



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



BILLINGSLEY PLACE - Lot 2A & 3
Taylor Road - Montgomery, AL 36116

FOR SALE

- **Listed Price:** Lot 2A - \$ 850,000.00
Lot 3 - \$1,290,000.00
- **Lot Size:** Lot 2A - \pm 60,719 S.F.
Lot 3 - \pm 80,822 S.F.
- **Zoning:** B-3
- **Best Use:** Commercial
- **Accessibility:** Excellent @ Intersection
- **Traffic Count:** 26,496 (2023 AADT)
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

Excellent commercial lots at Billingsley Place fronting Taylor Road. Zoned B-3. All utilities provided. Both lots are subject to Declaration of Restrictions and Protective Covenants. Perfect for convenience/gas, QSR, retail and other commercial uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.

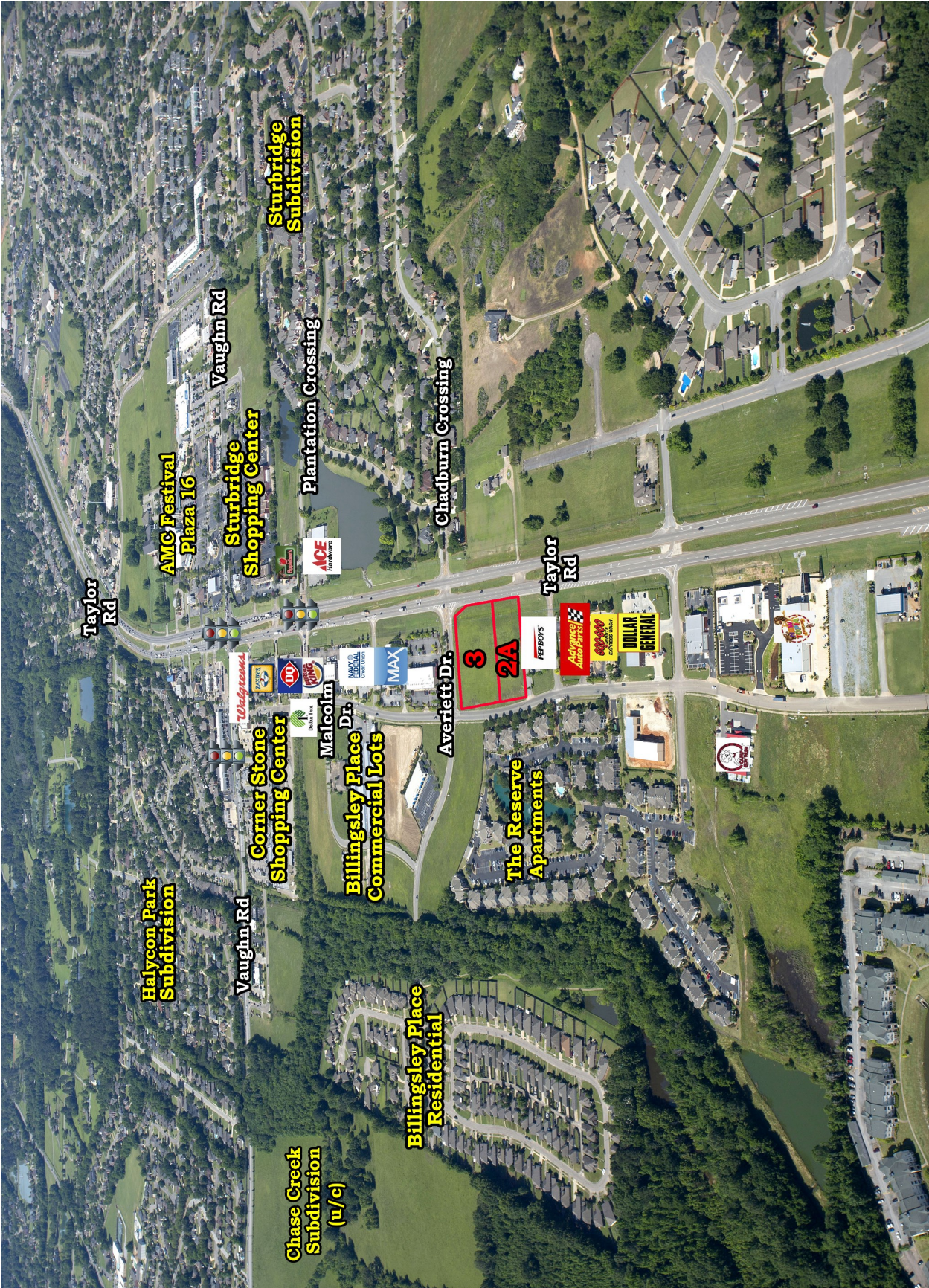


John Stanley, CCIM
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without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

02/28/25



STATE OF ALABAMA)
MONTGOMERY COUNTY)

LOT SURVEY

58°10'22"W
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1B

MALCOLM DRIVE
(54' RIGHT OF WAY)

