



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



701-745 W. Fairview Avenue
Montgomery, AL 36105

FOR SALE

- **Sale Price:** \$995,000.00
- **Land Size:** ± 4.55 Ac.
- **Zoning:** B-2 (General Business)
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 95,365 (2023 AADT @ I-65)
- **Listing Type:** Exclusive

PRICED TO SELL!

Outstanding ± 4.55 Acre lot at intersection of I-65 (Exit 170), West Fairview Avenue and Gaston Avenue. Traffic signal access. ± 345' of frontage with ± 410' of depth. Zoned B-2. Great location for QSR, Convenience Store/Gas, and other commercial uses. Directly across from McDonald's. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
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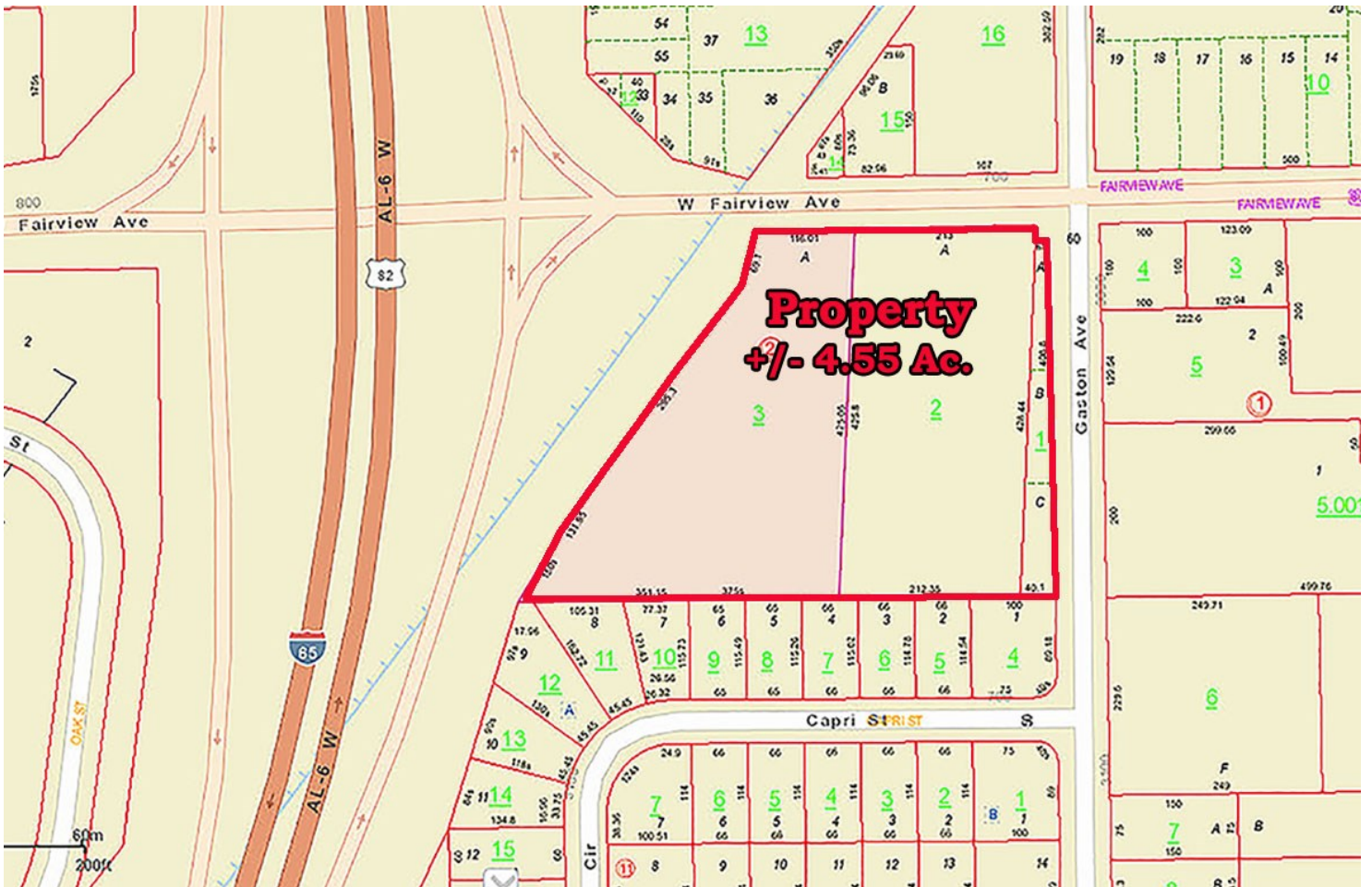
All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

