



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



Atlanta Highway - U.S. 80 Property  
Montgomery, AL 36117

FOR SALE

- **Listed Price:** See Price List
- **Land Size:** Parcel 1: ± 6.45 Ac.  
Parcel 1A: **Sold**  
Parcel 2: ± 14.16 Ac.  
Parcel 2A: ± 60,000 S.F.  
Parcel 3: ± 2.55 Ac.  
Parcel 4: ± 1.78 Ac.
- **Interstate:** I-85 (Exit 11)
- **Zoning:** B-2 & B-3 (Highway Commercial)
- **Best Use:** Retail/Bank/Restaurant/Church
- **Accessibility:** Excellent
- **Listing Type:** Exclusive

PRICED TO SELL!

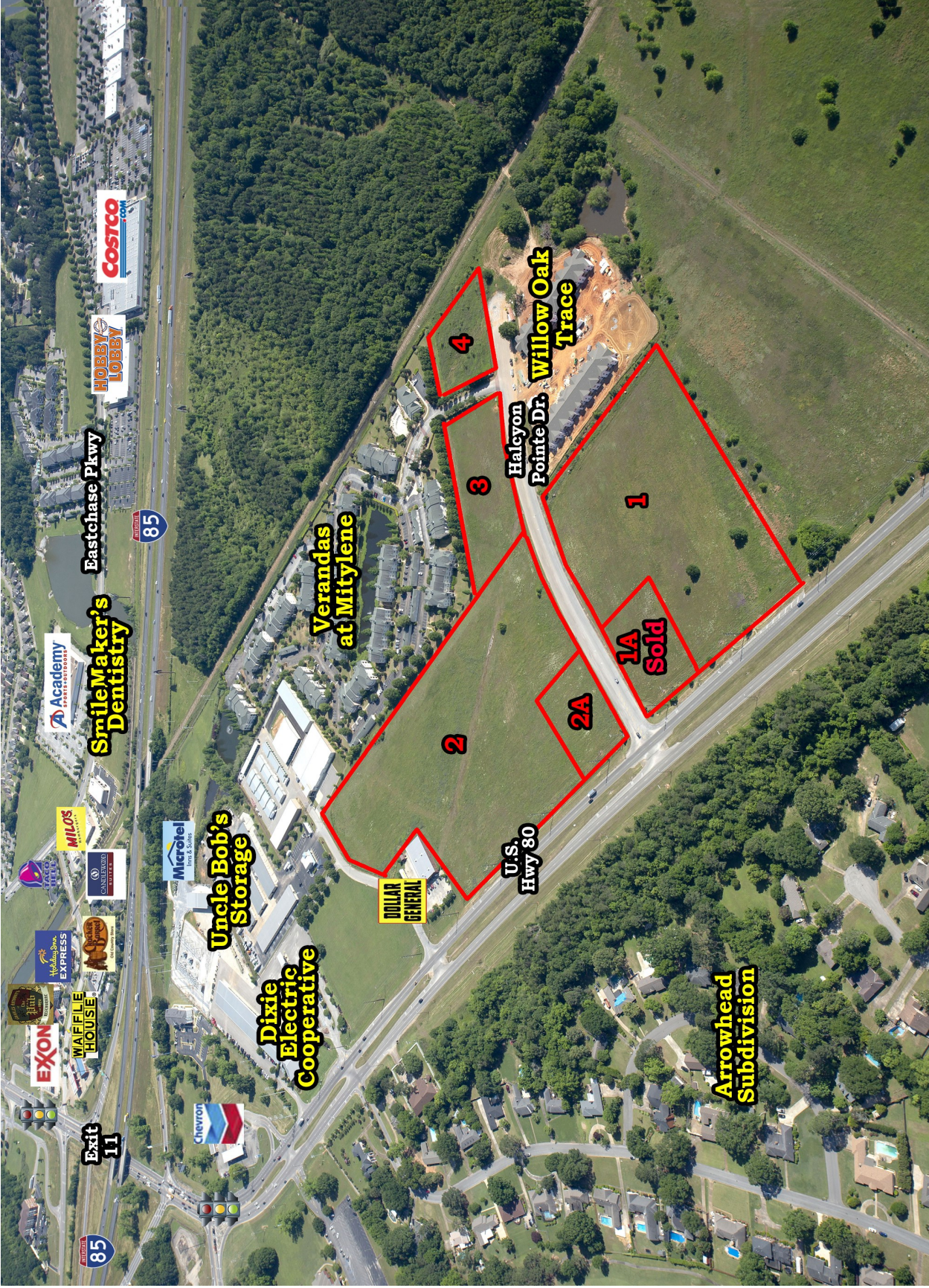
± 26 Acres of B-2 and B-3 zoned property located on Atlanta Highway/U.S. 80 with ± 1,345 feet of frontage. Owner will subdivide. Excellent location for restaurant, commercial, retail, office, church or school use. Call John Stanley, CCIM, for more information at (334) 271-2475.



**John C. Stanley, CCIM**  
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## PRICING SCHEDULE

(As of 05/08/24)

<u>Parcel</u>	<u>Zoning</u>	<u>Approx. Size</u>	<u>Listed Price</u>
1	B-3	± 6.45 Ac.	\$5.00/S.F.
1A	B-3	± 72,800 S.F.	<b>Sold</b>
2	B-3	± 14.16 Ac.	\$4.00/S.F.
2A	B-3	± 60,000 S.F.	\$10.00/S.F.
3	B-2	± 2.55 Ac.	\$2.50/S.F.
4	B-2	± 1.78 Ac.	\$2.50/S.F.

### NOTES:

1. Parcel 2A may be increased in size.
2. All lots subject to Covenants and Restrictions.

