



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**± 18.34 Ac. - McQueen Smith Rd & U.S. Hwy 82
Prattville, AL 36066**

FOR SALE

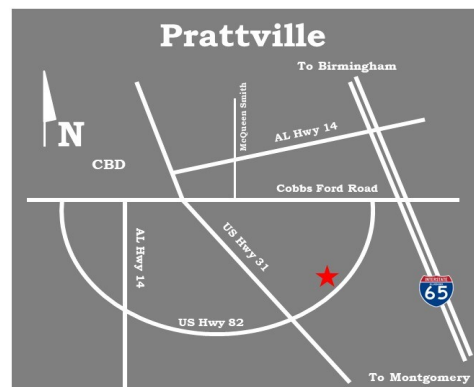
- **Sale Prices:** \$2,650,000.00 (as an Entire Parcel)
- **Land Size:** ± 18.34 Acres
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 15,226 (2021 AADT)
- **Type Listing:** Exclusive

PRICE REDUCED!

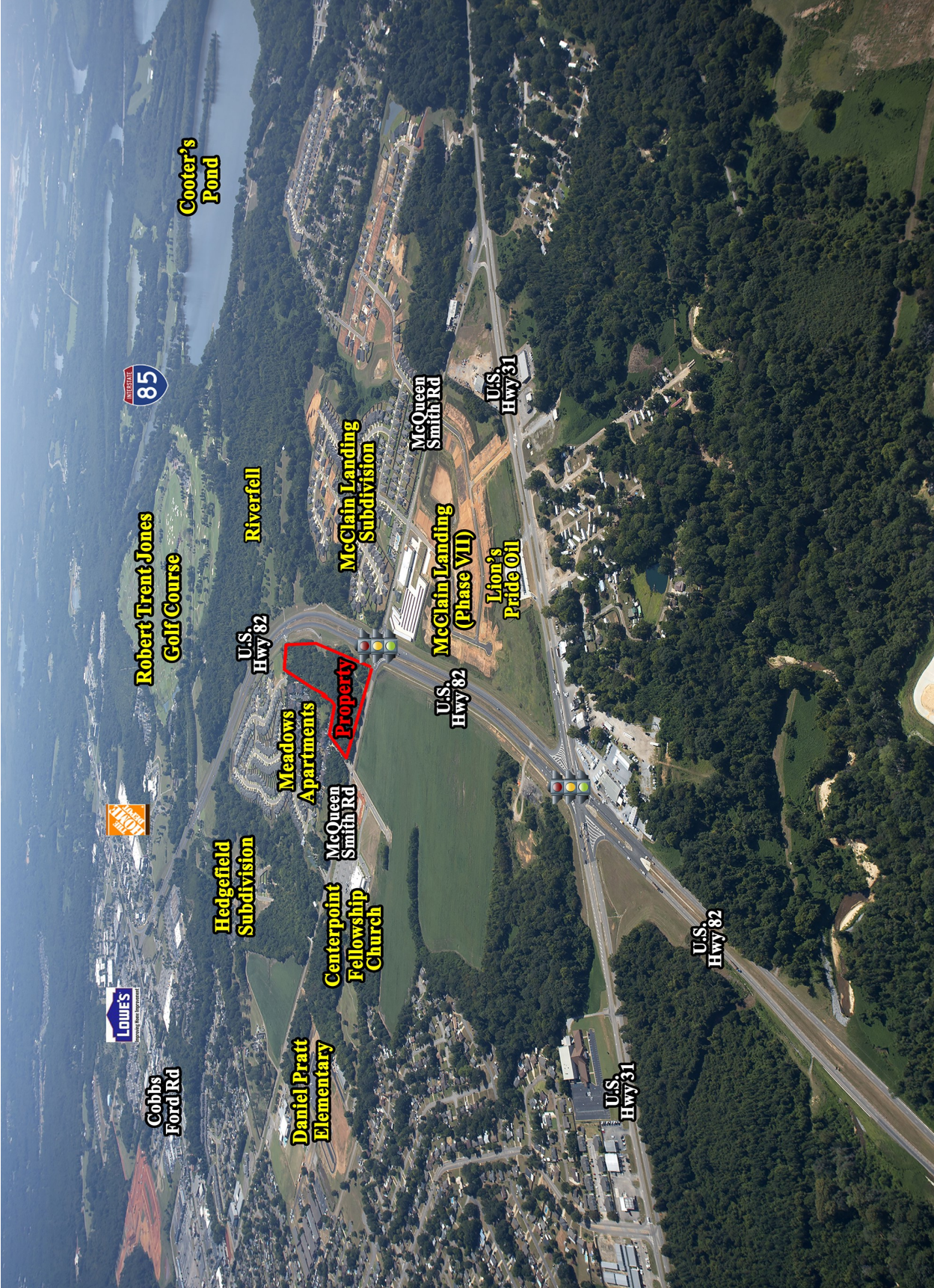
High visibility land parcel located at the NE Corner of McQueen Smith Road and U.S. Hwy 82. Priced as an entire parcel. **OWNER WILL SUBDIVIDE WITH PRICE ADJUSTMENT ACCORDING TO LOCATION AND SIZE OF PARCEL.** Great for retail, commercial and/or institutional uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
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Montgomery, AL 36106
(334) 271-2475 voice
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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.