Looking East

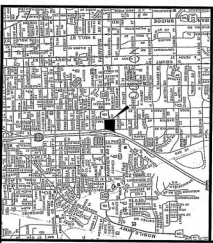


Looking North

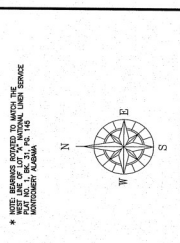




BOUNDARY SURVEY FOR PARCELS "A", "B", & "C" LOCATED AT THE INTERSECTION OF INTERSTATE I-65 AND FAIRVIEW AVENUE LOCATION IN THE NE 1/4 OF THE SW 1/4 OF SECTION 24 T-16-N, R-17-E MONTGOMERY COUNTY, ALABAMA



NOTE: BARRIERS SHOULD BE PLACED TO MARK THE CORNER OF THE SURVEYED LOTS AND THE INTERSECTION OF THE SURVEYED LOTS WITH THE ADJACENT HIGHWAY.



- LEGEND:**
- ASPHALT
 - CONCRETE
 - FOUND IRON PIN
 - SET (BORN IN THE CARROT) 1/2" CH-0007-1-15
 - CALCULATED POINT
 - FENCE CORNER
 - FENCE
 - SET NAIL
 - FOUND CONCRETE MARKER
 - POWER POLE / USE / OUT
 - WATER METER
 - VALVE
 - TELEPHONE BOX
 - CABLE BOX
 - SIGN
 - LIGHT POLE
 - CLEARCUT
 - FIRE HYDRANT
 - INLET
 - SEWAGE TREATMENT PLANT
 - STORM MANHOLE
 - PLAT DIMENSIONS
 - BOUNDARY
 - MONITORING WELL

