



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**+ 42.3 Acres - U.S. Hwy 31 & 82
Prattville, AL 36067**

FOR SALE

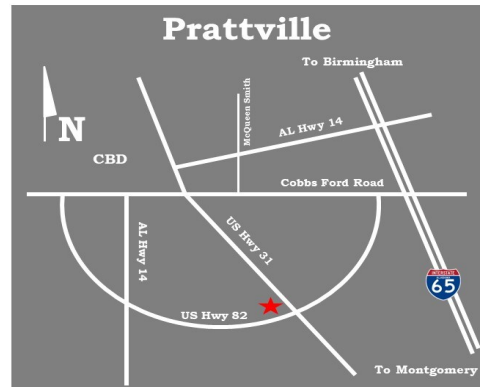
- **Sale Price:** \$2,250,000.00
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail/Church
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 18,058 (2023 AADT) Hwy 31
14,131 (2023 AADT) Hwy 82
- **Type of Listing:** Exclusive

PRICED TO SELL!

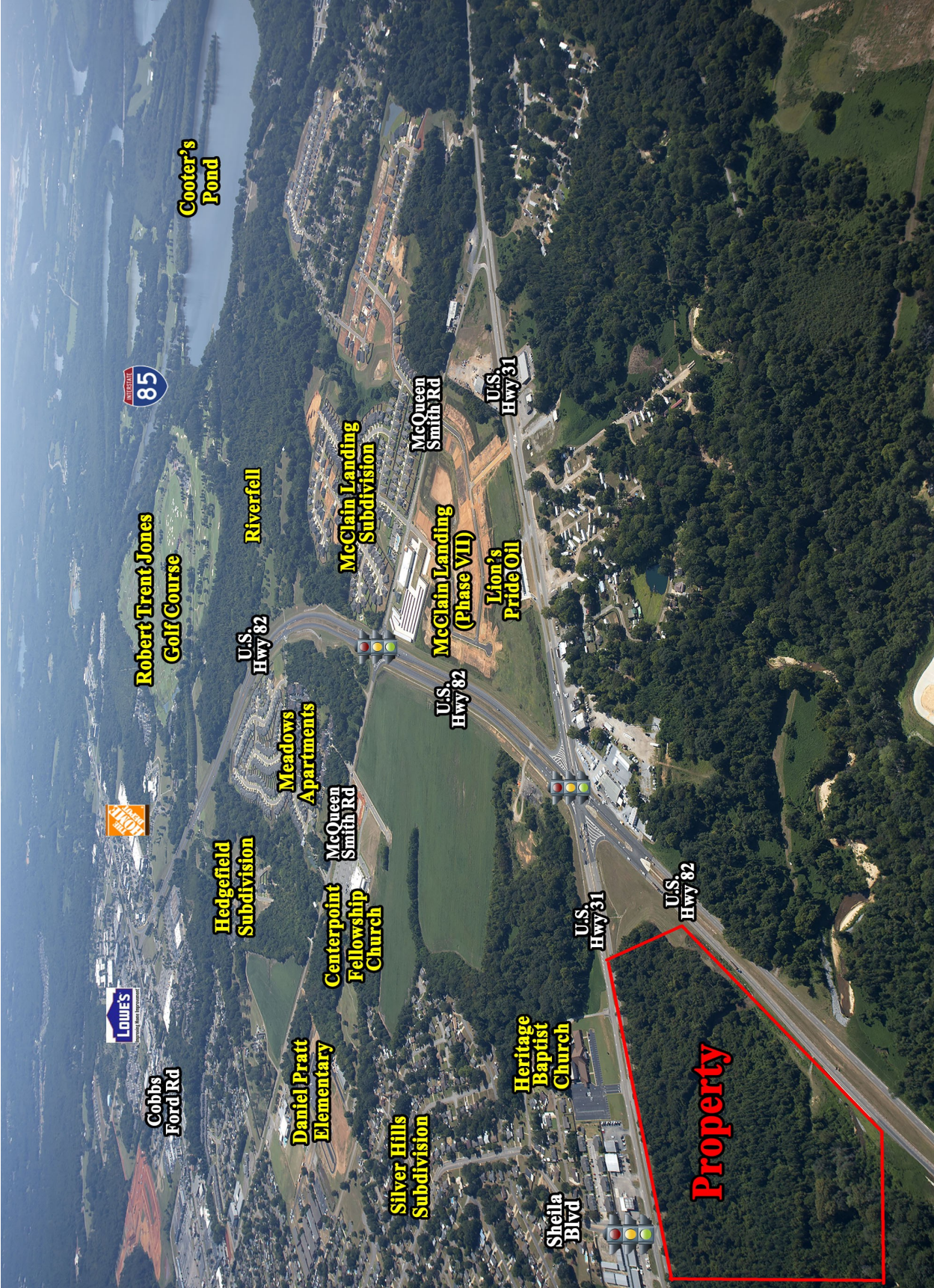
High visibility property at intersection of U.S. Hwy 31 and 82. Property priced as an entire parcel. Approximately +/- 23.21 acres of usable land. Traffic light at Sheila Blvd. Great location for retail, commercial or institutional use. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John 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.



LOWIERS

HOME DEPOT

85

Robert Trent Jones
Golf Course

Cooter's
Pond

Cobbs
Ford Rd

Hedgefield
Subdivision

Daniel Pratt
Elementary

Centerpoint
Fellowship
Church

Silver Hills
Subdivision

U.S.
Hwy 82

Riverfell

Meadows
Apartments

McClain Landing
Subdivision

McQueen
Smith Rd

McClain Landing
(Phase VII)

U.S.
Hwy 31

Lion's
Pride Oil

Heritage
Baptist
Church

Sheila
Blvd

U.S.
Hwy 31

U.S.
Hwy 82

Property

