



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**+/- 1.15 Acres**  
**Hyundai Boulevard**  
**Montgomery, AL 36105**

**FOR SALE**

- **Sale Price:** \$175,000.00
- **Property Size:** ± 1.15 Acres
- **Zoning:** M-3 (Industrial)
- **Current Use:** Vacant/Undeveloped
- **Visibility:** Excellent
- **Possession:** Immediate
- **Type of Listing:** Exclusive

**PRICED TO SELL!**

+/- 1.15 Acre lot located on Hyundai Boulevard just east of Hyundai Motor Manufacturing Alabama (HMMA). Great location for small industrial or commercial use. Contact John Stanley, CCIM, for more information at (334) 271-2475.



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





STATE OF ALABAMA  
MONTGOMERY COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT ALL PARTS OF THIS BOUNDARY SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS FOR THE PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

SURVEY FOR: AUBURN UNIVERSITY

*Arthur R. Nettles*  
ARTHUR R. NETTLES, AL. P.L.S. NO. 23346  
NOT A CERTIFIED SURVEY UNLESS SIGNED  
AND SEALED WITH MY STAMP



**NOTES:**

- 1) FIELDWORK COMPLETED APRIL 2, 2021. OFFICE WORK COMPLETED APRIL 15, 2021.
- 2) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- 3) BEARINGS BASED ON RTK GPS OBSERVATION USING MONTGOMERY CORRS. HORIZONTAL DATUM IS NAD 83, ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- 4) NORTH IS ASSUMED FROM THE RECORDED PLAT.

**FIELD LEGAL DESCRIPTION**

COMMENCE AT A CONCRETE MONUMENT LOCATED ON THE EASTERLY MARGIN OF THE CSX RAILROAD AND HYUNDAI BOULEVARD IN SECTION 13, TOWNSHIP 15 NORTH, RANGE 17 EAST, MONTGOMERY, MONTGOMERY COUNTY, ALABAMA; THENCE SOUTH 88°58'15" WEST, A DISTANCE OF 533.63 FEET TO THE POINT OF BEGINNING OF A PARCEL MORE FULLY DESCRIBED AS FOLLOWS; THENCE SOUTH 89°05'35" WEST, A DISTANCE OF 200.52 FEET; THENCE NORTH 03°24'15" WEST, A DISTANCE OF 246.18 FEET; THENCE NORTH 88°57'24" EAST, A DISTANCE OF 206.02 FEET; THENCE SOUTH 02°07'23" EAST, A DISTANCE OF 246.49 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 50,045.2 SQUARE FEET OR 1.15 ACRES, MORE OR LESS.

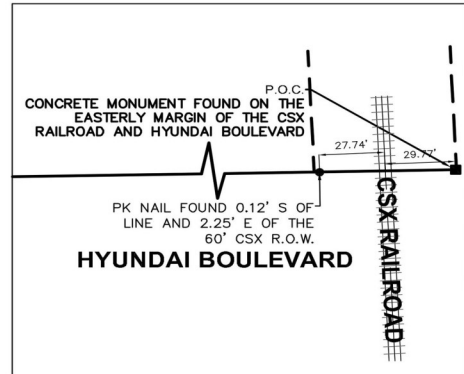
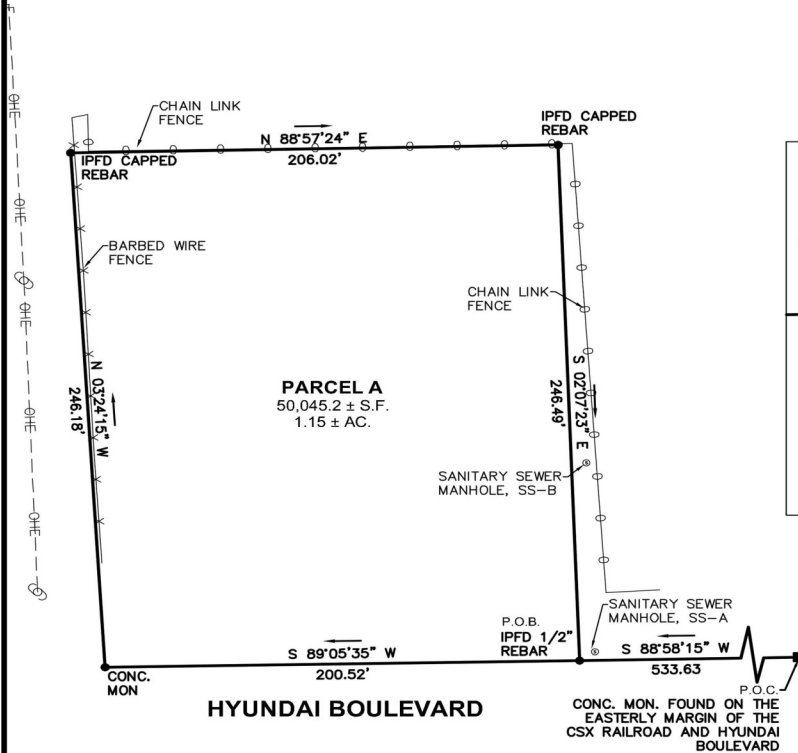


SCALE: 1" = 50'



**LEGEND**

- BASELINE PLASTIC CAP BEARING CIVIL DESIGN AND CONSULTING ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER S-922
- (D) PLAT OR DEED DIMENSION
- (F) FIELD MEASUREMENT
- R.O.W. RIGHT-OF-WAY
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPS IRON PIN SET
- OHE — OVERHEAD ELECTRIC LINES
- ⊕ POWER POLE



DETAIL  
SCALE: 1"=50'

2004 Yarbrough Drive, Ste A  
Opelika, AL 36801  
Phone: (334) 748-9200

**BASELINE**  
SURVEYING & DESIGN, LLC

**BOUNDARY SURVEY OF  
LOT 13, ALONG HYUNDAI BOULEVARD**

SEC. 13 T 15 N Rg 17 E  
MONTGOMERY MONTGOMERY COUNTY ALABAMA

SCALE: 1" = 50' APRIL 15, 2021  
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346  
CERTIFICATE OF AUTHORIZATION NO. S-922

PROJECT NO.	DRAWN	CHECKED
B10521.06	CMS	ARN