^A
Side yard abutting a street, feet	20
Max. building area, % of gross lot area	60
Max. building height: Feet	55
Max. building height: Stories	3
Buffer required - see Sec. 114-188	Yes
Off-street parking requirements	See Section 114-182
Min. living area, sf per family	n/a
Development Plan approval	See Art. V

Ordinance page 88. R-A column shown; full table covers all districts.

^B Refer to the charts in Section 114-117 A 5 & 6. The minimum lot area for R-4 and R-A zoning districts is based on the minimum number of attached units required for the district.

R-A District: Permitted Uses and Requirements

Entries below are the uses shown as permitted (P) or special exception (S) in the R-A column of the ordinance's tables of permitted uses (Sec. 114-131). Use names, designations and footnotes are reproduced as printed. Uses not listed are not permitted in R-A.

Sec. 114-131.1 – Accessory and Agricultural Uses (p. 80)	R-A	Sec. 114-131.6 – Institutional Uses (p. 85)	R-A
Accessory Dwelling Unit for Owner/Operator (caretaker)	P	Community Center	S
Accessory Structures (Sheds, Garages, etc.)	P	Fraternity/Sorority House (off campus)	P
Amenity Center/Clubhouse	P	Group Home/Shelter Home	P
Private Cemetery (accessory to a church)	S	Halfway/Transitional Housing	P
Daycare, Child/Adult (In-Home less than 6)	S	Public Uses (Police, Fire, Utilities, Public Works, etc.)	P
Fences, Walls	P	Religious Institution	S
Home Occupation, Non-qualifying	S	Sec. 114-131.7 – Medical and Residential Uses (p. 86)	
Home Occupation, Qualifying	P	Assisted Living Facility	S
Aviary/Apiary	S	Nursing Home	S
Community Garden	S	Apartments (8 or more units)	P
Gardening (As Accessory Use)	P	Manufactured Single-Family Home	S
Sec. 114-131.2 to .4 – Commercial Uses (pp. 81–83)		Single-Family Dwelling	P ¹
Short-term Commercial Rental (STCR)	P	Short-term Residential Rental (STRR)	P
Sec. 114-131.5 – Industrial Uses (p. 84)		Three-, Four-, Five-, Six-, Seven-Family Dwelling	P ⁵
None			

¹ Existing single-family dwellings are permitted uses in the R-A District

⁵ Any combination of multifamily buildings containing minimum of 8 units is allowed.

Table 1 – Minimum Parking Spaces Required (p. 172)

Use	Spaces Required per unit specified	Queuing Space	Other Standard
Residential, Multi-family	1 & 2 bedroom units -1.4 spaces; all others 2 spaces	-	1 space per employee

Sec. 114-75. Approval required. (p. 49, excerpt)

Development plan approval is required prior to the issuance of any building permit for all land uses subject to these regulations where any of the following exists: ... (2) A parcel of land proposed for multi-family apartment dwellings. ...

Source: City of Dothan Zoning Ordinance, text dated 3/24/26. Page references are to that document. This excerpt does not include all applicable regulations (for example landscaping, buffers, signage and development plan review standards). Buyers should review the complete ordinance and confirm requirements with the City of Dothan.

Area demographics

\$85,267

Median household income within 1 mile

41.9%

Households within 1 mile earning \$100K+

40.7%

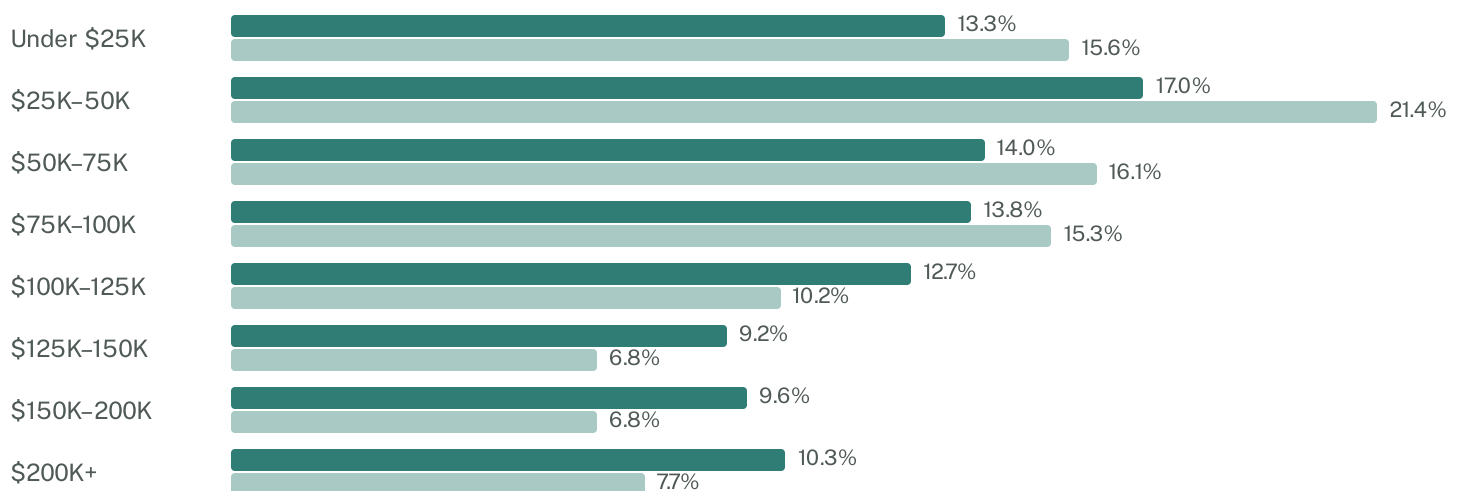
Renter-occupied housing within 3 miles

	1 mile	2 miles	3 miles
Population (2020 Census)	2,129	8,153	17,652
Population (2025 estimate)	2,060	7,670	16,784
Population (2030 projection)	2,076	7,679	16,843
Population growth, 2025–2030 (total)	0.78%	0.12%	0.35%
Households (2025 estimate)	810	3,079	7,147
Households (2030 projection)	818	3,085	7,182
Owner-occupied housing	75.6%	72.7%	59.3%
Renter-occupied housing	24.4%	27.3%	40.7%
Households earning \$100K+	41.9%	39.2%	31.6%
Average household income	\$104,796	\$102,615	\$90,201
Median household income	\$85,267	\$81,608	\$69,797

