



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



701-745 W. Fairview Avenue  
Montgomery, AL 36105

FOR SALE

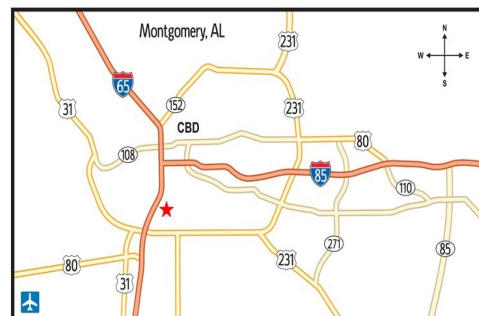
- **Sale Price:** \$1,250,000.00
- **Land Size:** ± 4.54 Ac.
- **Zoning:** B-2 (General Business)
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 80,200 (2021 AADT @ I-65)
- **Listing Type:** Exclusive

PRICED TO SELL!

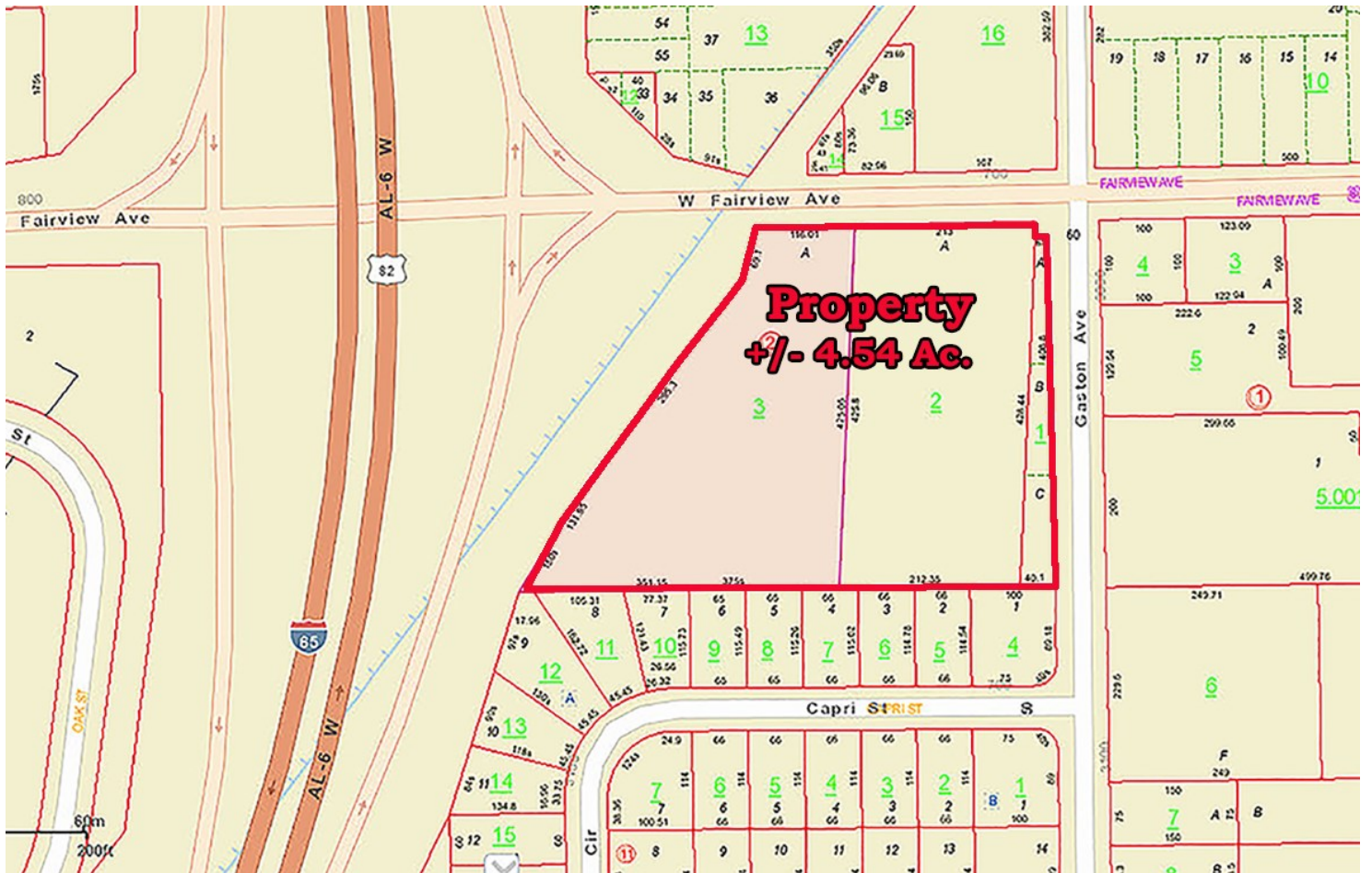
Outstanding ± 4.54 Acre lot at intersection of I-65 (Exit 170), West Fairview Avenue and Gaston Avenue. Traffic signal access. ± 345' of frontage with ± 410' of depth. Zoned B-2. Owner may subdivide. Directly across from McDonald's. Contact John Stanley, CCIM, for more information at (334) 271-2475.



**John Stanley, CCIM**  
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Montgomery, AL 36106  
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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.



**BOUNDARY SURVEY  
FOR  
PARCELS "A", "B", & "C"  
LOCATED AT THE INTERSECTION  
OF INTERSTATE I-65 AND FAIRVIEW AVENUE  
LOCATION IN THE NE 1/4 OF THE SW 1/4  
OF SECTION 24 T-16-N, R-17-E  
MONTGOMERY COUNTY, ALABAMA**

STATE OF ALABAMA  
MONTGOMERY COUNTY

PARCEL "A"

Parcel "A" is a bounded parcel known as the Northeast Corner of Lot A, National Lease Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, Book 31, Page 145, in the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate Highway I-65, on the east by Fairview Avenue (R.O.W. varies), on the south by Parcel "B", and on the west by Parcel "C". The parcel is approximately 2.20 acres in area.

PARCEL "B"

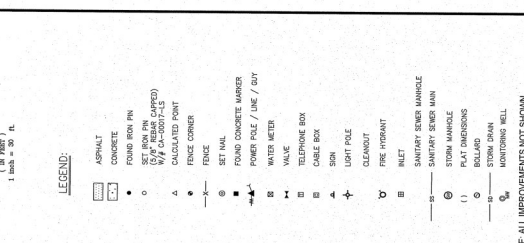
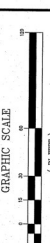
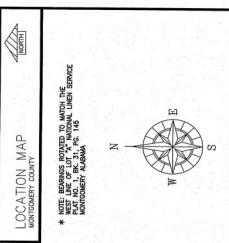
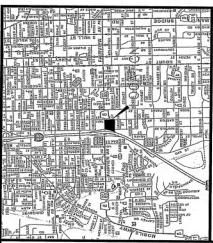
Parcel "B" is a bounded parcel known as the Northeast Corner of Lot A, National Lease Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, Book 31, Page 145, in the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate Highway I-65, on the east by Fairview Avenue (R.O.W. varies), on the south by Parcel "C", and on the west by Parcel "A". The parcel is approximately 2.08 acres in area.

PARCEL "C"

Parcel "C" is a bounded parcel known as the Northeast Corner of Lot A, National Lease Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, Book 31, Page 145, in the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate Highway I-65, on the east by Fairview Avenue (R.O.W. varies), on the south by Parcel "B", and on the west by Parcel "A". The parcel is approximately 0.26 acres in area.

According to my survey this day 31st day of July, 2018, I, Steven E. Sparks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, have surveyed the above described parcels and have found the same to be as shown on this plan. I have also surveyed the boundaries of the parcels and have found the same to be as shown on this plan. I have also surveyed the boundaries of the parcels and have found the same to be as shown on this plan. I have also surveyed the boundaries of the parcels and have found the same to be as shown on this plan.

Steven E. Sparks  
Alabama Registration Number 20087



NOTE: ALL IMPROVEMENTS NOT SHOWN

LINE	BEARING	DISTANCE
L1	N89°45'57\"/>	

LABRY R. SPARKS  
ASSOCIATES, INC.  
1000 W. UNIVERSITY BLVD.  
MONTGOMERY, AL 36104  
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WWW.LABRYRSPARKS.COM

THIS SURVEY IS NOT VALID WITHOUT ANY REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.