



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



PRICE REDUCED

**Property
+/- 3.0 Ac.**

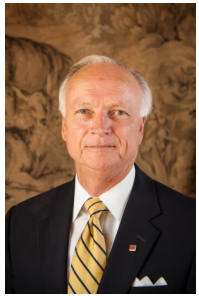
**+/- 3.0 Ac. Lot - Woods Crossing
Montgomery, AL 36106**

FOR SALE

- **Sales Price:** \$395,000.00
- **Land Size:** ± 3.0 Acres
- **Zoning:** B-3
- **Best Use:** Hotel, Commercial, Storage
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

Excellent commercial lot with frontage on I-85 (Exit 6) and one (1) block off Carmichael Road. Great for hotel, commercial, office or other business use. Contact John Stanley, CCIM, for more information at (334) 271-2475.

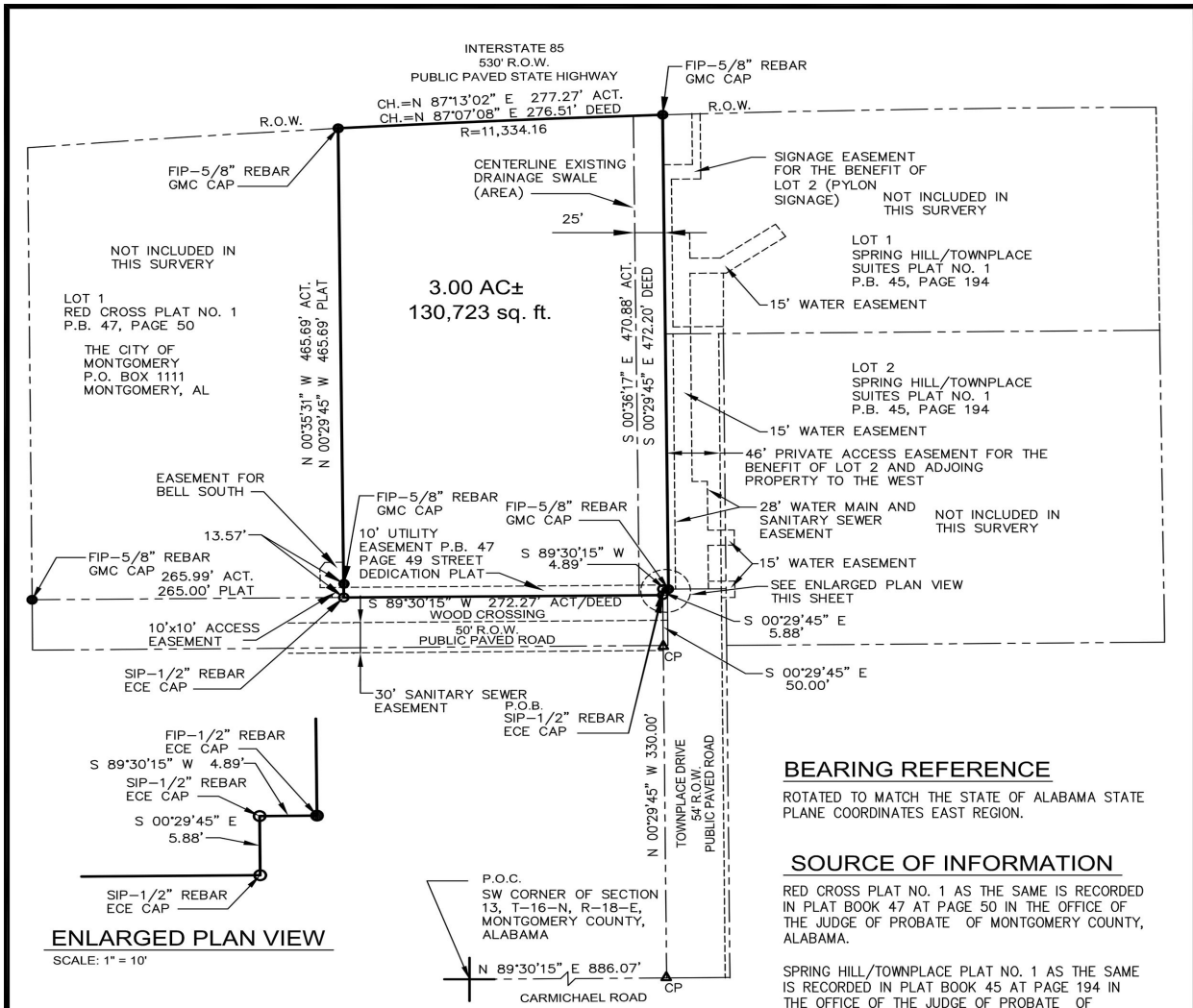


John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com



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.





ENLARGED PLAN VIEW
 SCALE: 1" = 10'

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN N 89°30'15" E, 886.07 FEET TO A POINT ON THE WEST R.O.W. OF TOWNE PLACE, (50' R.O.W. PUBLIC PAVED ROAD); THENCE RUN ALONG THE SAID WEST R.O.W. N 00°29'45" W, 330.00 FEET TO A POINT LYING AT THE INTERSECTION OF SAID WEST R.O.W. AND THE SOUTH R.O.W. OF WOODS CROSSING, (50' R.O.W. PUBLIC PAVED ROAD); THENCE LEAVING SAID SOUTH R.O.W., N 00°29'45" W, 50.00 TO AN IRON PIN, (1/2" ECE CAP), ON THE NORTH R.O.W. OF WOODS CROSSING, (50' R.O.W. PUBLIC PAVED ROAD), AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S 89°30'15" W, 272.27 FEET TO AN IRON PIN, (1/2" REBAR ECE CAP); THENCE LEAVING NORTH R.O.W., N 00°35'31" W, 465.69 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP), ON THE SOUTH R.O.W. OF INTERSTATE