



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



938 U.S. Hwy 231
Wetumpka, AL 36093

FOR SALE

- Sales Price: \$230,000.00 (\$4.09/S.F.)
- Land Size: ± 1.29 Acres (± 193' x ± 300')
- Zoning: B-2
- Best Use: Commercial, Retail, Car Lot
- Visibility: Excellent
- Possession: Immediate
- Visibility: Excellent
- Traffic Count: 31,276 (2022 AADT)
- Listing Type: Exclusive

GREAT OPPORTUNITY!

Excellent Commercial Lot with ± 193' of frontage along U.S. Hwy 231. Lot is zoned B-2 and can be developed for most any commercial use (Fireworks and Gas Stations are restricted). Located between Raceway and Big Daddy's Fireworks. Site may also be accessed from adjacent 60' wide access easement so a curb cut on Hwy 231 may not be required. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



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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.

BOUNDARY SURVEY

DESCRIPTION:

COMMENCE AT A 1/2" SQUARE IRON ROD FOUND AT THE SE CORNER OF SECTION 7, T17N, R19E, ELMORE COUNTY, ALABAMA; THENCE RUN N00°33'11"W ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 539.98 FEET TO A 1/2" REBAR (CAPPED "SPEAKS") FOUND; THENCE LEAVING SAID EAST LINE RUN S34°51'48"W, A DISTANCE OF 116.94 FEET TO A 1" CRIMPED TOP PIPE FOUND; THENCE RUN N45°14'05"W, A DISTANCE OF 354.63 FEET TO A 1/2" REBAR (CAPPED "SPEAKS") FOUND; THENCE RUN S89°43'00"W, A DISTANCE OF 200.17 FEET TO A 1/2" REBAR (CAPPED "SPEAKS") FOUND; SAID REBAR BEING THE POINT OF BEGINNING; THENCE RUN S41°56'33"W, A DISTANCE OF 181.78 FEET TO A 1/2" REBAR (CAPPED "CA-1037") FOUND; THENCE RUN N47°31'15"W, A DISTANCE OF 300.00 FEET TO A 1/2" REBAR (CAPPED "CA-1037") FOUND ON THE SOUTHEASTERLY RIGHT OF WAY (180 FEET IN-WIDTH) OF U.S. HIGHWAY 231 (ALABAMA DEPT. OF TRANSPORTATION PROJECT NO. F-88 (2)); THENCE RUN N42°17'56"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 70.34 FEET TO A CONCRETE MONUMENT (STAMPED "TS-434+06.11") FOUND; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND SPIRAL CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N41°54'17"E, 122.78 FEET TO A 1/2" REBAR (CAPPED "SPEAKS") FOUND; THENCE LEAVING SAID RIGHT OF WAY RUN S45°21'12"E, A DISTANCE OF 299.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY LIES IN THE SE 1/4 OF SECTION 7, T17N, R19E, ELMORE COUNTY, ALABAMA AND CONTAINS 1.29 ACRES, MORE OR LESS.

STATE OF ALABAMA)
ELMORE COUNTY)

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. ACCORDING TO MY SURVEY THIS THE 20th DAY OF JULY, 2020.

D. Shane Drake
D. SHANE TRAYLOR PLS
ALABAMA LICENSE NO. 23431



LEGEND

SYMBOL	ITEM
()	DEED BEARINGS/DISTANCES
○	IRON PIN FOUND (AS NOTED)
□	CONCRETE MONUMENT FOUND
○	POWER POLE
⊕	GUY ANCHOR
⊙	SANITARY SEWER MANHOLE
—SS—	SEWER LINE
—P—	OVERHEAD POWER LINE
—x—x—x—	FENCE LINE
— — — —	EASEMENT (AS NOTED)
— — — —	SUBJECT PROPERTY LINE
— — — —	ADJACENT PROPERTY LINE
— — — —	RIGHT OF WAY LINE

NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION REGARDING THE EXISTENCE OR EXTENT OF WETLANDS FOR THE PROPERTY SHOWN HERON.
2. ALL FIELD WORK COMPLETED ON 07/17/2020
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.
4. BEARINGS AND COORDINATES ARE BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011) AND DERIVED BY THE USE OF GPS USING THE ALDOT CORS NETWORK.

DRAWN: DWMA CHECKED: DST CREW CHIEF: DST DATE: 07/17/2020 PROJECT NO.: 20111 SCALE: 1"=60' REFERENCE DATUM: NAD83 (2011), ALABAMA STATE PLANE - EAST ZONE

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