



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED

**Melrose Village
Lot A - Plat No. 2
Vaughn Road, Montgomery, AL 36117**

FOR SALE

- **Sale Price:** \$395,000.00 - (\$9.12/S.F.)
- **Lot Size:** ± 43,306 S.F.
- **Zoning:** B-3 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Utilities:** Available at Property
- **Listing Type:** Exclusive

PRICED TO SELL!

Excellent commercial lot located at corner of Vaughn Road & Leavell Circle in east Montgomery with full access to Vaughn Road. Separate access to Ray Thorington Road by 28' Access Drive Easement. Located adjacent to East Montgomery Animal Hospital. Outstanding location for financial institution, restaurant, retail center or office building. Property is served with public utilities and "off-site" storm water facilities. Property is subject to Declaration of Restrictions and Protective Covenants Agreement. Call John Stanley, CCIM, for more information at (334) 271-2475.

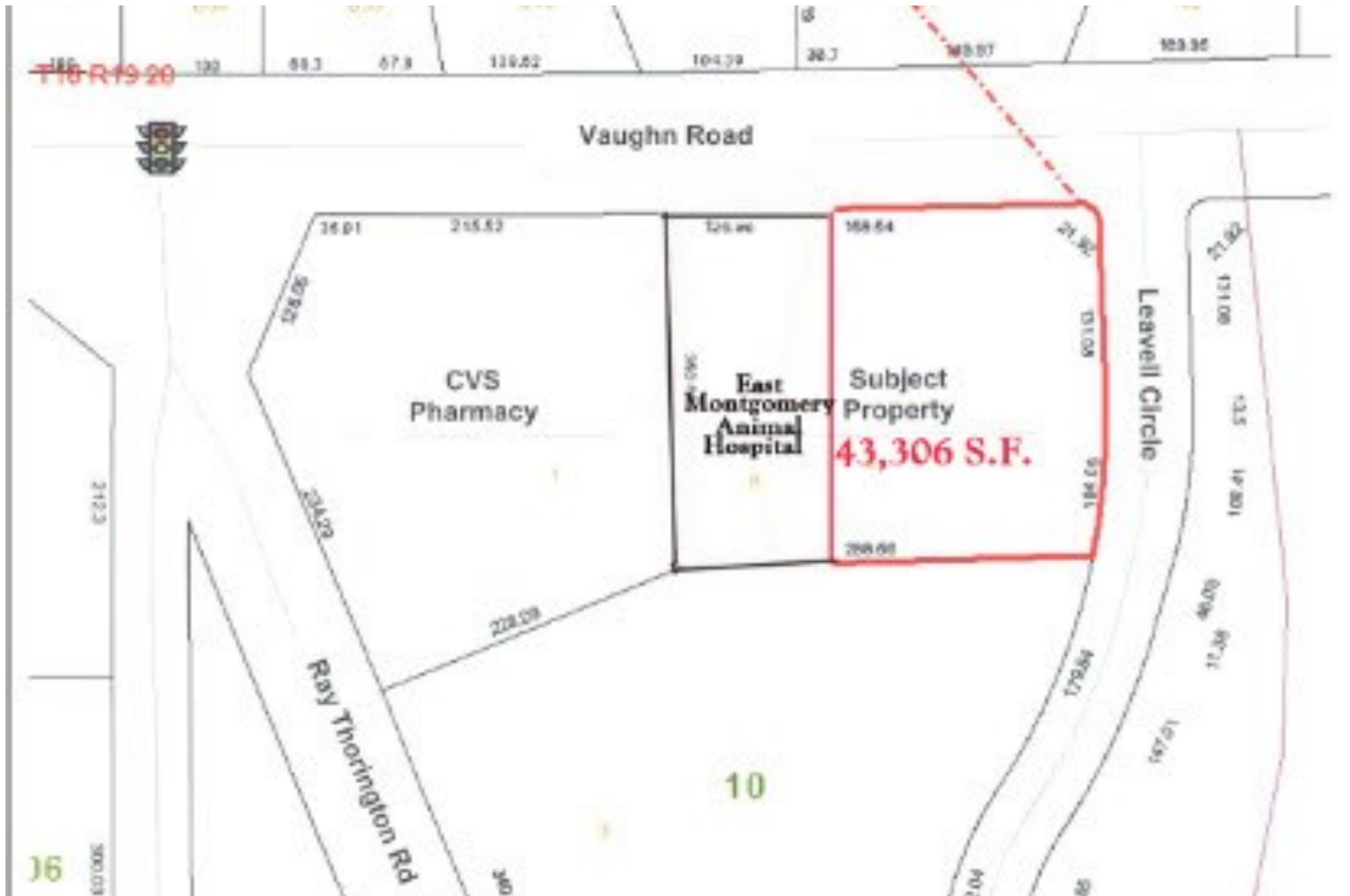
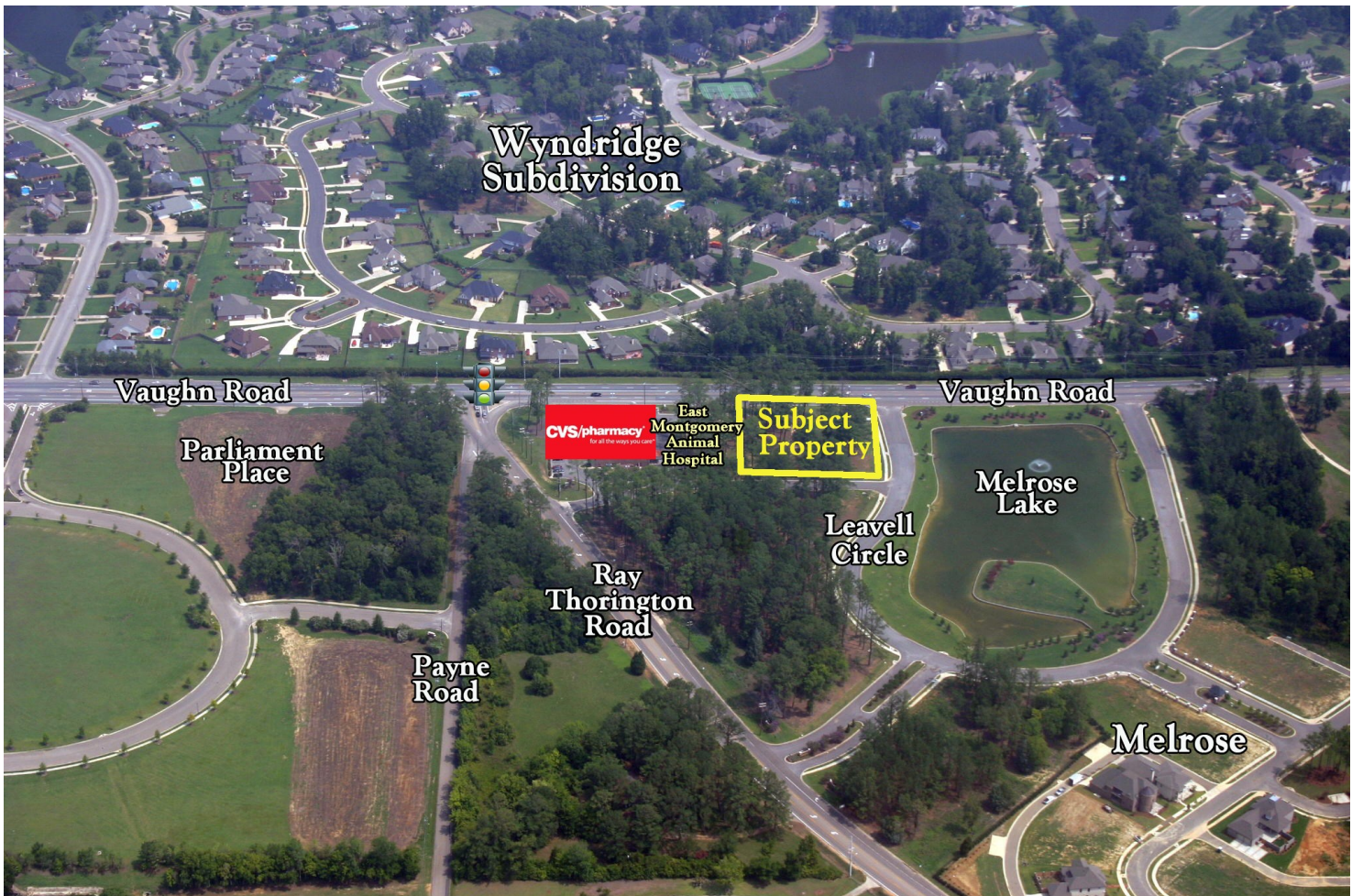


