



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Vaughn Road Commercial Lots
Pike Road, AL 36064

FOR SALE

- **Listed Prices:** Lot 1B: \$6.00/S.F.
Lot 2: \$6.00/S.F.
- **Lot Sizes:** Lot 1B: ± 24,144 S.F.
Lot 2: ± 30,358 S.F.
- **Zoning:** B-2 (Commercial)
- **Best Use:** Retail, Commercial, Office
- **Visibility:** Excellent
- **Possession:** Immediate
- **Type of Listing:** Exclusive

Two (2) commercial lots located off Vaughn Road just east of the new Shops at Pike Road and Publix. Provided with all utilities. Excellent access and visibility. Adjacent to Lochshire subdivision. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
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.



Bridle Brook Farms Subdivision

Woodland Creek Subdivision

Lochshire Subdivision

Providence Subdivision

Lochfield Rd

DOLLAR GENERAL

MAFFIE HOUSE
AutoZone

Lot 1B
Lot 2
Weedon Ln

Chevron

Pike Road Station

Vaughn Rd

Pike Rd

Shops at Pike Road

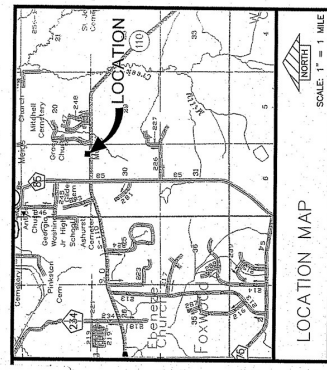
publix

BRIMLEY'S

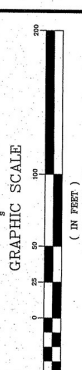
CVS Pharmacy

Merry Corners u/c

85



SCALE: 1" = 1 MILE
 *NOTE: BEARINGS NOTED TO MATCH AND THE SURVEY FROM SURVEY OF MERRY CORNER M.C.C. PROPERTY BY LUDICO & OWEN DATED 7/31/2003



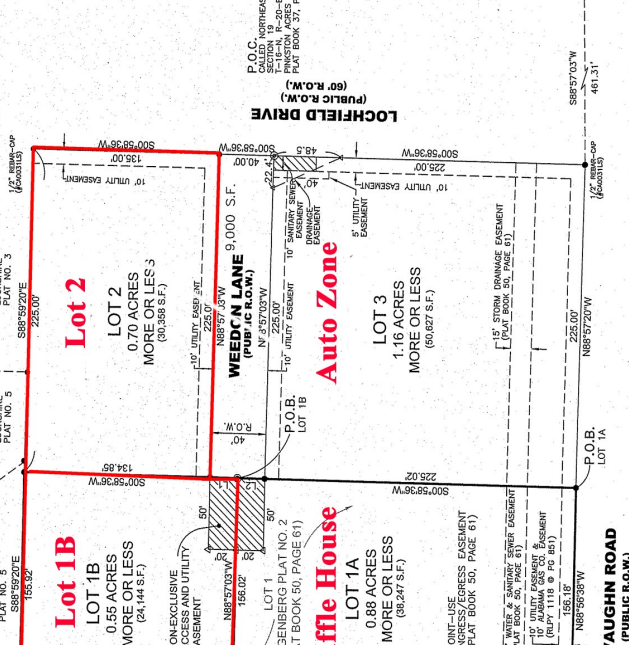
LEGEND:
 FOUND IRON PIN (7/8" REBAR CAPPED)
 SET IRON PIN (CAPPED)
 CALCULATED POINT
 SET NAIL
 FOUND NAIL

LINE	BEARINGS	DISTANCE
L1	S00°58'36" W	20.00'
L2	S00°58'36" W	20.00'

DATE: 10-25-19
 LARRY E. SPEAKS
 ASSOCIATES
 CONSULTING ENGINEER
 LAND SURVEYORS
 105 HERRON STREET
 FLORENCE, AL 36833
 TEL: 334/756-1001

LANGENBERG PLAT 2A
 BEING A REPLAT OF LOT 1
 PLAT BOOK 50, PAGE 61.37

LANGENBERG PLAT 2
 BEING A REPLAT OF LOT 1
 PLAT BOOK 50, PAGE 61.37
 LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19
 T-16-N, R-20-E
 MONTGOMERY COUNTY, ALABAMA



GENERAL NOTES:
 1. ALL EASEMENTS ON THIS PLAT ARE TO BE CONSIDERED AS PART OF THE PLAT. THE PLAT IS TO BE CONSIDERED AS PART OF THE PLAT. THE PLAT IS TO BE CONSIDERED AS PART OF THE PLAT.
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APPROVAL OF THE MONTGOMERY COUNTY ENGINEER FOR RECORDING
 This plat was reviewed and approved for recording by the Montgomery County Engineer for recording on 10/25/2019.
 By: *[Signature]*
 Montgomery County Engineer

APPROVAL OF THE TOWN OF THE ROAD ENGINEER
 This plat was reviewed and approved for recording by the Town of the Road Engineer for recording on 10/25/2019.
 By: *[Signature]*
 Town of the Road Engineer

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 Town of the Road Engineer

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NOTARY PUBLIC
 Ashley R. Linsky
 Montgomery County, Alabama

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ACKNOWLEDGMENT
 STATE OF ALABAMA
 MONTGOMERY COUNTY
 I, the undersigned authority, a Notary Public in and for said County, and in and for said State, hereby do hereby certify that the foregoing plat was duly and lawfully recorded in the office of the County Clerk of said County, Alabama, on the 25th day of October, 2019, at the City of Montgomery, Alabama, and that the same is a true and correct copy of the original as the same appears on the records of said County Clerk.

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TYPE	AMOUNT
REC.FEE	\$5.00
CERT	\$0.00
TOTAL	\$5.00
CHECK #108 0422PM	