



COMMERCIAL REAL ESTATE



• Listed Price: See Price List

• Land Size: Parcel 1: <u>+</u> 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: ExcellentListing Type: Exclusive



John C. Stanley, CCIM

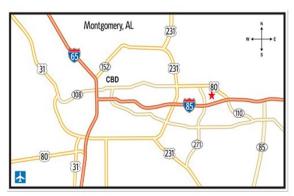
John Stanley & Associates, Inc. 4747 Woodmere Boulevard Montgomery, AL 36106 (334) 271-2475 voice (334) 271-2421 fax

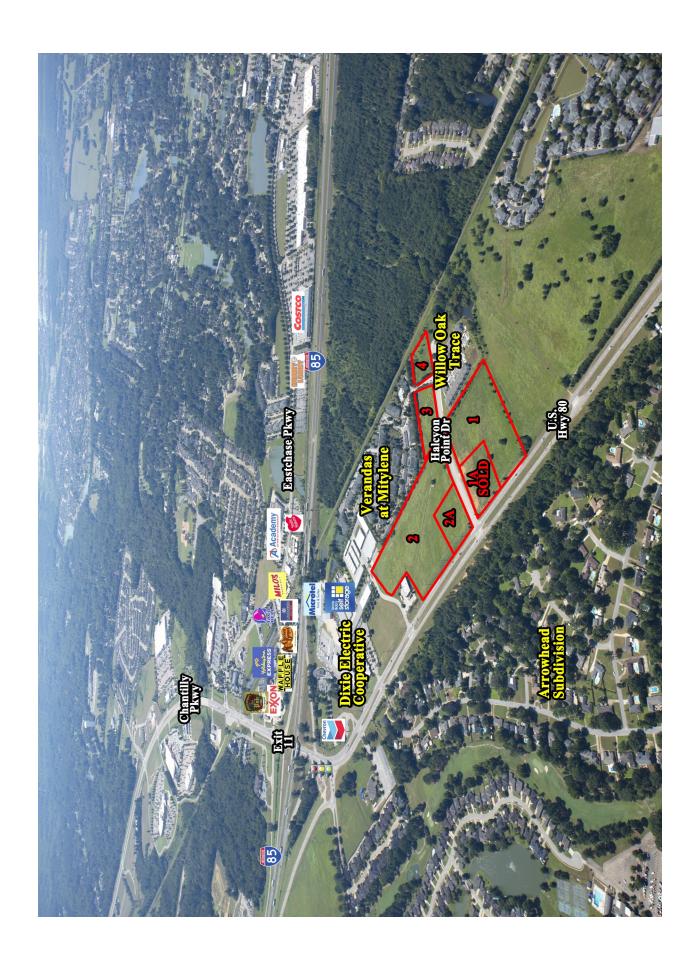
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PRICED TO SELL!

± 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.





PRICING SCHEDULE

(As of 08/23/24)

<u>Parcel</u>	Zoning	Approx. Size	Listed Price
1	B-3	± 6.45 Ac.	\$5.00/S.F.
1A	B-3	<u>+</u> 72,800 S.F.	Sold
2	B-3	<u>+</u> 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.