John Stanley, CCIM
John Stanley & Associates, Inc.
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Montgomery, AL 36106
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject 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.





Melrose Village Plat No. 2

Being a portion of
Melrose Village Plat No. 1
Plat Book 48, Page 195

Location of this plat is in the Southeast Quarter of Section 28,
Montgomery County, Alabama
Containing 74.46 acres ± (1.17 AC)

Pilgreen Engineering, Inc.
MONTGOMERY, ALABAMA
DEC. 2013

Drawn	Checked	Field	Book	Job
MTS	MTS	MTS	MTS	MTS

STATE OF ALABAMA }
MONTGOMERY COUNTY }



I, **DAN H. BROUGHTON**, ENGINEER, BEING THE ENGINEER RESPONSIBLE FOR THE PREPARATION OF THIS PLAT, HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF ALABAMA AND THAT I HAVE EXAMINED THE ORIGINAL RECORDS AND THAT THEY ACTUALLY REFLECT THE INFORMATION AND DATA PROVIDED TO ME BY THE CLIENT AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

APPROVED BY ME AND MY PARTNERSHIP AND APPROVED BY THE COMMISSIONERS OF THE MONTGOMERY COUNTY BOARD OF ALABAMA REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS.

DAN H. BROUGHTON
AS ITS GENERAL PARTNER
STATE OF ALABAMA
MONTGOMERY COUNTY

DAN H. BROUGHTON
AS ITS VICE PRESIDENT
STATE OF ALABAMA
MONTGOMERY COUNTY

BY COMMISSIONER EXPRESS
