



## COMMERCIAL REAL ESTATE



**Listed Price: See Price List** 

**Land Size:** Parcel 1:  $\pm$  6.45 Ac.

Parcel 1A: Sold

Parcel 2: +14.16 Ac. Parcel 2A: ± 60,000 S.F. Parcel 3: +2.55 Ac. Parcel 4: + 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** 

#### JOHN STANLEY John C. Stanley, CCIM John Stanley & Associates, Inc. & 4747 Woodmere Boulevard Montgomery, AL 36106 (334) 271-2475 voice (334) 271-2421 fax

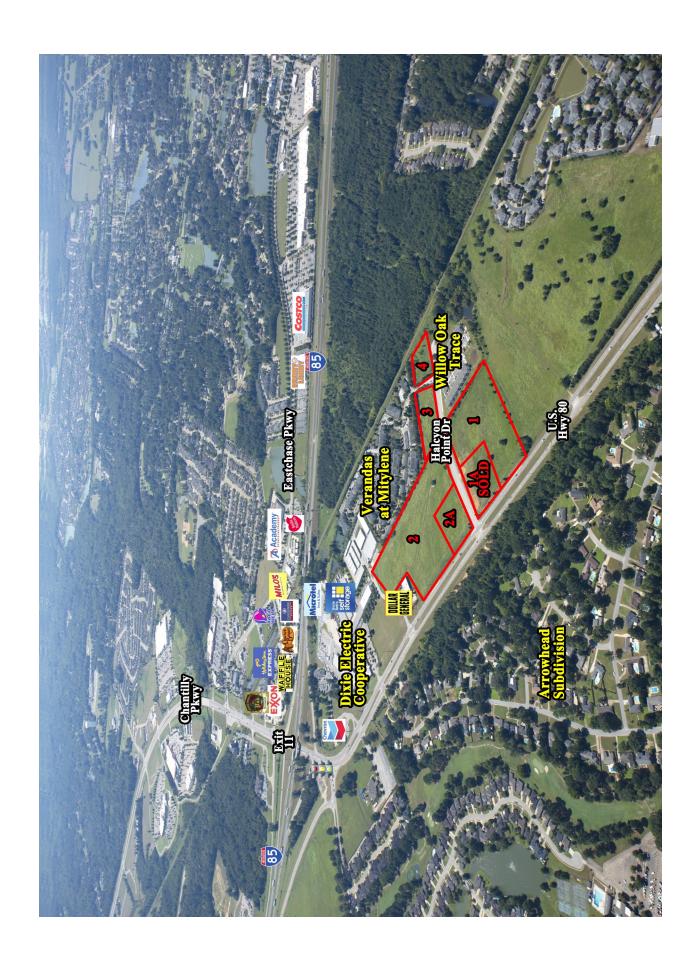
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# PRICED TO SELL!

± 26 Acres of B-2 and B-3 zoned property located on Atlanta Highway/U.S. 80 with ± 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.



# PRICING SCHEDULE

(As of 05/02/25)

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



