



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



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

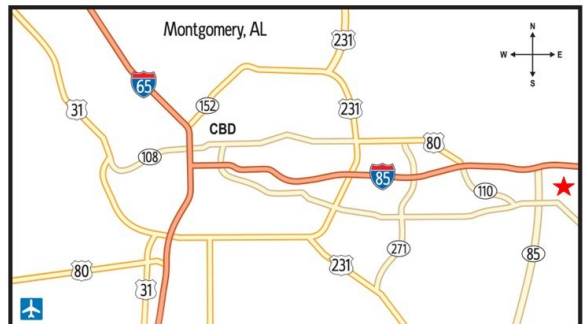
FOR SALE

- **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
istanley@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

Marler Rd

Alabama Power Substation

U.S. Hwy 80

Knollwood Blvd

Maple Dr

PineTree Dr

Knollwood

Elm Dr

Elm Dr

Stone Park

Stone Park Blvd
Snell Stone Ct

85

Exit 16

126

80

85

EAGLE

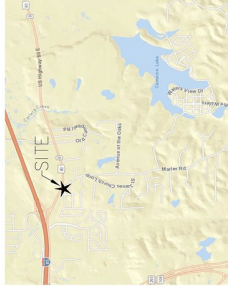
ellianos coffee

CIRCLE K

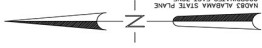


GEORGIANA CONVENIENCE PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 15, T40P4N, R142E-C, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



MONTEGOMERY COUNTY, ALABAMA STATE PLATE



NOTES:

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

SURVEY NOTES:

1. DIMENSIONS SHOWN ON THIS PLAT ARE HORIZONTAL DIMENSIONS.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO UNRECORDED INTERESTS 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 _____ DATE _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, T-20-2-21.

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 _____ DATE _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, T-20-2-21.

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 _____ DATE _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, T-20-2-21.

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 _____ DATE _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, T-20-2-21.

LEGEND

- 1/8" = 50' FT. BEARING / DISTANCE
- IRON PIN FOUND (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIN SET (7' NEAR NEW CORNER)

OWNER'S CERTIFICATE

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOIN IN AND SIGN THE APPROVED AND CORRECTED SURVEY AND THIS PLAT, ON THIS _____ DAY OF _____, 2023.

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOIN IN AND SIGN THE APPROVED AND CORRECTED SURVEY AND THIS PLAT, ON THIS _____ DAY OF _____, 2023.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA, MONTGOMERY COUNTY, I, _____, SURVEYOR, HEREBY CERTIFY THAT THE SURVEY AND THIS PLAT HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, MONTGOMERY COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2023.

FLOWERS & WHITE
ENGINEERING, LLC.
PO BOX 31184 - MONTGOMERY, AL 36133
PH: 334-336-9000 - FAX: 334-336-3231

GRAPHIC SCALE
1 inch = 50 ft.
F&W PROJ: 23-002