



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**+ 3.9 Acres - East Boulevard
Montgomery, AL 36116**

FOR SALE

- **Sale Price:** \$149,900.00
- **Land Size:** ± 3.9 Acres
- **Zoning:** B-3 (Highway Commercial)
- **Traffic Count:** 40,582 (2022 AADT)
- **Best Use:** Retail, Commercial
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

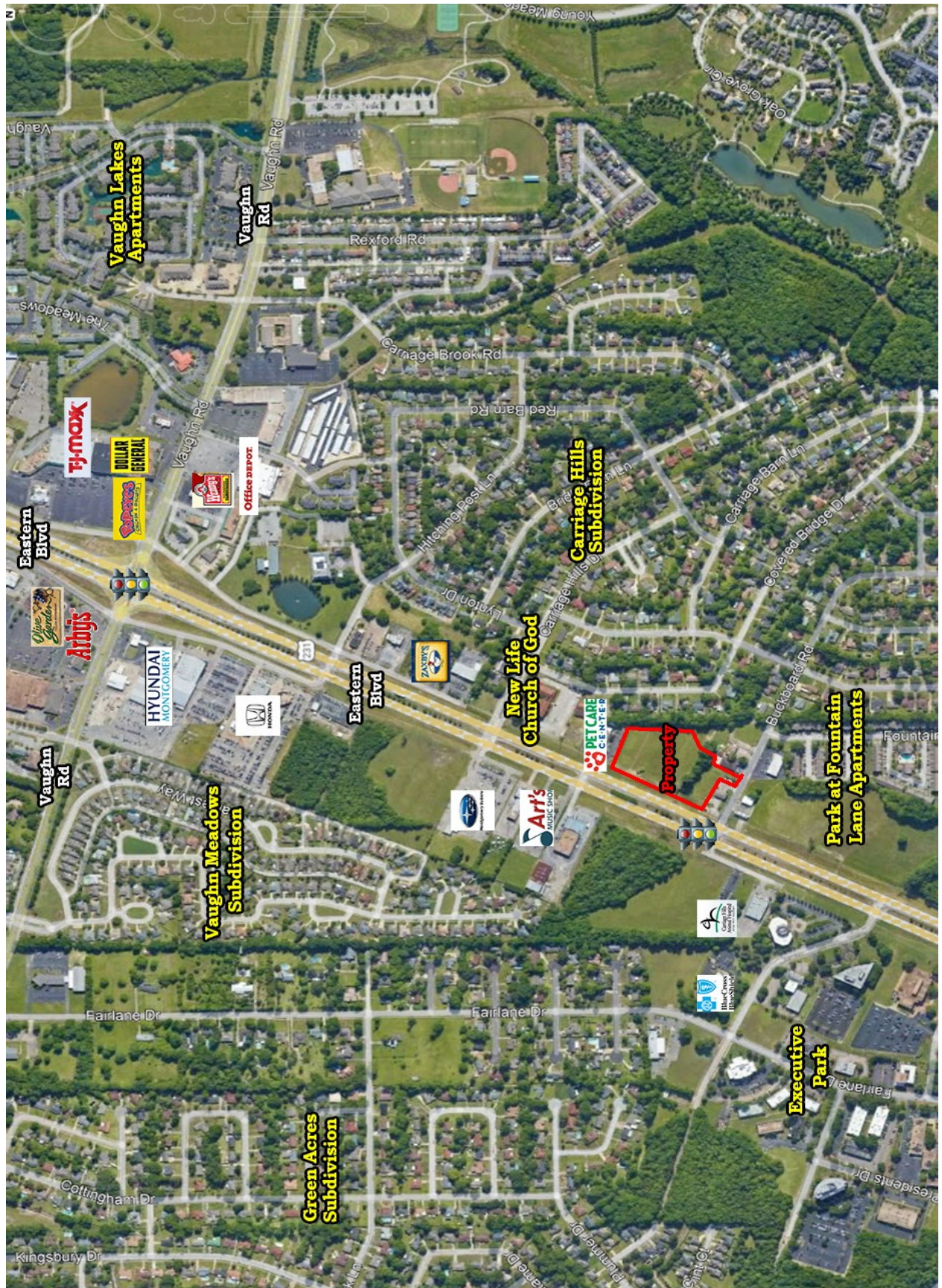
East Boulevard Lot with excellent access and visibility. Great location for commercial use. Zoned B-3 (Highway Commercial). Contact John Stanley, CCIM, for more information at (334) 271-2475.