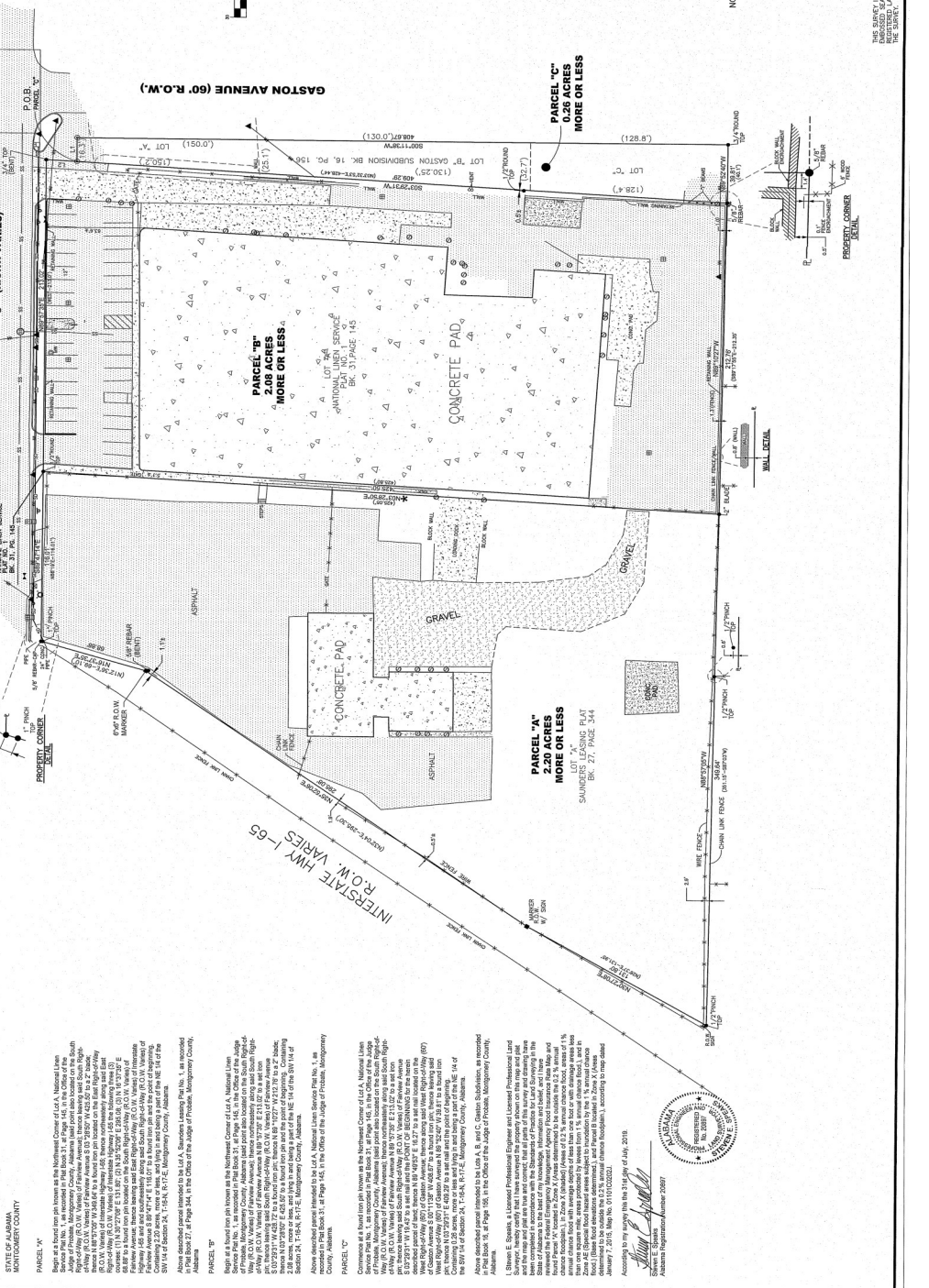
NOTE: ALL IMPROVEMENTS NOT SHOWN

LINE	BEARING	DISTANCE
L1	N89°45'27" E	19.27'
L2	S89°45'27" W	19.27'
L3	S00°00'00" W	19.27'

THIS SURVEY IS NOT VALID WITHOUT ANY RECORDED LAND SURVEY OR RECORDED INSTRUMENT IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, ALABAMA.

LABRY E. SPEARS
REGISTERED PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, ALABAMA
NO. 15144

DATE: 07/27/2018



PARCEL "A"
Parcel "A" is a bounded parcel known as the Northeast Corner of Lot A, National Loan Subdivision, Plat No. 1, as recorded in the Public Records of Montgomery County, Alabama, Book 148, Page 155. It is the 0.066 of the South 1/4 of the Northeast 1/4 of Section 24, Township 16-N, Range 17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate I-65, on the east by the right-of-way of Fairview Avenue, on the south by the right-of-way of Gaston Avenue, and on the west by the right-of-way of Interstate I-65. The parcel is 2.20 acres in area.

PARCEL "B"
Parcel "B" is a bounded parcel known as the Northeast Corner of Lot B, National Loan Subdivision, Plat No. 1, as recorded in the Public Records of Montgomery County, Alabama, Book 148, Page 155. It is the 0.066 of the South 1/4 of the Northeast 1/4 of Section 24, Township 16-N, Range 17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate I-65, on the east by the right-of-way of Fairview Avenue, on the south by the right-of-way of Gaston Avenue, and on the west by the right-of-way of Interstate I-65. The parcel is 2.08 acres in area.

PARCEL "C"
Parcel "C" is a bounded parcel known as the Northeast Corner of Lot C, National Loan Subdivision, Plat No. 1, as recorded in the Public Records of Montgomery County, Alabama, Book 148, Page 155. It is the 0.066 of the South 1/4 of the Northeast 1/4 of Section 24, Township 16-N, Range 17-E, Montgomery County, Alabama. The parcel is bounded on the north by Interstate I-65, on the east by the right-of-way of Fairview Avenue, on the south by the right-of-way of Gaston Avenue, and on the west by the right-of-way of Interstate I-65. The parcel is 0.26 acres in area.

LABRY E. SPEARS
REGISTERED PROFESSIONAL ENGINEER
MONTGOMERY COUNTY, ALABAMA
NO. 15144

DATE: 07/27/2018

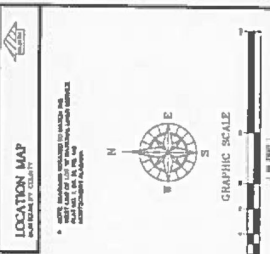
**GASTON PLAT NO. 2
BEING A REPLAY OF LOT "A"
SAUNDERS LEASING PLAT (PB 27, PAGE 344), LOT "A"
NATIONAL LINEN SERVICE PLAT NO. 1 (PB 31, PAGE 145,
AND LOTS "A, B, AND C" GASTON SUBDIVISION (PB 16, PAGE 156)
LOCATED AT THE INTERSECTION
OF INTERSTATE I-65 AND FAIRVIEW AVENUE
LOCATION IN THE NE 1/4 OF THE SW 1/4
OF SECTION 24 T-16-N, R-17-E
MONTGOMERY COUNTY, ALABAMA**