10' UTILITY
EASEMENT

CURVE DATA
R=2473.00'
L=223.92'
CH.=N07°22'43"W
223.85'

LOT 1A
BLOCK "B"
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1B
PLAT BOOK 52, PAGE 57

N88°10'22"E
284.10'

**LOT 2A
BLOCK "B"**
60,719 SQUARE FEET
MORE OR LESS

284.10'
S89°10'22"W

LOT 3
BLOCK "B"
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1
PLAT BOOK 49, PAGE 90

10' BEAUTIFICATION
EASEMENT

20' WATER
EASEMENT

222.38'
S00°49'38"E

165.00' TO RESERVE DRIVE

TAYLOR ROAD
(RIGHT OF WAY VARIES)

Foregoing is a true and correct map of Lot 2A in Block B according to the Plot of BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1B as recorded in the Office of the Judge of Probate of Montgomery County, Al in Book 52 at Page 57.

SCALE 1" = 50 FEET

DATE OF FIELD SURVEY 04-4-08

TYPE OF SURVEY LOT SURVEY

LEGEND

- IRON PIN FOUND AS NOTED
- () PLAT BEARING / DISTANCE

Date Drawn
04-07-08
Drawn by
WSM
Checked by
HKW
Job No.
08-035



H. KENNETH WHITE & ASSOCIATES, INC.
Civil Engineering • Land Surveying • Land Planning
P.O. BOX 80000 • MONTGOMERY, ALABAMA 36108-0000
4119 LINDA STREET - SUITE B • MONTGOMERY, ALABAMA 36108
PHONE: (205) 270-0880 • FAX: (205) 270-8488 • WWW.HKW.COM

I HEREBY STATE 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.S. Matthews

WILLIAM S. MATTHEWS - ALABAMA REG. NO. 25960



Sheet
1 of 1

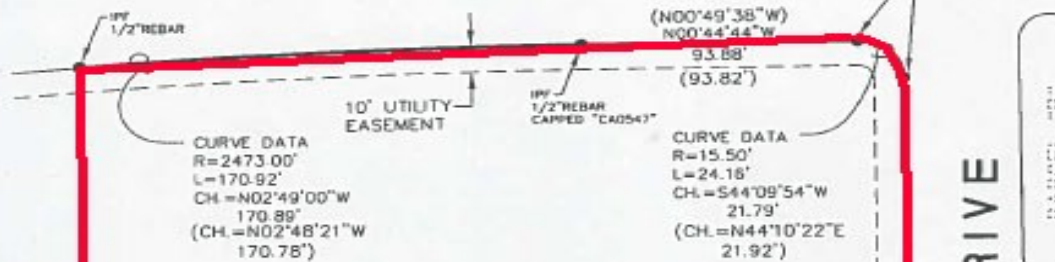
STATE OF ALABAMA
MONTGOMERY COUNTY

LOT SURVEY

S89°10'22"W
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1
LOT 1

LOT 2
BLOCK "E"

MALCOLM DRIVE

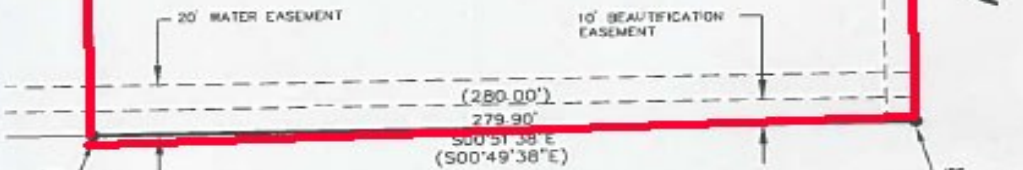


LOT 3

1.86 ACRES MORE OR LESS
80,822 SQUARE FEET

BLOCK "B"

AVERIETT DRIVE



TAYLOR ROAD

Foregoing is a true and correct map of Lot 3 in Block B according to the Plat of BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1 as recorded in the Office of the Judge of Probate of Montgomery County, Al in Book 49 at Page 90

SCALE 1" = 50 FEET	DATE OF FIELD SURVEY 09-14-06	TYPE OF SURVEY LOT SURVEY
LEGEND ● IRON PIN FOUND AS NOTED () PLAT BEARING / DISTANCE	Date Drawn 9-15-06 Drawn by WSM Checked by HKW Job No. 06-069	H. KENNETH WHITE & ASSOCIATES, INC. Civil Engineering • Land Surveying • Land Planning P.O. BOX 20006 • MONTGOMERY, ALABAMA 36120-0006 4170 GULF DR. • SUITE 9 • MONTGOMERY, ALABAMA 36108 PHONE: (204) 877-9961 • FAX: (204) 270-5484 • WWW.HKWWHITE.COM I HEREBY STATE 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. <i>H. Kenneth White</i> H. KENNETH WHITE - ALABAMA REG. NO. 11176
SHEET 1 of 1		