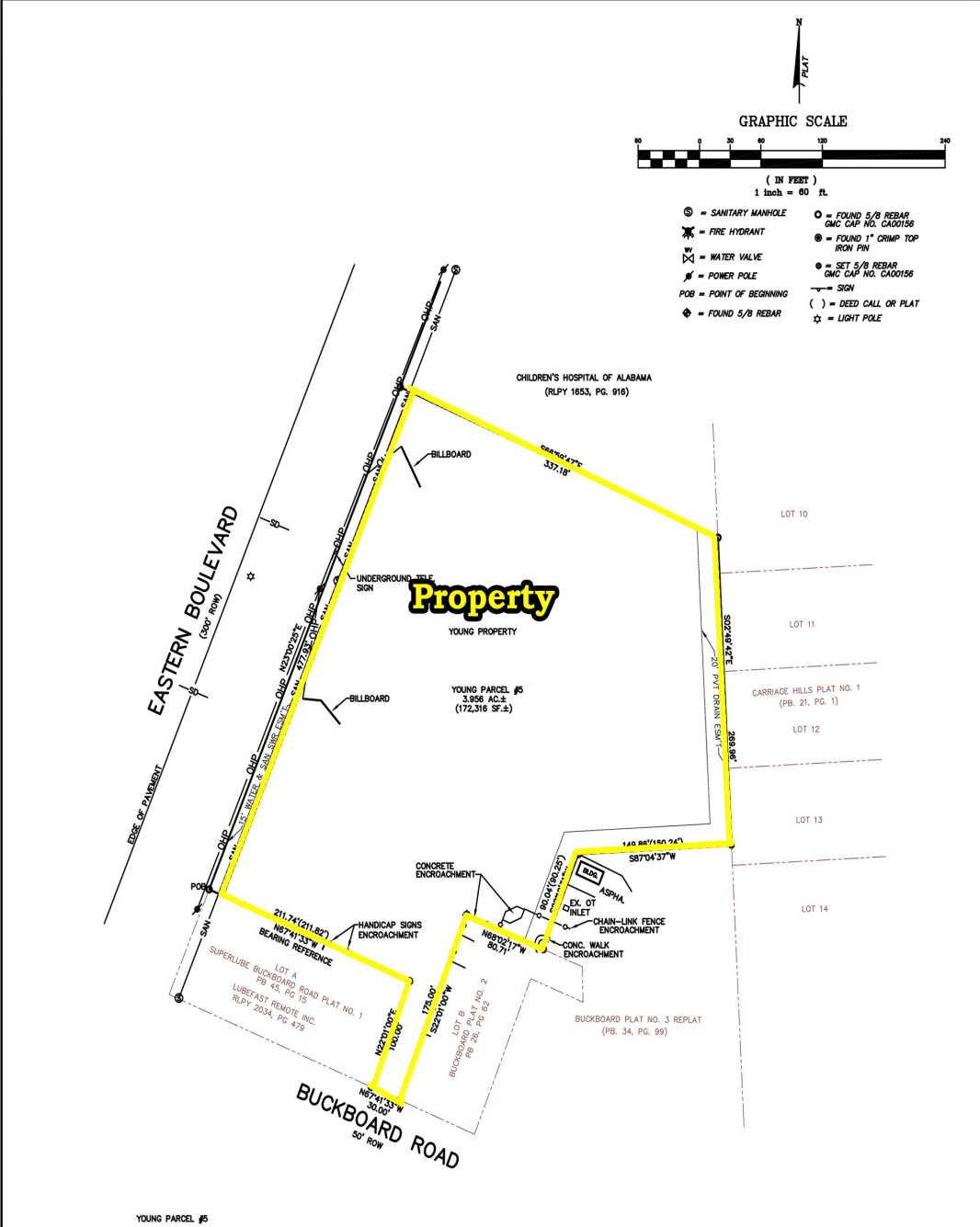
John Stanley, CCIM
 John Stanley & Associates, Inc.
 4747 Woodmere Boulevard
 Montgomery, AL 36106
 (334) 271-2475 voice
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www.johnstanleyassociates.com