HIGHWAY NO. 85, (530' R.O.W. PUBLIC PAVED STATE HIGHWAY); THENCE ALONG SAID SOUTH R.O.W. IN A CURVE CONCAVE RIGHT AT A RADIUS=11,334.16 FEET AT A CHORD, CH=N 87°13'02" E, 277.27 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP); THENCE LEAVING SAID SOUTH R.O.W., S 00°36'17" E, 470.88 FEET TO AN IRON PIN, (5/8" REBAR GMC CAP); THENCE S 89°30'15" W, 4.89 FEET TO AN IRON PIN, (1/2" REBAR ECE CAP); THENCE S 00°29'45" W, 5.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 13, T-16-E, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 3.00 ACRES, MORE OR LESS.

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

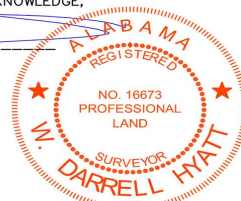
"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

W. DARRELL HYATT
 ALABAMA LICENSE NUMBER: 16673,
 DATE: JUNE 3, 2019

ECE SURVEYING & DESIGN LLC
 540 SOUTH PERRY STREET, SUITE #5
 MONTGOMERY, ALABAMA 36104
 PH (334) 271-4092 & 334-263-0450
 EMAIL: WDH@7759@t.net

COPYRIGHTED BY ECE SURVEYING & DESIGN LLC. NO PART OF THIS DRAWING MAY BE COPIED, ADDED TO, ALTERED OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF ECE SURVEYING & DESIGN LLC. THIS SURVEY AND DRAWING IS NOT VALID UNLESS SEALED WITH ORIGINAL EMBOSSED OR ORIGINAL STAMPED INK SEAL OF SURVEYOR.

C:\ECE-2019\WOODSCRXG\WOODSCRXG.DWG DRAWN BY: BGW



LEGEND

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- △ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- ✕ FP - FENCE POST
- ⊕ PP - POWER POLE
- POINT OF COMMENCEMENT
- Esm'l - EASEMENT
- San. Swr. - SANITARY SEWER
- UHL - UTILITY
- BL - BUILDING LINE

SCALE: 1" = 100'