



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



McLemore Dr. & Wares Ferry Rd  
Montgomery, AL 36117

FOR SALE

- **Listed Price:** Parcel A: \$3.00/S.F.  
Parcel B: **SOLD**
- **Property Size:** Parcel A: ± 32.84 Ac.  
Parcel B: **SOLD**
- **Zoning:** B-3 (Highway Commercial)
- **Best Use:** Retail/Commercial
- **Visibility:** Excellent
- **Listing Type:** Exclusive

Commercial property located at intersection of McLemore Drive and Wares Ferry Road in East Montgomery. Great access and visibility. **OWNER WILL DIVIDE.** Zoned B-3. Contact John Stanley, CCIM, for more information at (334) 271-2475.



**John Stanley, CCIM**  
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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.



**Parcel B Sold**

**Parcel A +/- 32.84 Ac.**

Eastern Oaks Baptist Church

Dollar General

Life Storage

Wares Ferry Rd

Melemore Dr

Wares Ferry Rd

Wares Ferry Rd

Eastern Shore Rd

Eastwood Memorial Gardens

Oak Side Ct

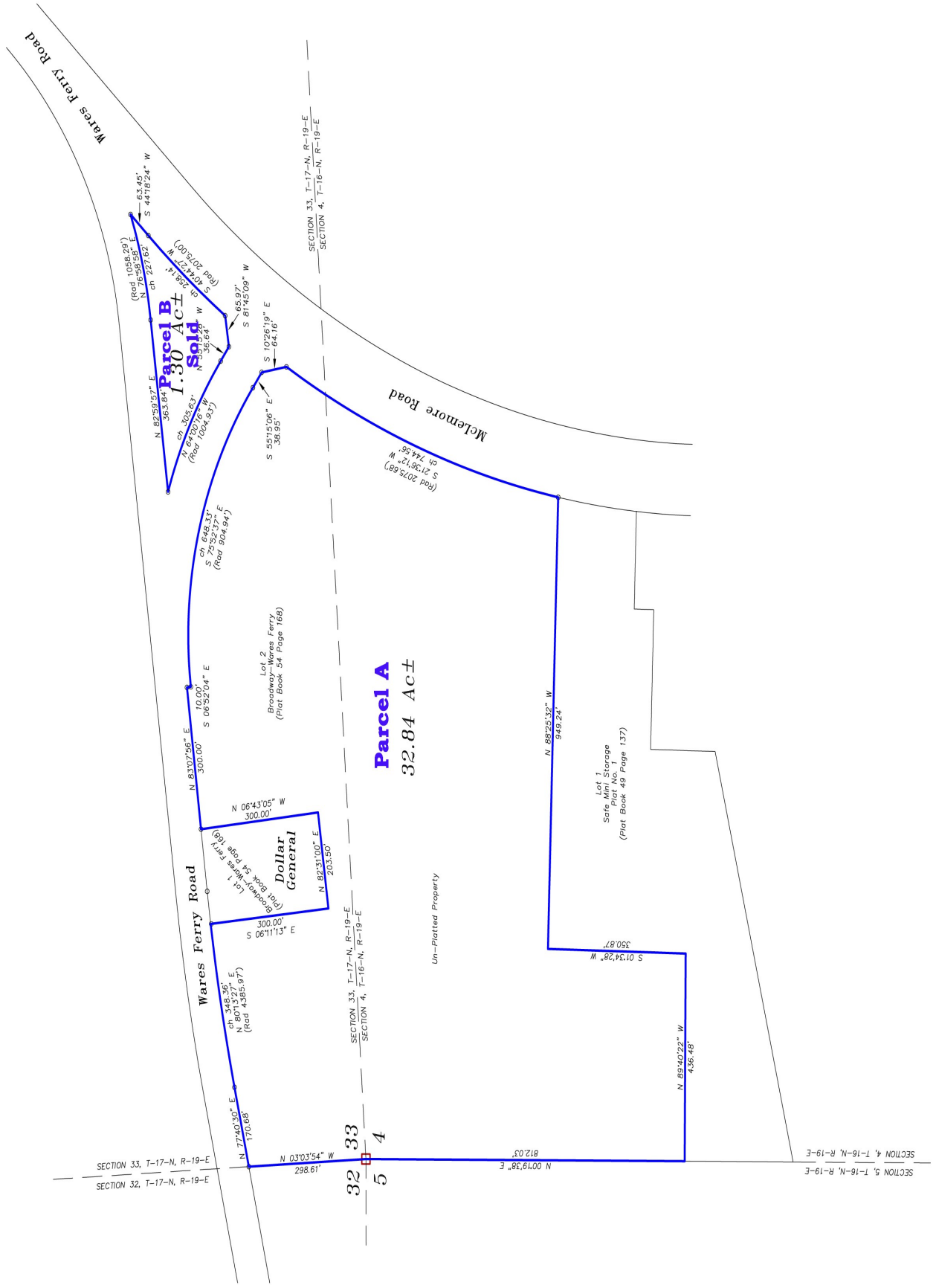
Oak Side Ct

Eastern Shore Pl

Wares Ferry Rd

Eppers Rd

Glens Dr



**Parcel A**  
32.84 Ac±

**Parcel B**  
1.30 Ac±

32 33  
5 4

SECTION 32, T-17-N, R-19-E  
SECTION 33, T-17-N, R-19-E

SECTION 33, T-17-N, R-19-E  
SECTION 4, T-16-N, R-19-E

SECTION 4, T-16-N, R-19-E  
SECTION 5, T-16-N, R-19-E

Ware's Ferry Road

Melmore Road

Lot 2  
Broadway-Wares Ferry  
(Plat Book 54 Page 166)

Lot 1  
Broadway-Wares Ferry  
(Plat Book 54 Page 166)

Dollar General

Lot 1  
Safe Mini Storage  
Plot No. 1  
(Plat Book 49 Page 137)

Un-Platted Property