THE STATE OF ALABAMA, COUNTY OF MONTGOMERY, BEING A REPLAY OF LOT "A" SAUNDERS LEASING PLAT (PB 27, PAGE 344), LOT "A" NATIONAL LINEN SERVICE PLAT NO. 1 (PB 31, PAGE 145, AND LOTS "A, B, AND C" GASTON SUBDIVISION (PB 16, PAGE 156) LOCATED AT THE INTERSECTION OF INTERSTATE I-65 AND FAIRVIEW AVENUE LOCATION IN THE NE 1/4 OF THE SW 1/4 OF SECTION 24 T-16-N, R-17-E MONTGOMERY COUNTY, ALABAMA.

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

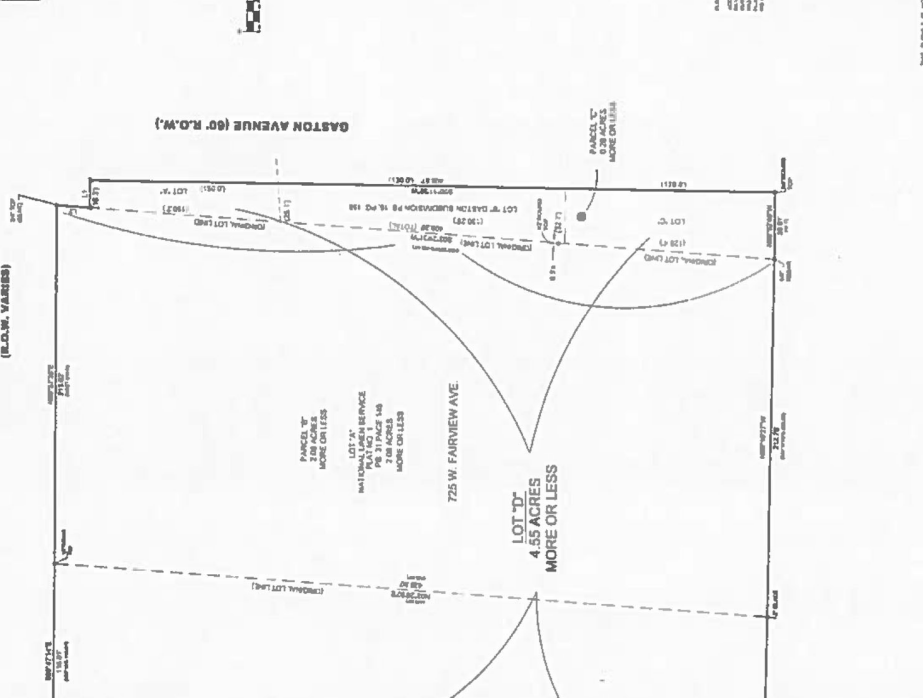
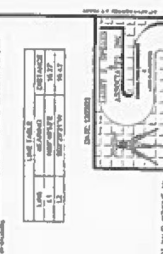
Notary Public in and for the State of Alabama



- LEGEND**
- COUNTY DATA FILE
 - SET BACK PER 177 (ALABAMA TITLE ACT)
 - CALCULATED PERIMETER
 - FOUND MARK
 - FOUND CORNER MARKER
 - PUT DUMPSITE

AREA TABLE

AREA	ACRES	FEET
1	1.1	117.0
2	1.2	127.0
3	1.3	137.0
4	1.4	147.0
5	1.5	157.0



SAUNDERS LEASING PLAT (PB 27, PAGE 344), LOT "A" NATIONAL LINEN SERVICE PLAT NO. 1 (PB 31, PAGE 145, AND LOTS "A, B, AND C" GASTON SUBDIVISION (PB 16, PAGE 156) LOCATED AT THE INTERSECTION OF INTERSTATE I-65 AND FAIRVIEW AVENUE LOCATION IN THE NE 1/4 OF THE SW 1/4 OF SECTION 24 T-16-N, R-17-E MONTGOMERY COUNTY, ALABAMA.

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Alabama