



COMMERCIAL REAL ESTATE



Listed Price: See Price List

Land Size: Parcel 1: \pm 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



John C. Stanley, CCIM John Stanley & Associates, Inc. 4747 Woodmere Boulevard Montgomery, AL 36106 (334) 271-2475 voice (334) 271-2421 fax

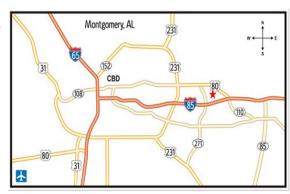
jstanley@johnstanleyassociates.com www.johnstanleyassociates.com

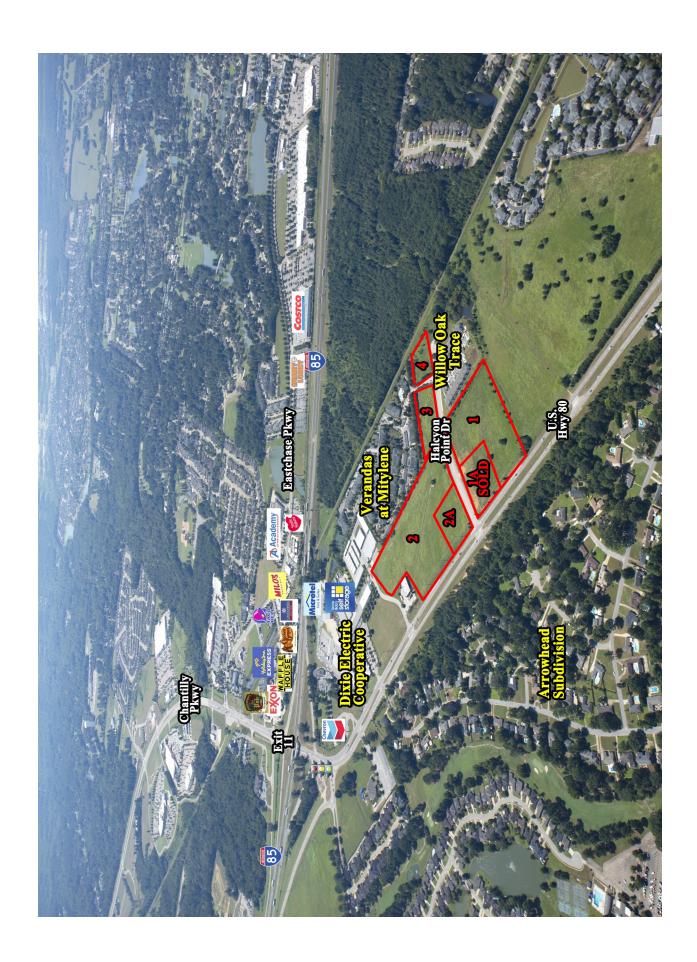
JOHN STANLEY &

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.

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.





PRICING SCHEDULE

(As of 09/23/24)

<u>Parcel</u>	Zoning	Approx. Size	Listed Price
1	B-3	<u>+</u> 6.45 Ac.	\$4.00/S.F.
1 A	B-3	± 72,800 S.F.	Sold
2	B-3	<u>+</u> 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.



