



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**± 18.34 Ac. - McQueen Smith Rd & U.S. Hwy 82
Prattville, AL 36066**

FOR SALE

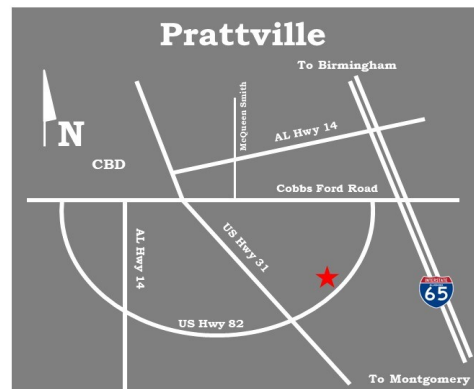
- **Sale Prices:** \$2,650,000.00 (as an Entire Parcel)
- **Land Size:** ± 18.34 Acres
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 15,226 (2021 AADT)
- **Type of Listing:** Exclusive

PRICE REDUCED!

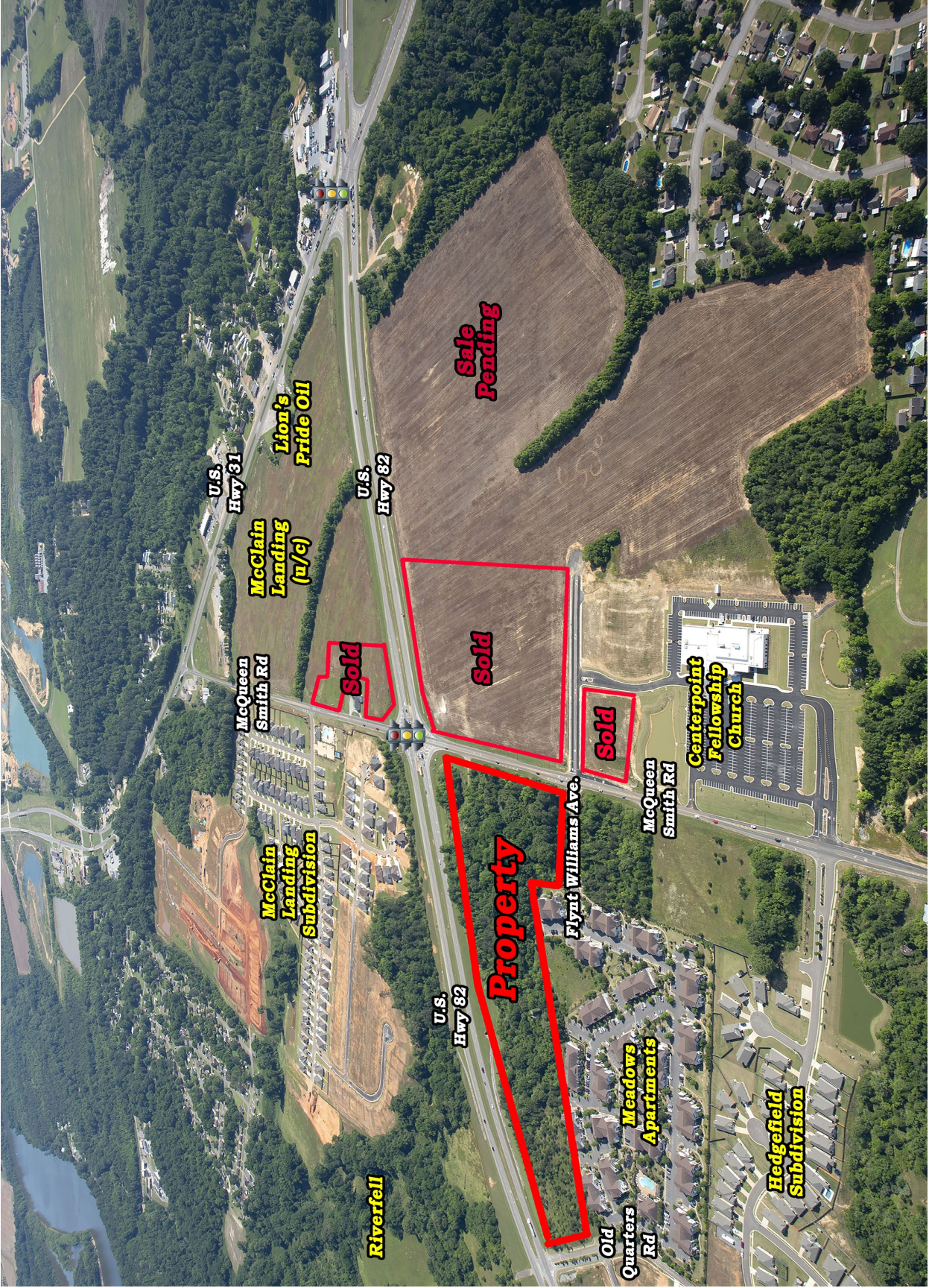
High visibility land parcel located at the NE Corner of McQueen Smith Road and U.S. Hwy 82. Priced as an entire parcel. **OWNER WILL SUBDIVIDE WITH PRICE ADJUSTMENT ACCORDING TO LOCATION AND SIZE OF PARCEL.** Great for retail, commercial and/or institutional uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.



