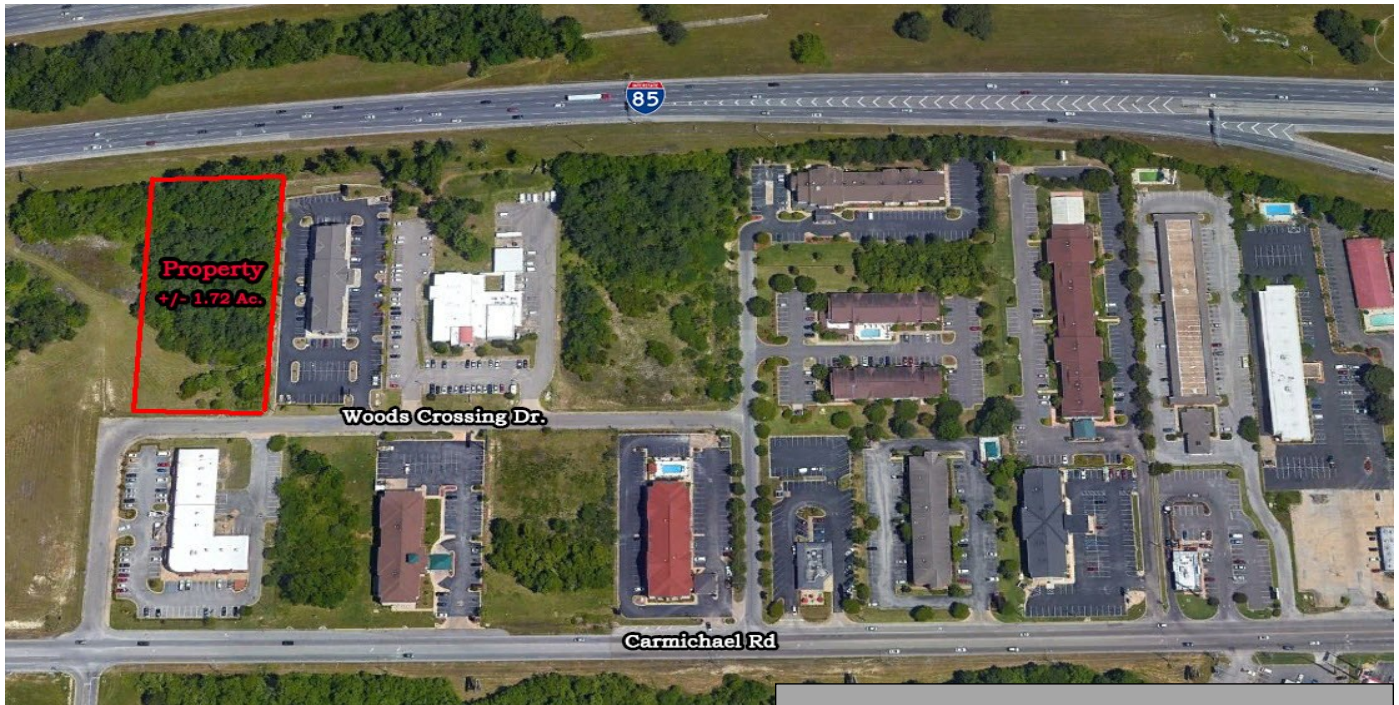




JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**+/- 1.72 Ac. Lot - Woods Crossing  
Montgomery, AL 36106**

**FOR SALE**

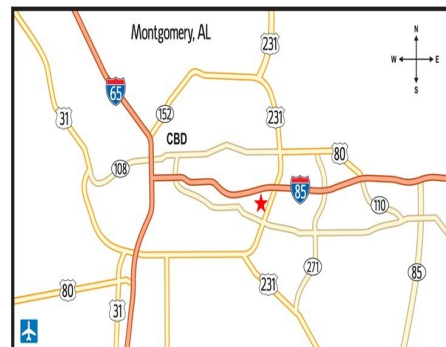
- **Sale Price:** \$225,000.00
- **Land Size:** +/- 1.72 Acres - (+/- 74,985 S.F.)
- **Zoning:** B-3
- **Best Use:** Motel, Hotel, Business, Institutional
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive
- **Traffic Count:** I-85/102,410 (2021 AADT)

**PRICED TO SELL!**

Excellent lot fronting Woods Crossing and I-85. Great visibility from I-85. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



**Lee W. Meriwether, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Boulevard  
Montgomery, AL 36106  
(334) 271-2475 voice  
(334) 271-2421 fax  
(334) 398-1808 cell  
[imeriwether@johnstanleyassociates.com](mailto:imeriwether@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://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.



