



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**McQueen Smith Rd &
U.S. Hwy 82 & 31
Prattville, AL 36066**

FOR SALE

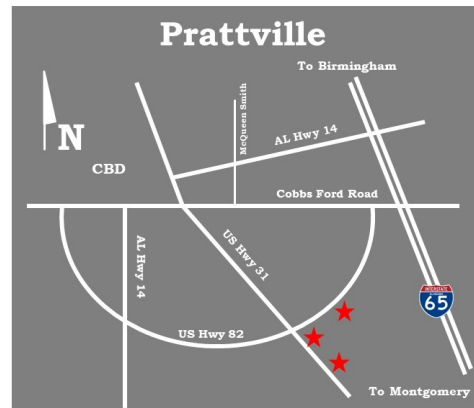
- **Sale Prices:** Parcel 2-B: **SOLD**
Parcel 2-C: **\$4.00/S.F.**
Parcel 2-D: **\$6.00/S.F.**
- **Zoning:** **B-2 (Commercial)**
- **Best Use:** **Commercial/Retail**
- **Visibility:** **Excellent**
- **Possession:** **Immediate**
- **Traffic Count:** **19,250 (2021 AADT on US Hwy 31)**
- **Type of Listing:** **Exclusive**

TWO (2) COMMERCIAL PARCELS!

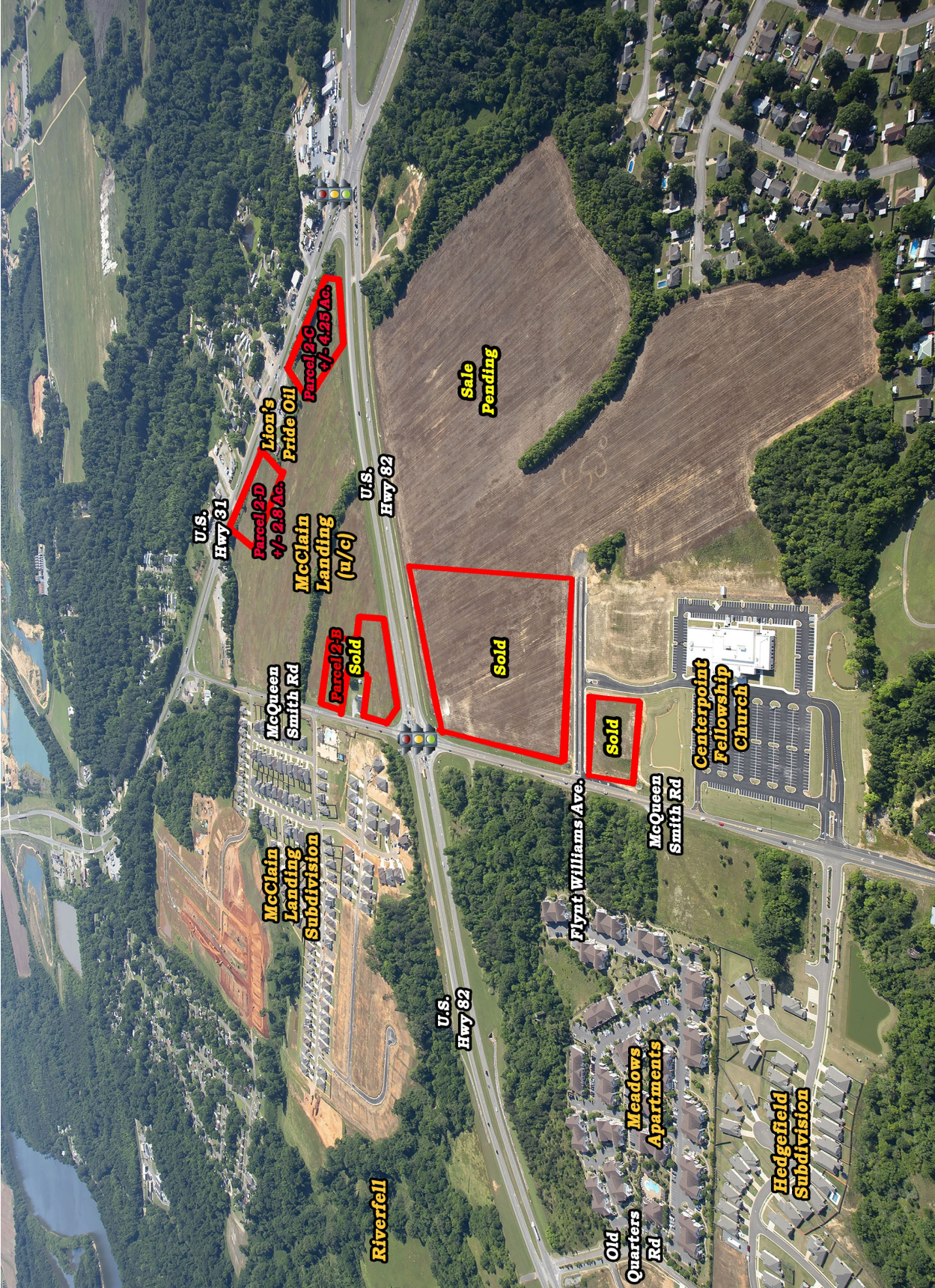
High visibility parcels at intersection of U.S. Hwy 82 & U.S. Hwy 31. Priced as entire parcels. Great sites for retail, commercial or institutional uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
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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.



