



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**McQueen Smith Rd & Jay St.
Prattville, AL 36066**

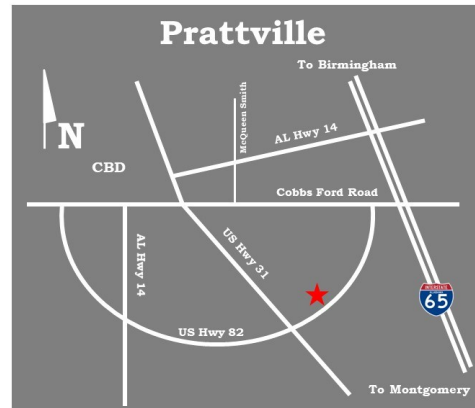
FOR SALE

- **Sale Prices:** Parcel 6: \$300,000.00
Parcel 7: \$425,000.00
- **Land Sizes:** Parcel 6: ± 3.67 Acres
Parcel 7: ± 4.13 Acres
- **Zoning:** Institutional
- **Current Use:** Vacant/Undeveloped
- **Visibility:** Excellent
- **Possession:** Immediate
- **Type Listing:** Exclusive

Two (2) lots zoned for church, school, day care, nursing home or other institutional uses. Parcel 6 fronts Jay Street and Parcel 7 is located at the corner of McQueen Smith Road and Jay Street. Priced as entire parcels. 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
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.



- 1. GENERAL SURVEYING NOTES:
- 2. THIS SURVEY AND DRAWING ARE BEING COMPLETED IN ACCORDANCE WITH THE ALABAMA SURVEYING AND MAPPING ACT AND THE ALABAMA SURVEYING AND MAPPING REGULATIONS, AS AMENDED.
- 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION CONTAINED HEREIN TO BE CORRECT AND ACCURATE.
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SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA

PARCEL 6
H. D. & D. LAND COMPANY
R.P. 53, PAGE 942
179,755 S.F. (4.05 AC)

PARCEL 7
H. D. & D. LAND COMPANY
R.P. 53, PAGE 942
472,925 S.F. (10.82 AC)

ALTAUGA COUNTY ROAD 75
(50' ROW)

ALTAUGA COUNTY ROAD 75
(50' ROW)

SURVEYOR'S CERTIFICATION

I, T. B. BROWN, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Alabama, and that I am the author of the above survey and drawing, and that the same were prepared by me or under my direct supervision and control, and that I am a duly Licensed Professional Engineer in the State of Alabama, and that I am the author of the above survey and drawing, and that the same were prepared by me or under my direct supervision and control.

T. B. BROWN
Professional Engineer License No. 48243
7/21/2024

SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA

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ALTAUGA COUNTY ROAD 75
(50' ROW)

COMMANE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA, AND THE EAST LINE OF THE EAST HALF OF SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA, AND CONTAINING 129 ACRES, 179,755 S.F. (4.05 AC), MORE OR LESS.

CONMANE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH-EAST QUARTER OF SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA, AND THE EAST LINE OF THE EAST HALF OF SECTION 14, T-17-N, R-16-E, ALABAMA COUNTY, ALABAMA, AND CONTAINING 472,925 S.F. (10.82 AC), MORE OR LESS.

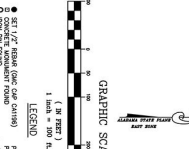
BOUNDARY SURVEY

H D & D LAND COMPANY
PRATTVILLE, ALABAMA

**SEC. 14, T-17-N, R-16-E
PARCELS 6 & 7
GMC Project #CMGM240034**



ISSUE DATE	7/21/24
BOUNDARY	
DRAWN BY: BT	
CHECKED BY: JS	



NOTE: PROPERTY IS NOT LOCATED WITHIN A SPECIAL HAZARD ZONE AND IS SUBJECT TO GENERAL EMERGENCY MANAGEMENT PLANNING. CONTACT THE LOCAL EMERGENCY MANAGEMENT AGENCY (E911) FOR FURTHER INFORMATION.

DATE: 07/21/2024

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Montgomery, AL 36117
T 334.271.3200
GMC NETWORK.COM

GOODWIN MILLS CAWOOD, LLC.