Exit 6

85

Woods Crossing Dr.

Carmichael Rd

East Blvd

Property +/- 1.72 Ac.

Subway

Costway

Enterprise

Embridge

ZTC

golden  
corral

CarMax

Best Western

Walden

SLEEP INN



INTERSTATE 85  
530' R.O.W.  
PUBLIC PAVED STATE HIGHWAY

CH-N 83°46'53" E 178.87'  
R=11334.16'

FIP-1" CRIMP  
TOP

FIP-5/8" REBAR  
GMC CAP

WOODS INVESTMENT PROPERTIES LLC  
1 WOODY AVE.  
MONTGOMERY, ALABAMA  
PARCEL NO. 1006144002001000

1.72 Ac±  
74,986 SQ. FT.

N 00°30'32" W 415.45'

S 00°27'15" E 433.55' MEASURED  
N 00°29'45" W 433.39' PLAT

LOT A  
VALUE PLACE PLAT NO. 1  
PLAT BOOK 50, PAGE 176  
OWNER VALUE PLACE  
MONTGOMERY AL EAST LLC  
5031 WOODS CROSSING  
MONTGOMERY, ALABAMA

**BEARING REFERENCE**

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

**SOURCE OF INFORMATION**

VALUE PLACE PLAT NO. 1 AS APPEARS FO  
RECORD IN THE OFFICE OF THE JUDGE OF  
PROBATE OF MONTGOMERY COUNTY, ALABAMA IN  
PLAT BOOK 50 AT PAGE 176.

WARRANTY DEED AS APPEARS FO RECORD IN THE  
OFFICE OF THE JUDGE OF PROBATE OF  
MONTGOMERY COUNTY, ALABAMA IN RLPY BOOK  
4024 AT PAGE 0534.

**LEGAL DESCRIPTION**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13,  
T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA;  
THENCE N 00°30'36" W, 380.00 FEET TO AN IRON PIN,  
(5/8" REBAR GMC CAP) ON THE NORTH RIGHT-OF-WAY  
OF WOODS CROSSING, (50' R.O.W. PUBLIC PAVED ROAD),  
AND THE POINT OF BEGINNING; THENCE LEAVING SAID  
POINT OF BEGINNING, N 00°30'32" W, 415.45 FEET TO AN  
IRON PIN, (1" CRIMP TOP), ON THE SOUTH RIGHT-OF-WAY  
OF INTERSTATE 85, (530' R.O.W. PUBLIC PAVED  
INTERSTATE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY  
IN A CURVE CONCAVE RIGHT AT A RADIUS=11,334.16 FEET  
AT A CHORD, CH=N 83°46'53" E, 178.87 FEET TO AN  
IRON PIN, (5/8" REBAR GMC CAP); THENCE S 00°27'15" E,  
433.55 FEET TO A PUNCH MARK IN A CONCRETE FLUME;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, S 89°30'15"  
W, 175.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF  
SECTION 13, T-16-N, R-18-E, MONTGOMERY COUNTY,  
ALABAMA AND CONTAINING 1.72 ACRES, MORE OR LESS.

P.O.B.  
FIP-5/8" REBAR  
GMC CAP

PUNCH MARK IN  
CONCRETE FLUME

N 00°30'36" W  
380.00'

S 89°30'15" W 175.15'

10' UTILITY  
EASEMENT

WOODS CROSSING  
50' R.O.W.  
PUBLIC PAVED ROAD

P.O.C.  
SW CORNER OF SECTION 13, T-16-N,  
R-18-E, MONTGOMERY COUNTY,  
ALABAMA

BOUNDARY MAP OF SURVEY OF 1.72 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: SEPTEMBER 26, 2019

**EGE** SURVEYING & DESIGN LLC  
340 SOUTH PUNNET STREET, SUITE #3  
MONTGOMERY, ALABAMA 36104  
PH (205) 871-8892 & 334-883-8400  
EMAIL wdh@egesurvey.com

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**LEGEND**

- FP - FOUND IRON PIN
- SP - SET IRON PIN
- △ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- FP - FENCE POST
- PP - POWER POLE
- POINT OF COMMENCEMENT
- Eas't. - EASEMENT
- San. Swr. - SANITARY SEWER
- UL - UTILITY
- BL - BUILDING LINE

SCALE: 1" = 60'