Source: CoStar Demographic Summary Report (9/24/2026); 2025 estimates and 2030 projections. Radii measured from 661 Kelly Springs Road, adjacent to the site.

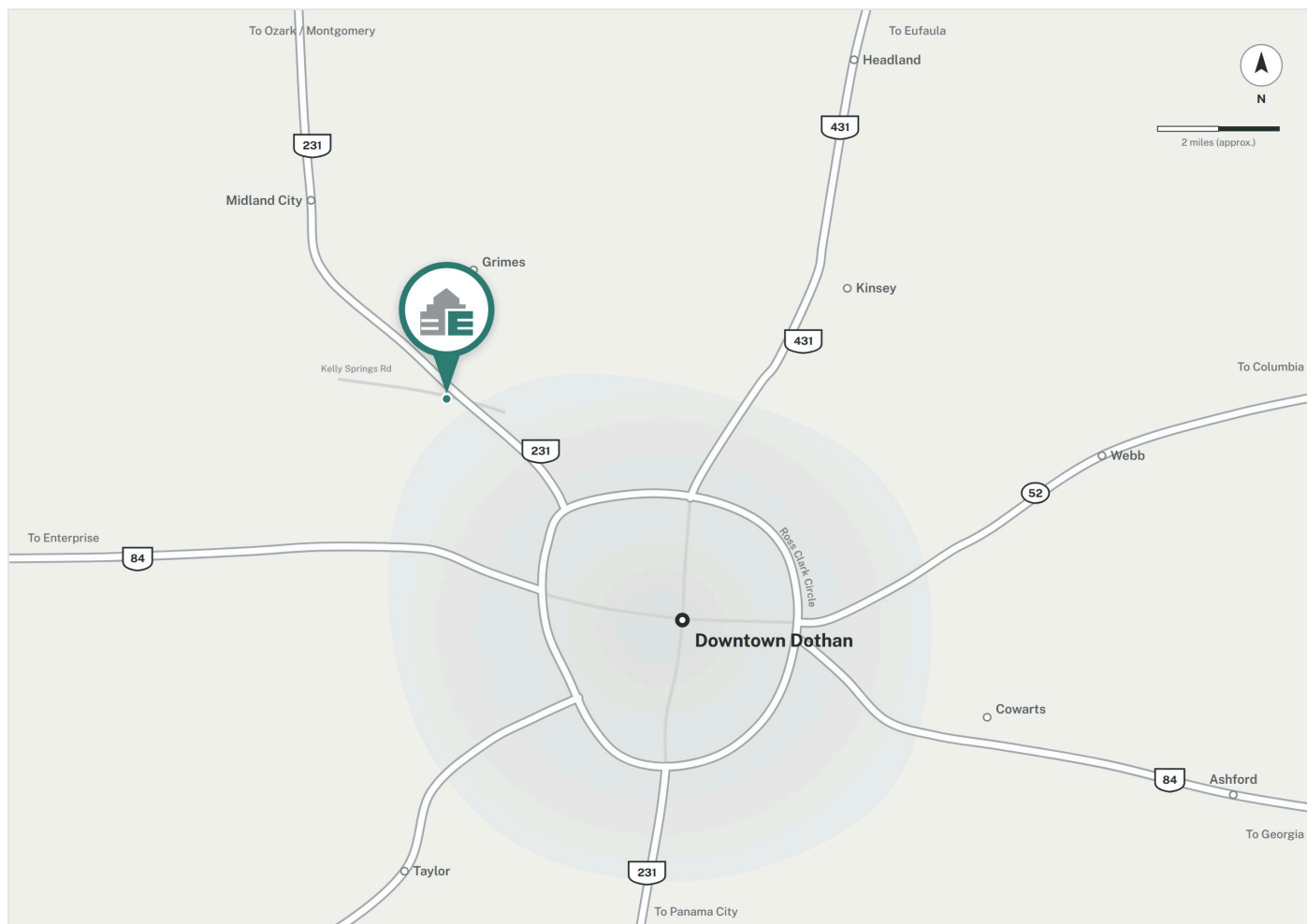
Households by income

■ 1 mile ■ 3 miles



Share of households by 2025 household income. Source: CoStar.

North Dothan, near US-231



Nearby schools and shopping

Kelly Springs Elementary (K-6)	0.7 mi	Dothan Pavilion	0.8 mi
Dothan High School	4.4 mi	Walmart Supercenter	1.0 mi
Downtown Dothan	5.2 mi	Wiregrass Commons Mall	2.3 mi

Approximate straight-line distances from the site.



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Information is from sources believed reliable, including public records and information provided by the property owner, but is not guaranteed. Site exhibits are approximate and are not surveys. Acreage, frontage, zoning and utility availability should be independently verified. Offering subject to prior sale, price change or withdrawal without notice.