JOHN STANLEY & ASSOCIATES

COMMERCIAL REAL ESTATE

Chapel Lakes Commercial Property
Coosa River Parkway & Gossum Switch Road
Wetumpka, Alabama 36092

FOR SALE

Listed Price:	**$750,000.00**
Land Size:	**± 15.0 Acres**
Current Use:	**Undeveloped**
Zoning:	**B-2 (Commercial)**
Best Use:	**Retail, Office, Commercial or Residential**
Accessibility:	**Excellent**

PRICED TO SELL!

Great opportunity for commercial development at corner of Coosa River Parkway and Gossum Switch Road in Wetumpka, Alabama. Adjacent to Chapel Lakes Apartments (152 units). Contact John Stanley, CCIM, for more information at (334) 271-2475.

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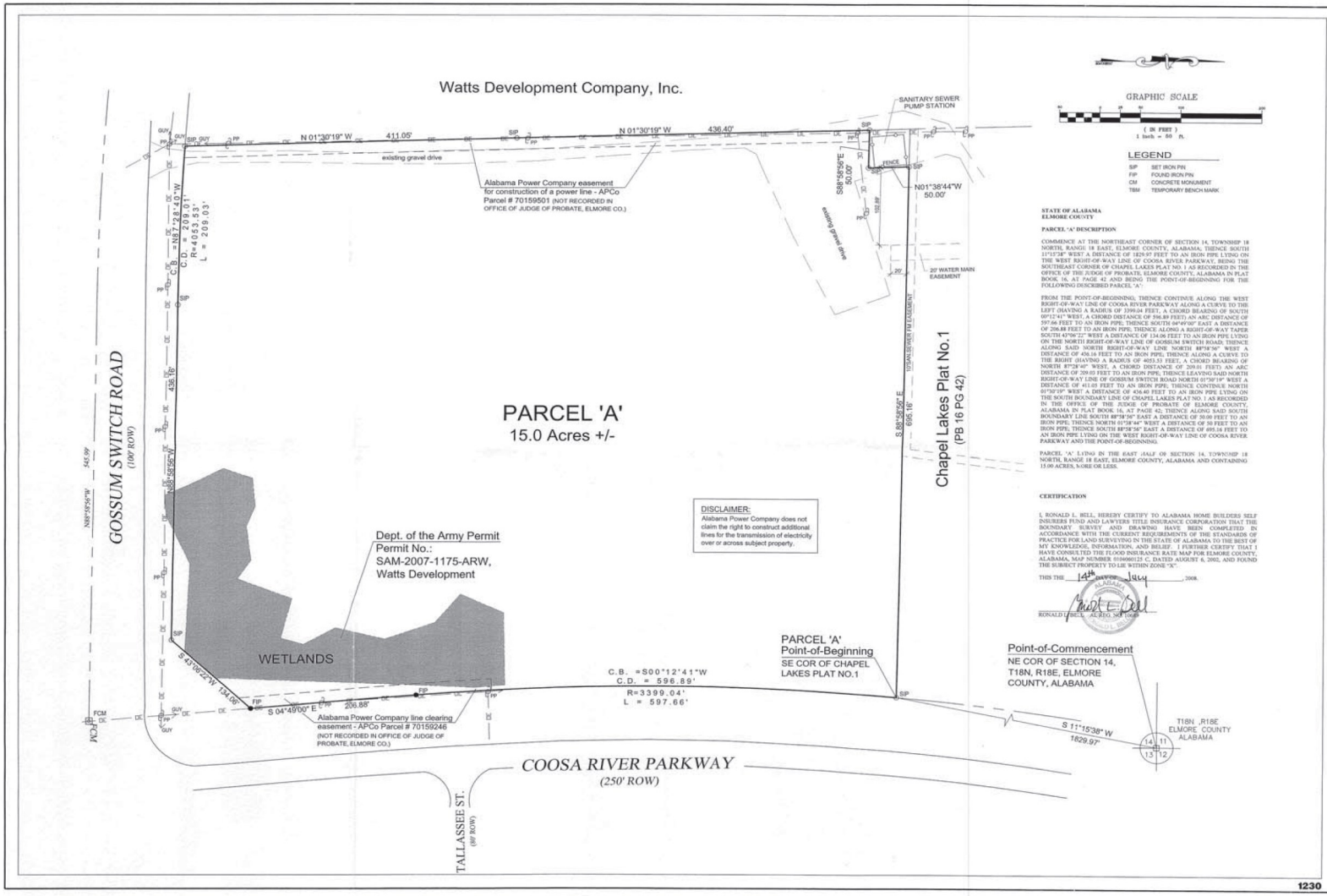
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