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



Sale Pending

Sold

Sold

Sold

Property

U.S. Hwy 31

U.S. Hwy 82

McQueen Smith Rd

McQueen Smith Rd

Flynt Williams Ave.

U.S. Hwy 82

Riverfell

McClain Landing Subdivision

McClain Landing (u/c)

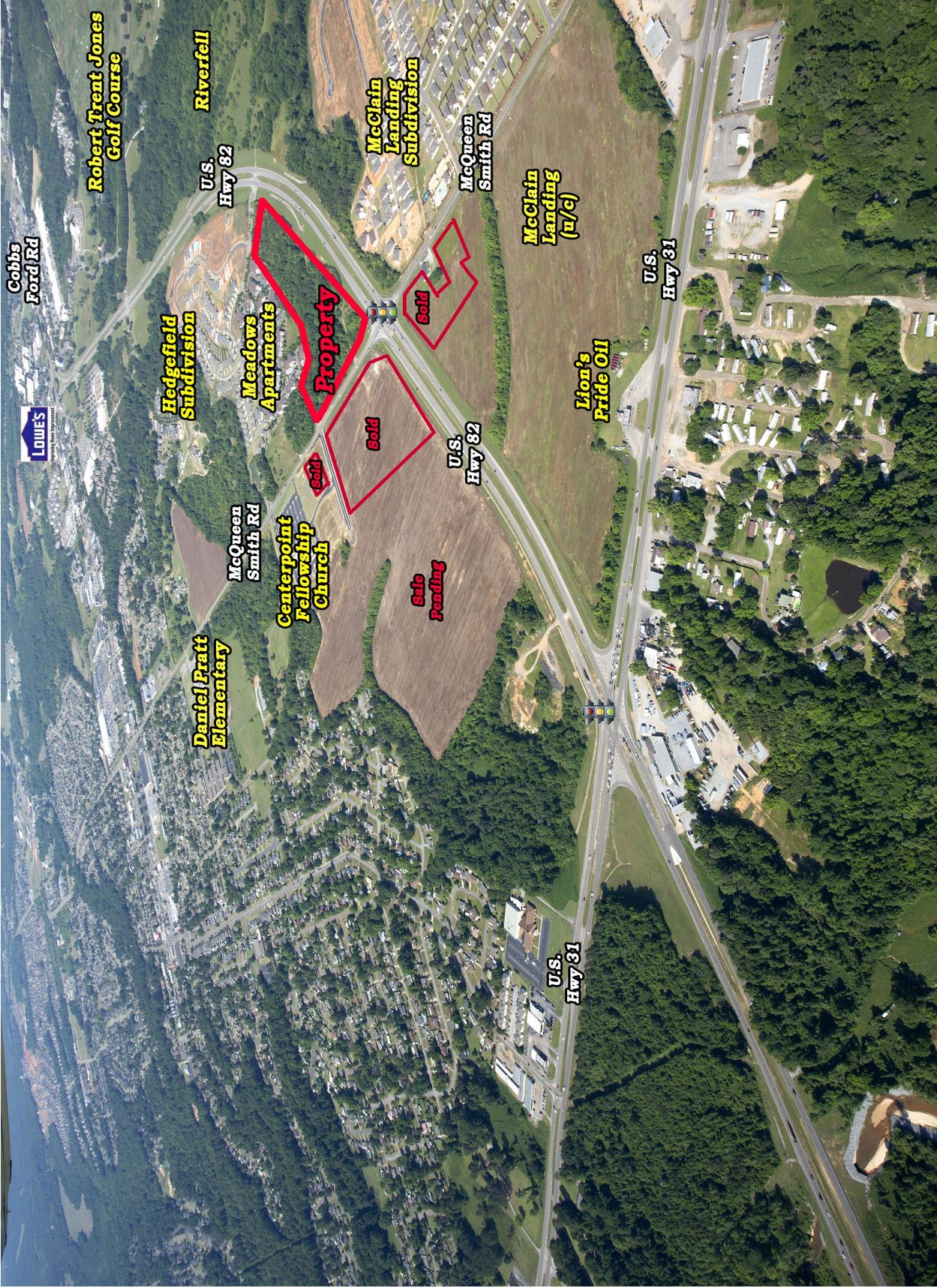
Lion's Pride Oil

Hedgefield Subdivision

Meadows Apartments

Old Quarters Rd

Centerpoint Fellowship Church



Robert Trent Jones Golf Course

Riverfell

Hedgefield Subdivision

Meadows Apartments

Centerpoint Fellowship Church

Daniel Pratt Elementary

Cobbs Ford Rd

LOWIE'S

U.S. Hwy 82

McQueen Smith Rd

McClain Landing Subdivision

U.S. Hwy 82

U.S. Hwy 31

McClain Landing (u/c)

Lion's Pride Oil

U.S. Hwy 31

sold

sold

Sale Pending

SHEET #
 Sheet Title Line 1
 Sheet Title Line 2
 Sheet Title Line 3
 Sheet Title Line 4

PROJECT #
 GMC Project #
 PROJECT LOCATION
 SEC-T-R-
 Project Type/Phase

ISSUE DATE	ISSUE	DATE

2660 East Chase Lane, Suite 300
 Montgomery, AL 36117
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 DUCHEMIN.COM



GOODWIN MILLS & CAWOOD, LLC

