



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**McQueen Smith Rd &  
U.S. Hwy 82 & 31  
Prattville, AL 36066**

**FOR SALE**

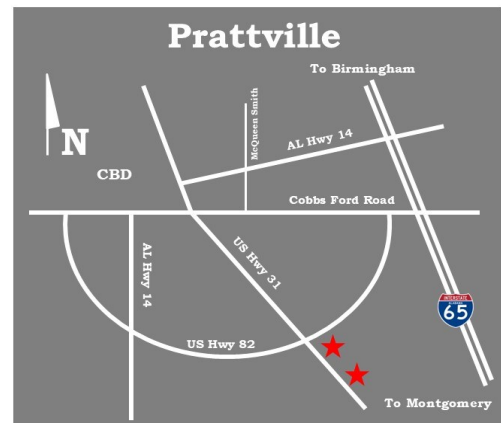
- **Sale Prices:** Lot 2: \$4.00/S.F.  
Lot 3: \$6.00/S.F.
- **Sizes:** Lot 2: ± 4.25 Ac.  
Lot 3: ± 2.84 Ac.
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Traffic Count:** 18,058 (2023 AADT on US Hwy 31)
- **Type of Listing:** Exclusive

**TWO (2) COMMERCIAL PARCELS!**

High visibility parcels at intersection of U.S. Hwy 82 & U.S. Hwy 31. Priced as entire parcels. Great sites for retail or 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  
(334) 271-2421 fax  
[jstanley@johnstanleyassociates.com](mailto:jstanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://www.johnstanleyassociates.com)