12/28/22

Wetumpka High School
Coosa River Pkwy
Chapel Rd
Chapel Rd
Wetumpka Intermediate School
DOLLAR GENERAL
Chapel Lakes Apartments
Property
Gossum Switch Rd
Gossom Switch Rd
Downtown Wetumpka
Cotton Lakes Blvd
Fanon Ln
McDonald Dr
Barnes Ct
Robison Dr
Kelly
Micanopy St
W Osceola St
Airey St
Dunnna Way
Cedar Ct
Autauga St
N Pine St
N Shelby St
NW Main St
N Broad St
Forrest Ave
Queen
North
Cross
88
111
14
212



STATE OF ALABAMA
ELMORE COUNTY

PARCEL 'A' DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 18 EAST, ELMORE COUNTY, ALABAMA; THENCE SOUTH 11°15'38" WEST A DISTANCE OF 1829.97 FEET TO AN IRON PIPE LYING ON THE WEST RIGHT-OF-WAY LINE OF COOSA RIVER PARKWAY, BEING THE SOUTHEAST CORNER OF CHAPEL LAKES PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, ELMORE COUNTY, ALABAMA IN PLAT BOOK 16, AT PAGE 42 AND BEING THE POINT-OF-BEGINNING FOR THE FOLLOWING DESCRIBED PARCEL 'A':

FROM THE POINT-OF-BEGINNING, THENCE CONTINUE ALONG THE WEST RIGHT-OF-WAY LINE OF COOSA RIVER PARKWAY ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 3399.04 FEET, A CHORD BEARING OF SOUTH 00°12'41" WEST, A CHORD DISTANCE OF 596.89 FEET) AN ARC DISTANCE OF 597.66 FEET TO AN IRON PIPE; THENCE SOUTH 04°49'00" EAST A DISTANCE OF 206.88 FEET TO AN IRON PIPE; THENCE ALONG A RIGHT-OF-WAY TAPER SOUTH 43°06'22" WEST A DISTANCE OF 134.06 FEET TO AN IRON PIPE LYING ON THE NORTH RIGHT-OF-WAY LINE OF GOSSUM SWITCH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°58'56" WEST A DISTANCE OF 458.16 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 4053.53 FEET, A CHORD BEARING OF NORTH 07°28'40" WEST, A CHORD DISTANCE OF 209.01 FEET) AN ARC DISTANCE OF 209.03 FEET TO AN IRON PIPE, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF GOSSUM SWITCH ROAD NORTH 01°30'19" WEST A DISTANCE OF 411.05 FEET TO AN IRON PIPE; THENCE CONTINUE NORTH 01°30'19" WEST A DISTANCE OF 436.40 FEET TO AN IRON PIPE LYING ON THE SOUTH BOUNDARY LINE OF CHAPEL LAKES PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA IN PLAT BOOK 16, AT PAGE 42; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 88°58'56" EAST A DISTANCE OF 50.00 FEET TO AN IRON PIPE; THENCE NORTH 01°38'44" WEST A DISTANCE OF 50 FEET TO AN IRON PIPE; THENCE SOUTH 88°58'56" EAST A DISTANCE OF 695.16 FEET TO AN IRON PIPE LYING ON THE WEST RIGHT-OF-WAY LINE OF COOSA RIVER PARKWAY AND THE POINT-OF-BEGINNING.

PARCEL 'A' LYING IN THE EAST HALF OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 18 EAST, ELMORE COUNTY, ALABAMA AND CONTAINING 15.00 ACRES, MORE OR LESS.

CERTIFICATION

I, RONALD L. BELL, HEREBY CERTIFY TO ALABAMA HOME BUILDERS SELF INSURERS FUND AND LAWYERS TITLE INSURANCE CORPORATION THAT THE BOUNDARY SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER CERTIFY THAT I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP FOR ELMORE COUNTY, ALABAMA, MAP NUMBER 0100001125 C, DATED AUGUST 6, 2002, AND FOUND THE SUBJECT PROPERTY TO LIE WITHIN ZONE "X".

THIS THE 14th DAY OF July, 2008.

RONALD L. BELL, ALABAMA REG. NO. 16108

SANFORD BELL & ASSOCIATES, INC.
LAND SURVEYING
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MONTGOMERY, ALABAMA 36110
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(FAX) 272-5947

CHAPEL LAKES
15 Acres +/-
COOSA RIVER PARKWAY/GOSSUM SWITCH ROAD
Wetumpka, Alabama

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TITLE: BOUNDARY SURVEY
SCALE: 1" = 50'
DATE: JULY 14, 2008
FIELD BOOK
DESIGNED BY:
DRAWN BY: JM
CHECKED BY: RLB
APPROVED BY: RONALD L. BELL
REVISIONS

SHEET NO. 1
SEQUENCE NO. 1 OF 1