



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.



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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.



PRICING SCHEDULE

(As of 08/23/24)

<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.	Sold
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.