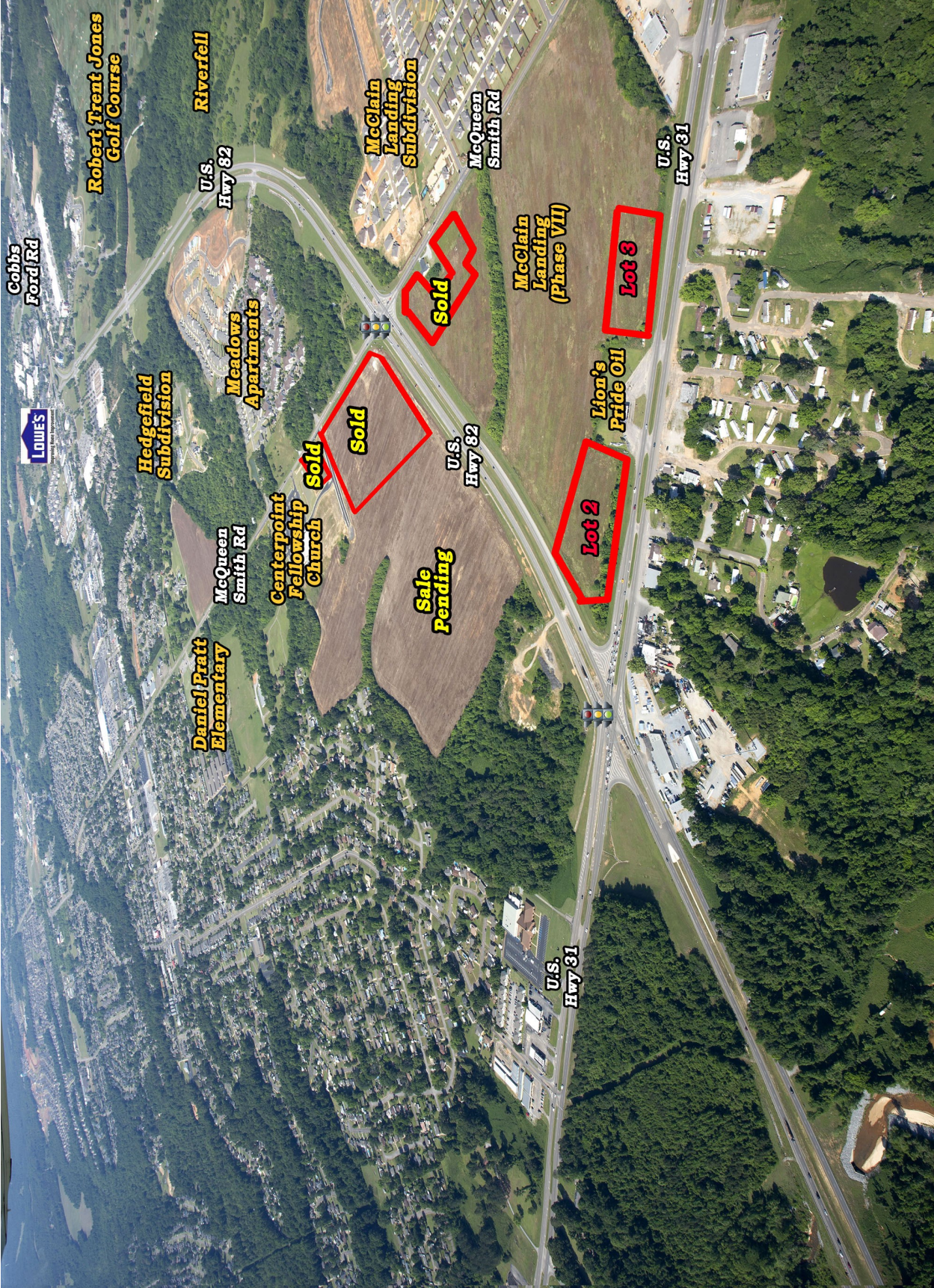


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.











HD&D Land Company, LLC, Plat 2  
Goochlyn, Mills & Caswood, Inc.  
Engineers

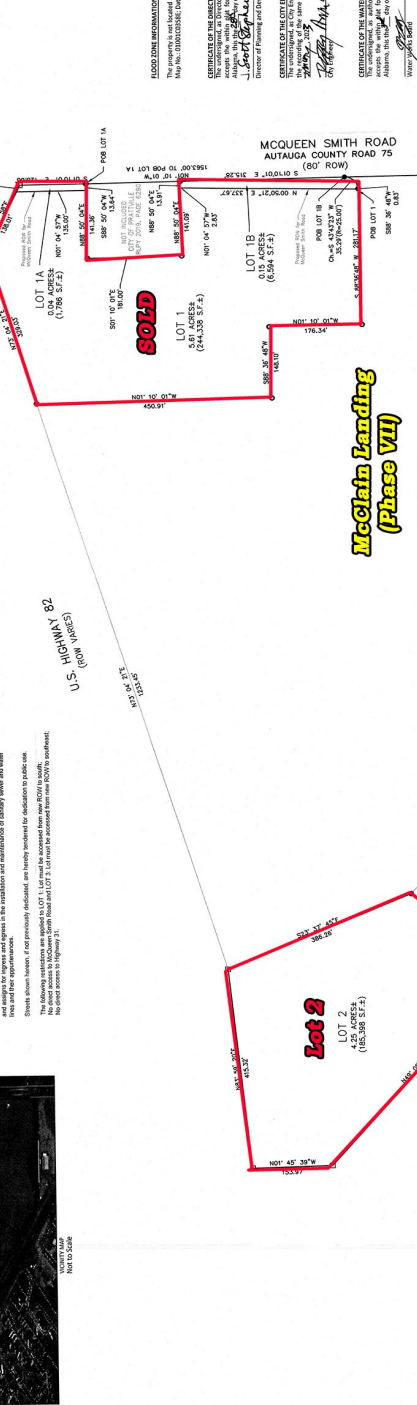
Map of  
McClain Landing  
(Phase VII)

STARY INFORMATION DERIVED AS SHOWN ON SURVEY  
MEASUREMENTS BASED ON ALABAMA STATE PLATE COORDINATE  
TOTAL NUMBER OF CORNER STAKES: 1

MARK	POINT OF BEGINNING	BEARING	DISTANCE
●	●	●	●
○	○	○	○
▲	▲	▲	▲
■	■	■	■



At all utility and public access easements shown hereon, if any, with the use of any utility which may require the use of the easement, the easement holder shall be deemed to have accepted the terms and conditions of the easement. The easement holder shall be deemed to have accepted the terms and conditions of the easement if it fails to object to the same within the time specified in the instrument. The easement holder shall be deemed to have accepted the terms and conditions of the easement if it fails to object to the same within the time specified in the instrument. The easement holder shall be deemed to have accepted the terms and conditions of the easement if it fails to object to the same within the time specified in the instrument.



**McClain Landing  
(Phase VII)**

NOT INCLUDED  
PARCEL 2-A  
H & B S LAND COMPANY  
1500010100000

**LOT 1**  
4.81 ACRES  
(104,705 S.F.)  
**SOLD**

**LOT 2**  
4.25 ACRES  
(84,807 S.F.)

**LOT 3**  
22,627 S.F.

**LOT 4**  
10,598 S.F.

U.S. HIGHWAY 82  
(60' ROW)

U.S. HIGHWAY 31  
(60' ROW)

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

60' ROW

**LOT 1B**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1A**  
0.58 ACRES  
(13,284 S.F.)

**LOT 1C**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1D**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1E**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1F**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1G**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1H**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1I**  
0.15 ACRES  
(3,284 S.F.)

**LOT 1J**  
0.15 ACRES  
(3,284 S.F.)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

McQUEEN SMITH ROAD  
AUTAUGA COUNTY ROAD 75  
(60' ROW)

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING