



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**+/- 1.93 Acres**  
**U.S. Hwy 80 and Marler Road**  
**Pike Road, AL 36064**

**FOR SALE**

- **Sale Price:** \$1,260,000.00 (\$15.00/S.F.)
- **Property Size:** ± 1.93 Acres
- **Zoning:** B-2 (Commercial)
- **Best Use:** Fast Food, Convenience Store, Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

Excellent commercial lot located at the SW Corner of U.S. Hwy 80 and Marler Road, Pike Road, AL. Perfect for restaurant, convenience store and other commercial uses. Contact John Stanley, CCIM, at (334) 271-2475 for more information.

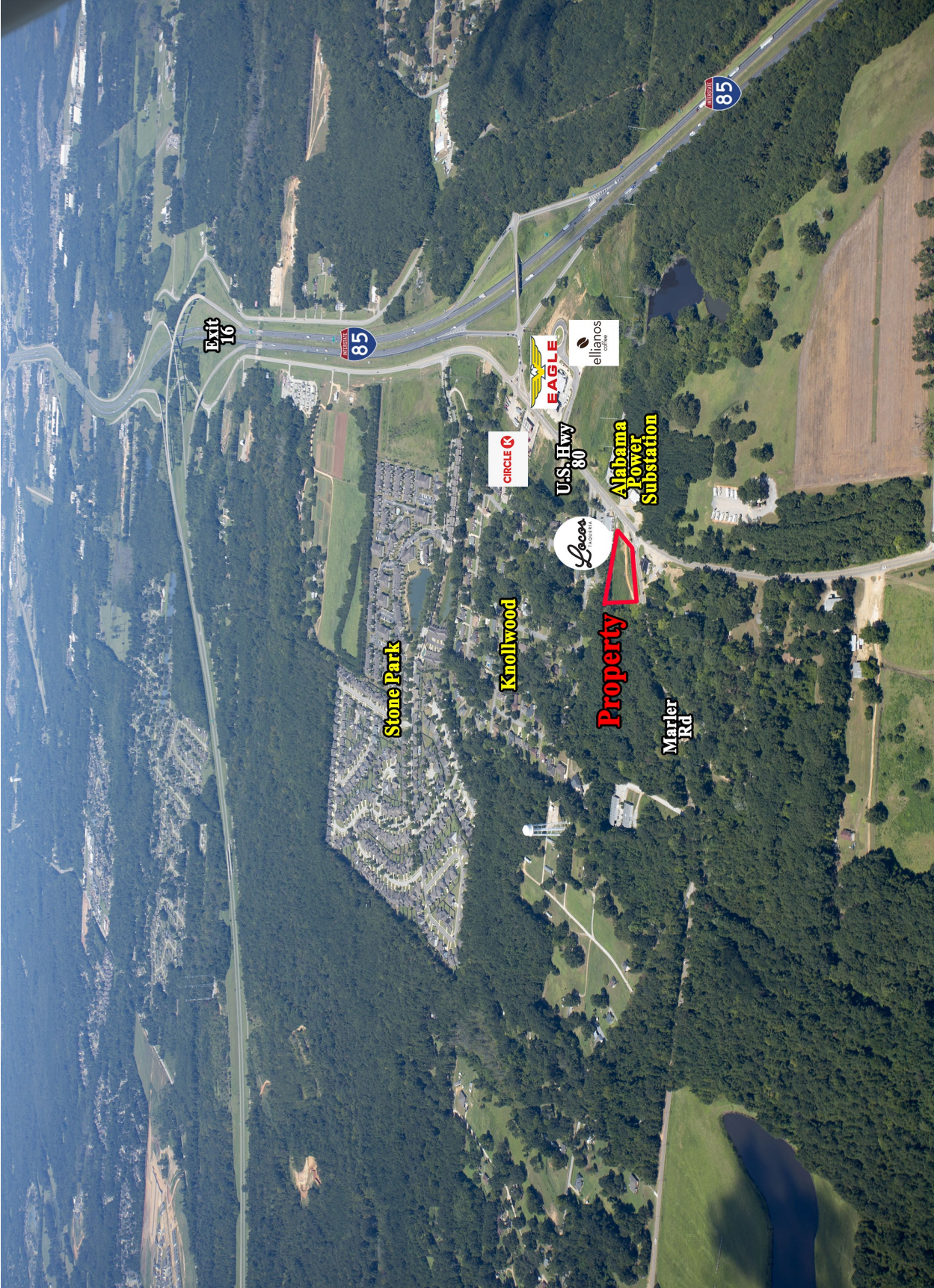


**John C. Stanley, CCIM**  
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal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





Exit 16

85

85

Stone Park

Knollwood

Marler Rd

Property

Alabama Power Substation

EAGLE

CIRCLE K

U.S. Hwy 80

Loco's

eLianos coffee





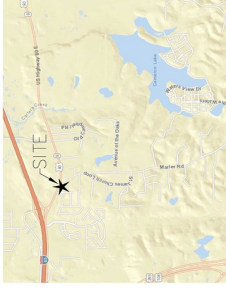




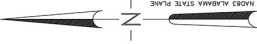


# GEORGIANA CONVENIENCE PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 15, T40P4N, R14S2E, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP



**NOTES:**

- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO UNRECORDED INTERESTS AND/OR RIGHTS OF WAY, ACCORDING TO RECORD.
- EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF GEORGIANA, ALABAMA, FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND SANITARY SEWER LINES AND FOR ACCESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY PART OF THESE EASEMENTS.
- ALL LOTS HAVE IRON PINS INSTALLED AT CORNERS.

**SURVEY NOTES:**

1. ALL LOTS SHOWN ON THIS PLAT ARE HORIZONTAL GROUND SURFACES.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO UNRECORDED INTERESTS AND/OR RIGHTS OF WAY, ACCORDING TO RECORD.

**APPROVAL OF THE TOWN OF PIKE ROAD PLANNING DEPARTMENT**

THIS PLAT HAS BEEN SUBMITTED TO THE TOWN OF PIKE ROAD PLANNING DEPARTMENT, MONTGOMERY COUNTY, ALABAMA, ON \_\_\_\_\_ DATE \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

**APPROVAL OF MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD**

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD, MONTGOMERY COUNTY, ALABAMA, ON \_\_\_\_\_ DATE \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

**APPROVAL BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT**

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE TOWN OF PIKE ROAD PLANNING DEPARTMENT, MONTGOMERY COUNTY, ALABAMA, ON \_\_\_\_\_ DATE \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

**APPROVAL OF THE TOWN OF PIKE ROAD ENGINEER**

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE TOWN OF PIKE ROAD ENGINEER, MONTGOMERY COUNTY, ALABAMA, ON \_\_\_\_\_ DATE \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 36-2-21.

**LEGEND**

- MPT3207L 600207 BEARING / DISTANCE
- IRON PIN FOUND (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- IRON PIN SET (7' NEAR NEW CORNER)

**OWNER'S CERTIFICATE**

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, \_\_\_\_\_, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOIN IN AND SIGN THE ABOVE AND FOREGOING SURVEY AND CERTIFICATE AND HEREBY APPROVE SAID PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**SURVEYOR'S CERTIFICATE**

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, \_\_\_\_\_, SURVEYOR, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALABAMA, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY AS SHOWN AND HAVE FOUND THE SAME TO BE ACCURATE AND CORRECT. I HAVE BEEN LICENSED BY THE BOARD OF SURVEYING AND MAPPING, MONTGOMERY COUNTY, ALABAMA, AND AM A MEMBER IN GOOD STANDING OF THE ALABAMA SURVEYING SOCIETY. I HAVE BEEN LICENSED AS A PROFESSIONAL SURVEYOR SINCE \_\_\_\_\_ DATE \_\_\_\_\_, 2023.

DEED UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC \_\_\_\_\_ BY COMMISSION EXPIRES \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF ALABAMA  
MONTGOMERY COUNTY

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DEED UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC \_\_\_\_\_ BY COMMISSION EXPIRES \_\_\_\_\_

**GRAPHIC SCALE**

1 inch = 50 ft. ( IN FEET )

FAIR PRICE: 22-002

**FLOWERS & WHITE**  
ENGINEERING, L.L.C.

1000 W. UNIVERSITY BLVD., SUITE 100  
MONTGOMERY, AL 36103  
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