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.







GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

N
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 PLAT

- ⊙ = SANITARY MANHOLE
- ⊕ = FOUND 5/8 REBAR
- ⊗ = FIRE HYDRANT
- ⊙ = FOUND 5/8 REBAR GMC CAP NO. CAD0156
- ⊕ = FOUND 1" CRIMP TOP IRON PIN
- ⊗ = WATER VALVE
- ⊙ = SET 5/8 REBAR GMC CAP NO. CAD0156
- ⊕ = POWER POLE
- ⊙ = SIGN
- POB = POINT OF BEGINNING
- () = DEED CALL OR PLAT
- ⊕ = FOUND 5/8 REBAR
- ⊗ = LIGHT POLE

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, ROY JONES, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA DO HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

BEGN AT THE NORTHWEST CORNER OF LOT A, SUPERLUBE BUCKBOARD ROAD PLAT NO. 1, AS RECORDED IN THE JUDGE OF PROBATE OFFICE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 45, AT PAGE 15, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY OF EASTERN BOULEVARD (300.0' ROW); THENCE RUN ALONG SAID EAST RIGHT OF WAY N 23°00'25" E, 477.83 FEET TO A FOUND 5/8" REBAR GMC CAP NO. CAD0156; THENCE LEAVING SAID EAST RIGHT OF WAY RUN S 66°59'47" E, 337.18 FEET TO FOUND 5/8" REBAR GMC CAP NO. CAD0156; THENCE RUN S 02°49'42" E, 289.96 FEET TO A SET 5/8" REBAR GMC CAP NO. CAD0156; THENCE RUN S 87°04'37" W, 149.86 FEET TO A FOUND 1" CRIMP TOP IRON PIN; THENCE RUN S 22°14'31" W, 90.04 FEET TO A FOUND 1" CRIMP TOP IRON PIN; THENCE RUN N 68°02'17" W, 80.71 FEET TO A FOUND 5/8" REBAR GMC CAP NO. CAD0156; THENCE RUN S 22°01'00" W, 172.00 FEET TO A FOUND 1" CRIMP TOP IRON PIN LYING ON THE NORTH RIGHT OF WAY OF BUCKBOARD ROAD (50.0' ROW); THENCE RUN ALONG SAID NORTH RIGHT OF WAY N 67°41'33" W, 30.0 FEET TO A FOUND 5/8" REBAR GMC CAP NO. CAD0156; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN N 22°01'00" E, 100.00 FEET TO A FOUND 5/8" REBAR GMC CAP NO. CAD0156; THENCE RUN N 67°41'33" W, 211.74 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 3.956 ACRES (172,316 SF.) MORE OR LESS.

I, HEREBY FURTHER STATE 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. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

ACCORDING TO MY SURVEY, THIS THE 5TH DAY OF JUNE, 2007.

ROY JONES AL. REG. NO. 17267

YOUNG PARCEL #5

CHILDREN'S HOSPITAL OF ALABAMA
 (R.L.P.Y. 1653, P.G. 916)

LOT 10
 LOT 11
 LOT 12
 LOT 13
 LOT 14

CARRIAGE HILLS PLAT NO. 1
 (PB. 21, PG. 1)

BUCKBOARD PLAT NO. 3 REPLAT
 (PB. 34, PG. 99)

BUCKBOARD ROAD
 50' ROW

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 PB. 45, PG. 15

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