



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



+/- 1.93 Acres
U.S. Hwy 80 and Marler Road
Pike Road, AL 36064

FOR SALE

- **Sale Price:** \$1,260,000.00 (\$15.00/S.F.)
- **Property Size:** ± 1.93 Acres
- **Zoning:** B-2 (Commercial)
- **Best Use:** Fast Food, Convenience Store, Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

Excellent commercial lot located at the SW Corner of U.S. Hwy 80 and Marler Road, Pike Road, AL. Perfect for restaurant, convenience store and other commercial uses. Contact John Stanley, CCIM, at (334) 271-2475 for more information.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.



*** Property**

Alabama Power Substation

U.S. Hwy 80

Exit 16

85

126

EAGLE

CIRCLE K

Knollwood

Lexus

elianos coffee

Knollwood Blvd

Marler Rd

Stone Park

Stone Park Blvd

Stell Stone Ct

Elm Dr

Elm Dr

Maple Dr

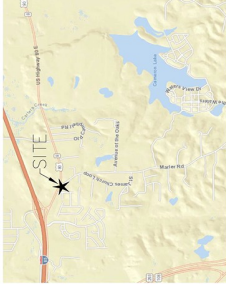
Pineitee Dr



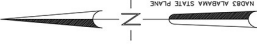


GEORGIANA CONVENIENCE PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 15, T49P4N, R142E-C, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP



- NOTES:**
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, ACCORDING TO RECORD.
 - EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF GEORGIANA, ALABAMA, AND THE SANITARY SEWER BOARD OF THE CITY OF GEORGIANA, ALABAMA, FOR ACCESS AND ACCESS IN THE INSTALLATION AND MAINTENANCE OF THESE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY PART OF THESE EASEMENTS, UNLESS OTHERWISE NOTED.
 - ALL LOTS HAVE IRON PINS INSTALLED AT CORNERS.

SURVEY NOTES

THE LOTS SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, ACCORDING TO RECORD.

APPROVAL OF THE TOWN OF PIKE ROAD PLANNING DEPARTMENT

THIS PLAT WAS SUBMITTED TO THE TOWN OF PIKE ROAD PLANNING DEPARTMENT, MONTGOMERY COUNTY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

APPROVAL OF MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD, MONTGOMERY COUNTY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

APPROVAL BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT, MONTGOMERY COUNTY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE TOWN OF PIKE ROAD ENGINEER, MONTGOMERY COUNTY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

OWNERS CERTIFICATE

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOIN IN AND SIGN THE ABOVE AND HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY, ACCORDING TO RECORD.

SURVEYORS CERTIFICATE

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY, ACCORDING TO RECORD.

ENGINEERS CERTIFICATE

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF ALABAMA AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT I HAVE NOT BEEN ADVISED BY ANY OTHER PARTY THAT THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY, ACCORDING TO RECORD.



FLOWERS & WHITE
ENGINEERING, L.L.C.
PO BOX 31384 - MONTGOMERY, AL 36133
PH: 334-336-9000 - FAX: 334-336-3231

LEGEND

- MPT3307L 6/02/07 BEARING / DISTANCE
- IRON PIN FOUND (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIN SET (7' NEAR NEW CORNER)