Cooter's Pond

85

Robert Trent Jones Golf Course

Riverfell

McClain Landing Subdivision

McQueen Smith Rd

U.S. Hwy 31

McClain Landing (Phase VII)

Lion's Pride Oil

U.S. Hwy 82

Meadows Apartments

Property

U.S. Hwy 82

Home Depot

Hedgefield Subdivision

Centerpoint Fellowship Church

McQueen Smith Rd

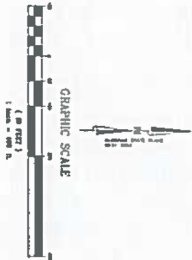
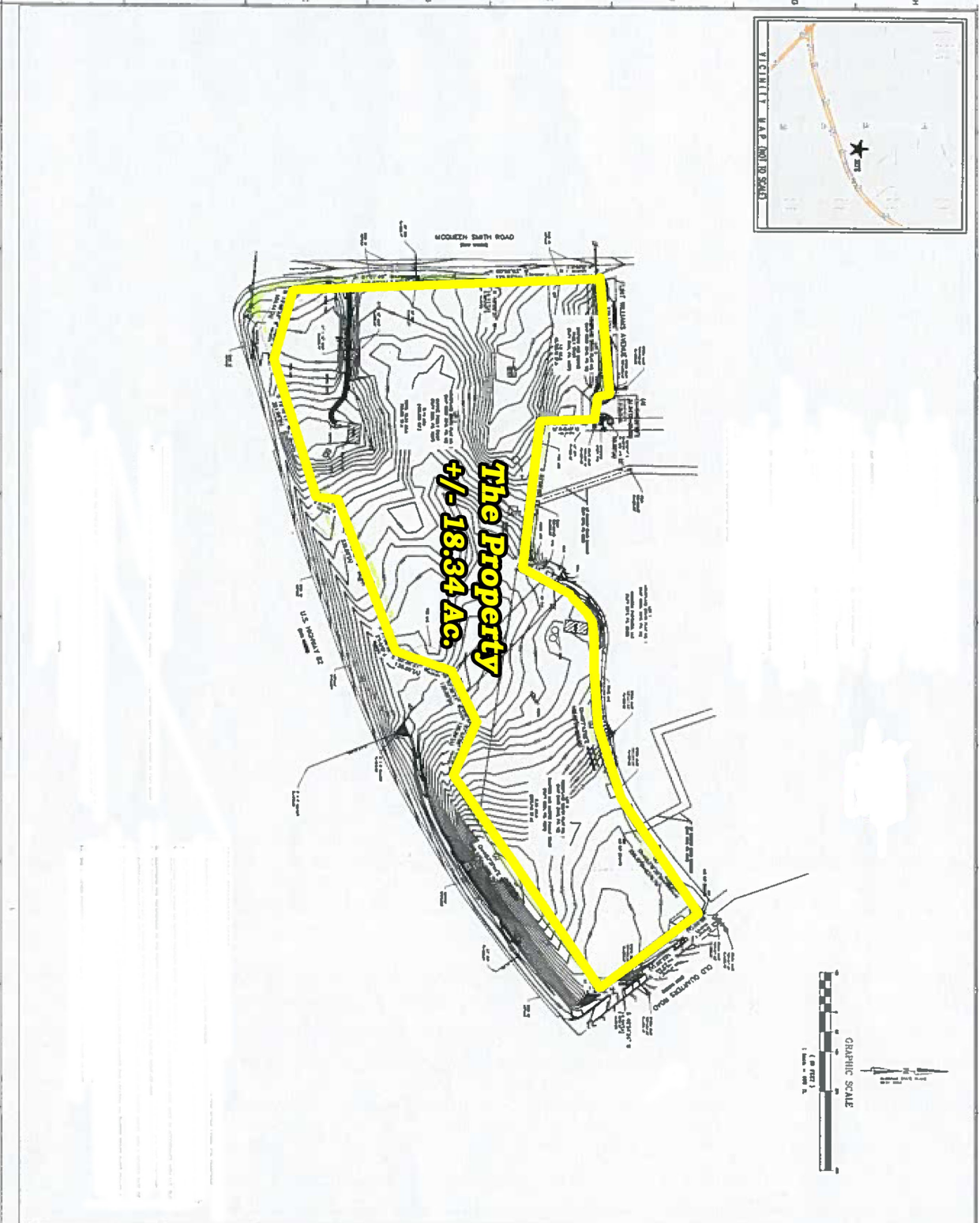
LOWE'S

Cobbs Ford Rd

Daniel Pratt Elementary

U.S. Hwy 31

U.S. Hwy 82



Sheet Title Line 1
 Sheet Title Line 2
 Sheet Title Line 3
 Sheet Title Line 4

SHEET #
 000-000

Project Title Line 1
 Project Title Line 2
 Project Type/Phase
 SEC.-R-
 PROJECT LOCATION
 GMC Project #
 PROJECT #

ISSUE	DATE

DRAWN BY _____
 CHECKED BY _____

2680 East Chase Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
 gmcnetworks.com

GMC
 GOODWYN, MILLS, & CAWOOD, L.L.C.