**Parcel 2-D
+/- 2.9 Ac.**

**Parcel 2-C
+/- 4.25 Ac.**

**Parcel 2-B
Sold**

Sold

Sold

**Sale
Pending**

**U.S.
Hwy 31**

**U.S.
Hwy 82**

**U.S.
Hwy 82**

**Lion's
Pride Oil**

**McClain
Landing
(u/c)**

**McQueen
Smith Rd**

**Centerpoint
Fellowship
Church**

**McQueen
Smith Rd**

**McClain
Landing
Subdivision**

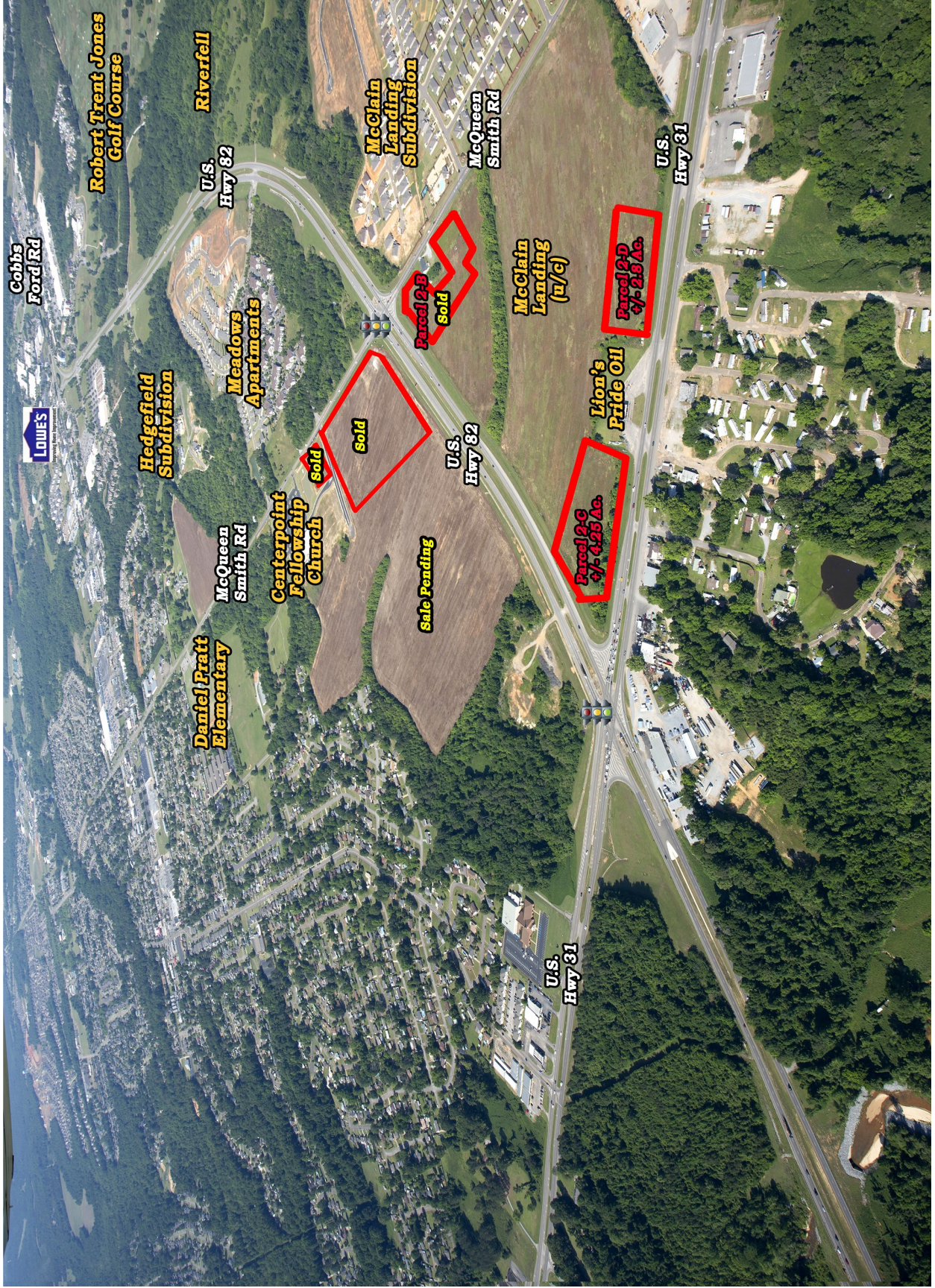
**Meadows
Apartments**

**Hedgefield
Subdivision**

Riverfell

**Old
Quarters
Rd**

Flynt Williams Ave.



Robert Trent Jones Golf Course

Riverfell

U.S. Hwy 82

McClain Landing Subdivision

McQueen Smith Rd

U.S. Hwy 31

Cobbs Ford Rd

LOWES

Hedgefield Subdivision

Meadows Apartments

Parcel 2-B Sold

McClain Landing (u/c)

Parcel 2-D +/- 2.8 Ac.

Daniel Pratt Elementary

McQueen Smith Rd

Centerpoint Fellowship Church

Sold

Sold

Sale Pending

U.S. Hwy 82

Lion's Pride Oil

Parcel 2-C +/- 4.25 Ac.

U.S. Hwy 31

