



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**Lot 2A - Chantilly Commercial
Plat No. 3
Montgomery, AL 36117**

OUTPARCEL

- **Lot Size:** ± 54,672 S.F.
- **Sales Price:** \$792,750.00 (\$14.50/S.F.)
- **Ground Lease:** \$65,000.00/Yr. (Triple Net)
- **Zoning:** B-2 (General Business)
- **Best Use:** Retail/Commercial
- **Traffic Count:** 18,398 (2021 AADT)
- **Visibility:** Excellent
- **Access:** Excellent
- **Type Listing:** Exclusive

FOR SALE OR GROUND LEASE!

Excellent outparcel located at corner of Chantilly Parkway and Chantilly Lane across from Home Depot and VA Health Center. Zoned B-2. Great access; all utilities provided. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John 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.



85

Exit 11

85

Chantilly Corners

New Vision Chantilly 13

Walmart
Save money. Live better.

VA Health Center

Chantilly Lane Property

Chantilly Pkwy

Chantilly Dr.

Ryan Rd

Ryan Ridge

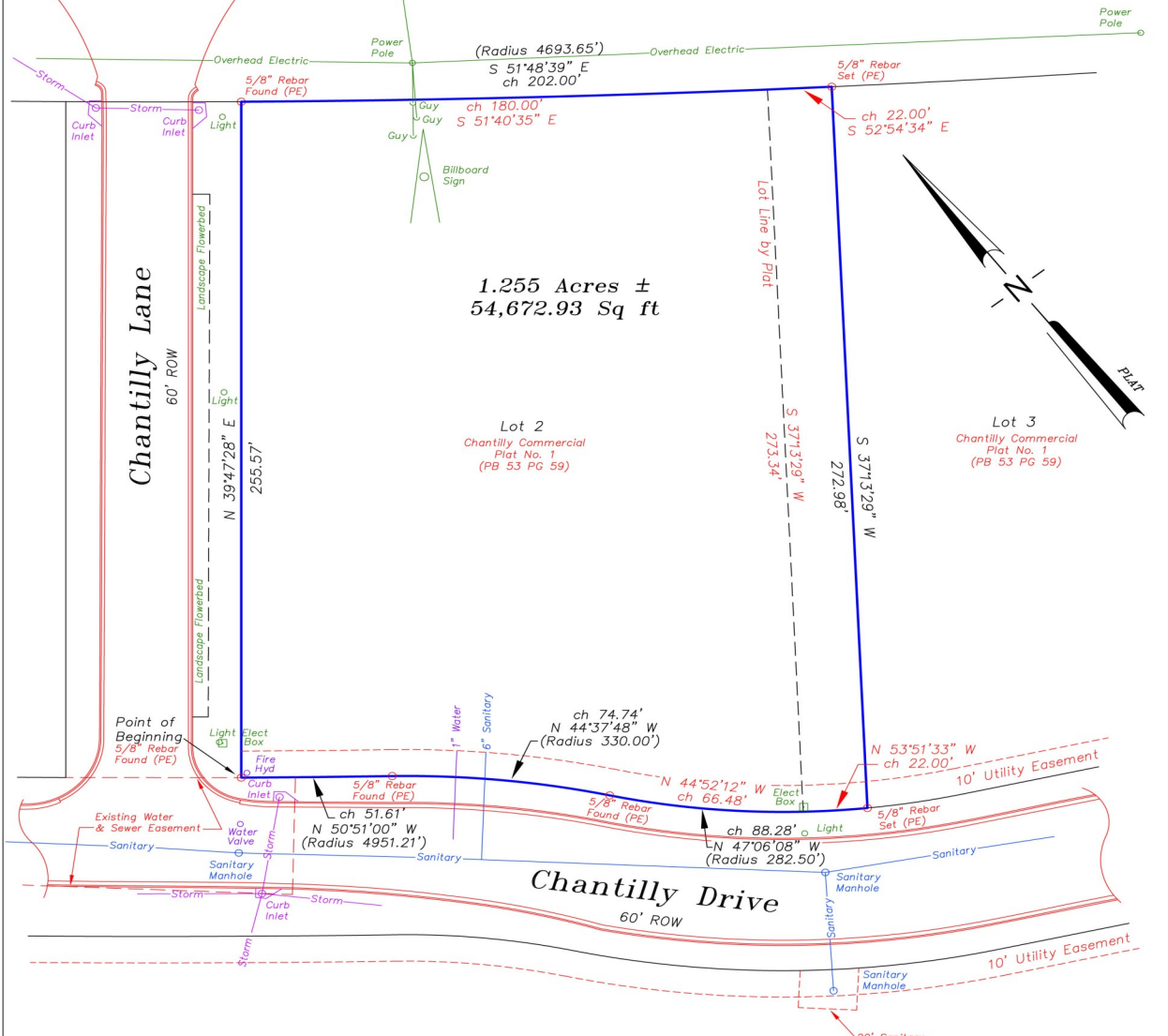


STATE OF ALABAMA
MONTGOMERY COUNTY

Chantilly Parkway (Alabama Highway 110)

300' ROW

The subject property is located within Flood Zone "X - Other Areas" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 010278 0157 G, with an effective date of August 4, 2003.



Legal Description

Lot 2 and a part of Lot 3 according to Chantilly Commercial Plat No. 1 as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 53 at Page 59 being more particularly described as follows:

Commence at the intersection of the northeast right of way of Chantilly Drive (60' row) and the southeast right of way of Chantilly Lane (60' row) and being also the POINT OF BEGINNING; thence from said point of beginning, run along the southeast right of way of said Chantilly Lane, North 39 degrees 47'-28" East, 255.57 feet to the southwest right of way of Chantilly Parkway (300' row); thence along the southwest right of way of said Chantilly Parkway, along a curve concave to the northeast (Radius 4693.65 feet) a chord of South 51 degrees 48'-39" East; thence South 37 degrees 13'-29" West, 272.98 feet to the northeast right of way of said Chantilly Drive; thence along the northeast right of way of said Chantilly Drive the following three (3) courses: along a curve concave to the southeast (Radius 282.50 feet) a chord of North 47 degrees 06'-08" West, 88.28 feet; along a curve concave to the southwest (Radius 330.00 feet) a chord of North 44 degrees 37'-48" West, 74.74 feet; along a curve concave to the northeast (Radius 4951.21 feet) a chord of North 50 degrees 51'-00" West, 51.61 feet to the point of beginning and containing 54,672.93 square feet (1.255 acres), more or less.

Current Zoning
City of Montgomery

B-2 (Business District)
Front Yard - 0 feet
Side Yard - None Specified
Rear Yard - 0 feet

Maximum building area - 50%
Maximum building height - 45 feet
(3 Stories)

Parking required - 1/2 space per
200 square feet
gross floor area

Foregoing is a true and correct map of Lot _____ in Block _____ according to the Plat of
xxx SEE ABOVE DESCRIPTION xxx
as recorded in the Office of the Judge of Probate of Montgomery County, Al in Book _____ at Page _____;
according to reliable information, the correct address is **10815 CHANTILLY DRIVE, MONTGOMERY, ALABAMA 36117**;

SCALE 1" = 40 FEET DATE OF FIELD SURVEY 02-28-2012 TYPE OF SURVEY AS BUILT SURVEY

- LEGEND
- I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET CAP STAMPED CA-0558 LS
 - X- FENCE
 - A/C AIR CONDITION PAD
 - E- OVERHEAD ELECTRIC
 - ▲ P.P. UTILITY POLE
 - CONCRETE

Date Drawn
02-28-2012
Drawn by
MTB
Checked by
MTB
Job No.
12-024
Field Book No.
Page No.
Sheet
1 of 1

PE PILGREEN ENGINEERING, INC.
10270 Hwy 80 East, Montgomery, Alabama 36117
TEL: (334) 272-2897 FAX: (334) 244-8618
Civil Engineers • Land Surveyors • Fire Protection Design

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Martin T. Blethen
MARTIN T. BLETHEN - ALABAMA REG. NO. 14728

