



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED

**Property
+/- 3.0 Ac.**

**+/- 3.0 Ac. Lot - Woods Crossing
Montgomery, AL 36106**

FOR SALE

- **Sales Price:** \$395,000.00
- **Land Size:** ± 3.0 Acres
- **Zoning:** B-3
- **Best Use:** Hotel, Commercial, Storage
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

Excellent commercial lot with frontage on I-85 (Exit 6) and one (1) block off Carmichael Road. Great for hotel, commercial, office or other business use. Contact John Stanley, CCIM, for more information at (334) 271-2475.

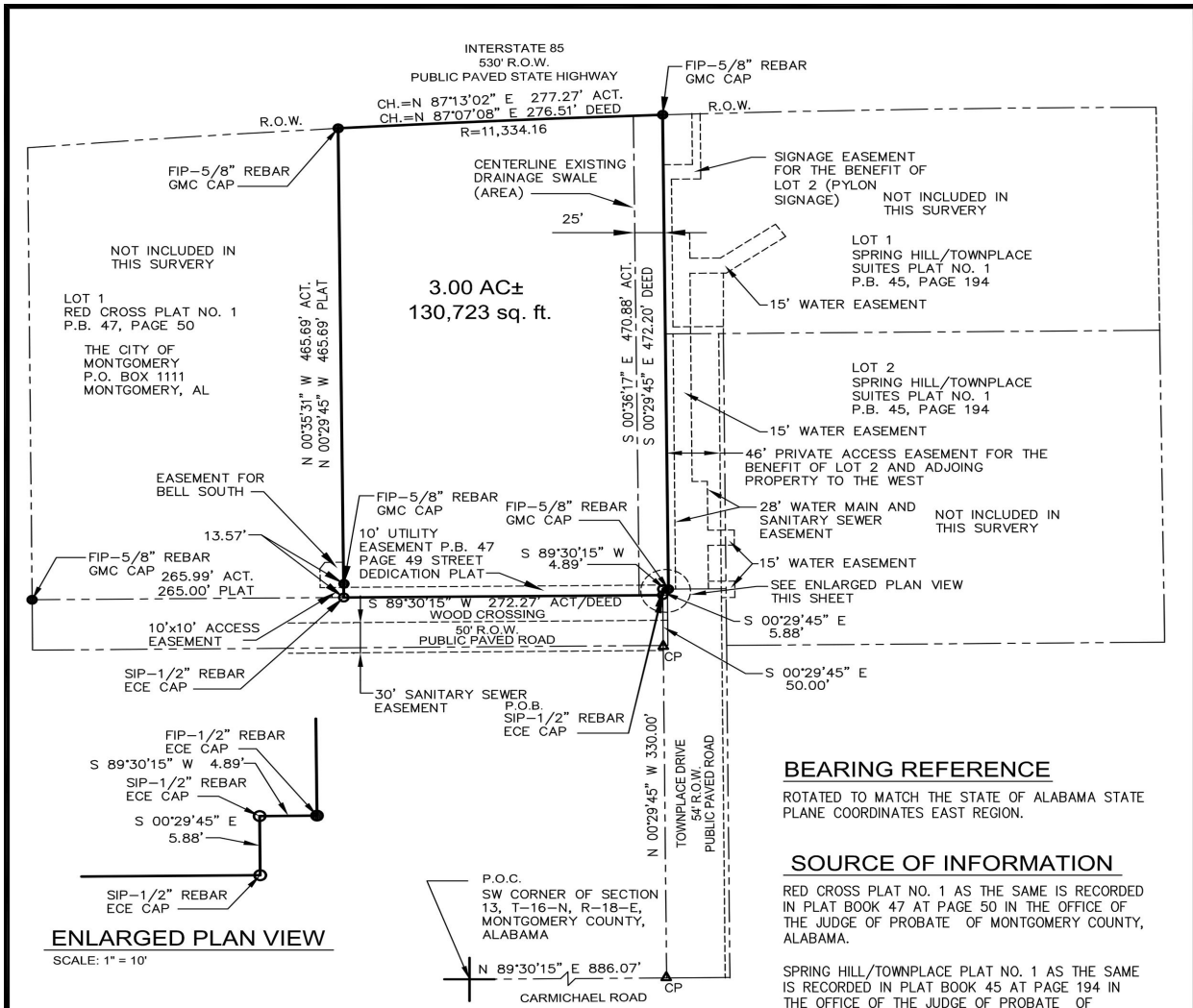


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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley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





ENLARGED PLAN VIEW
SCALE: 1" = 10'

BEARING REFERENCE
ROTATED TO MATCH THE STATE OF ALABAMA STATE PLANE COORDINATES EAST REGION.

SOURCE OF INFORMATION
RED CROSS PLAT NO. 1 AS THE SAME IS RECORDED IN PLAT BOOK 47 AT PAGE 50 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.
SPRING HILL/TOWNPLACE PLAT NO. 1 AS THE SAME IS RECORDED IN PLAT BOOK 45 AT PAGE 194 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

WARRANTY DEED AS THE SAME IS RECORDED IN RLPY BOOK 2056, AT PAGE 0825 IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN N 89°30'15" E, 886.07 FEET TO A POINT ON THE WEST R.O.W. OF TOWNE PLACE, (50' R.O.W. PUBLIC PAVED ROAD); THENCE RUN ALONG THE SAID WEST R.O.W. N 00°29'45" W, 330.00 FEET TO A POINT LYING AT THE INTERSECTION OF SAID WEST R.O.W. AND THE SOUTH R.O.W. OF WOODS CROSSING, (50' R.O.W. PUBLIC PAVED ROAD); THENCE LEAVING SAID SOUTH R.O.W., N 00°29'45" W, 50.00 TO AN IRON PIN, (1/2" ECE CAP), ON THE NORTH R.O.W. OF WOODS CROSSING, (50' R.O.W. PUBLIC PAVED ROAD), AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S 89°30'15" W, 272.27 FEET TO AN IRON PIN, (1/2" REBAR ECE CAP); THENCE LEAVING NORTH R.O.W., N 00°35'31" W, 465.69 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP), ON THE SOUTH R.O.W. OF INTERSTATE HIGHWAY NO. 85, (530' R.O.W. PUBLIC PAVED STATE HIGHWAY); THENCE ALONG SAID SOUTH R.O.W. IN A CURVE CONCAVE RIGHT AT A RADIUS=11,334.16 FEET AT A CHORD, CH=N 87°13'02" E, 277.27 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP); THENCE LEAVING SAID SOUTH R.O.W., S 00°36'17" E, 470.88 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP); THENCE S 89°30'15" W, 4.89 FEET TO AN IRON PIN, (1/2" REBAR ECE CAP); THENCE S 00°29'45" W, 5.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 13, T-16-E, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 3.00 ACRES, MORE OR LESS.

BOUNDARY MAP OF SURVEY OF 3.00 Ac± LYING IN THE SW 1/4 OF SECTION 13, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA
COUNTY OF MONTGOMERY

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

W. DARRELL HYATT
ALABAMA LICENSE NUMBER: 16673,
DATE: JUNE 3, 2019



ECE SURVEYING & DESIGN LLC
540 SOUTH PERRY STREET, SUITE #5
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LEGEND

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- △ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- ✕ FP - FENCE POST
- ⊕ PP - POWER POLE
- POINT OF COMMENCEMENT
- Esm'l - EASEMENT
- San. Swr. - SANITARY SEWER
- UHL - UTILITY
- BL - BUILDING LINE

SCALE: 1" = 100'