STATE OF ALABAMA
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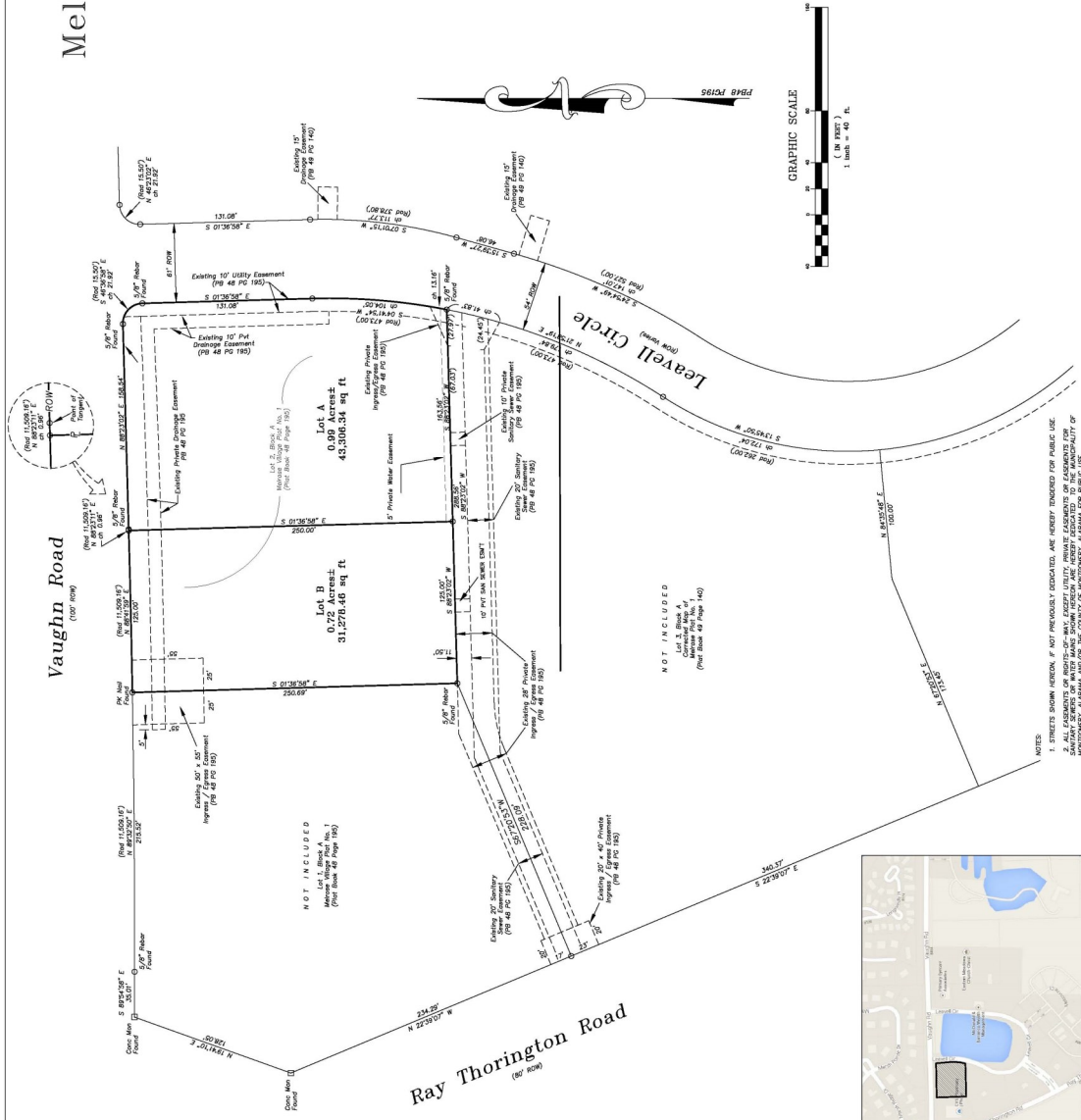
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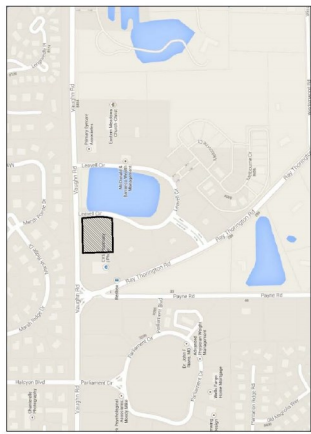
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FLOOD NOTE: My graphic platting only. This property was found to be in a Special Flood Hazard Area (SFHA) Zone AE (100 Year Flood) and is not in a Special Flood Hazard Area (SFHA) Zone A (1% Annual Chance Flood). The SFHA boundary is shown on the Flood Hazard Boundary Map (FHBM) which has an effective date of July 2005. If you are in a Special Flood Hazard Area, you may be required to obtain a Flood Hazard Elevation Certificate (FHEC) from the Federal Emergency Management Agency (FEMA) to obtain a Flood Hazard Elevation Certificate (FHEC).

- NOTES:**
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
 2. ALL EASEMENTS OF RIGHTS-OF-WAY, UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, AND ALL EASEMENTS OF RIGHTS-OF-WAY, UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR PUBLIC USE, ARE HEREBY DEDICATED TO THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE.
 3. EASEMENTS FOR SAUWAGE, SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE.
 4. DIMENSIONS OR CURVES ARE GIVEN MEASUREMENTS UNLESS OTHERWISE NOTED.



Vicinity Map NTS