



JOHN STANLEY  
&  
ASSOCIATES

## COMMERCIAL REAL ESTATE



### Atlanta Highway - U.S. 80 Property Montgomery, AL 36117

# FOR SALE

- **Listed Price:** See Price List
- **Land Size:**
  - Parcel 1:  $\pm 6.45$  Ac.
  - Parcel 1A: **Sold**
  - Parcel 2:  $\pm 14.16$  Ac.
  - Parcel 2A:  $\pm 60,000$  S.F.
  - Parcel 3:  $\pm 2.55$  Ac.
  - Parcel 4:  $\pm 1.78$  Ac.
- **Interstate:** I-85 (Exit 11)
- **Zoning:** B-2 & B-3 (Highway Commercial)
- **Best Use:** Retail/Bank/Restaurant/Church
- **Accessibility:** Excellent
- **Listing Type:** Exclusive

### PRICED TO SELL!

$\pm 26$  Acres of B-2 and B-3 zoned property located on Atlanta Highway/U.S. 80 with  $\pm 1,345$  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.



**John C. Stanley, CCIM**  
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## PRICING SCHEDULE

(As of 05/02/25)

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





