



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**± 42.3 Acres - U.S. Hwy 31 & 82
Prattville, AL 36067**

FOR SALE

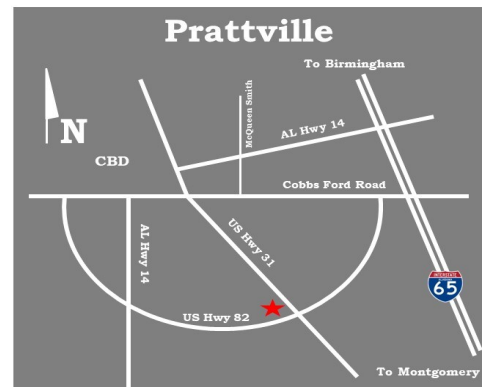
- **Sale Price:** \$2,250,000.00
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail/Church
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 18,058 (2023 AADT) Hwy 31
14,131 (2023 AADT) Hwy 82
- **Type of Listing:** Exclusive

PRICED TO SELL!

High visibility property at intersection of U.S. Hwy 31 and 82. Property priced as an entire parcel. Approximately +/- 23.21 acres of usable land. Traffic light at Sheila Blvd. Great location for retail, commercial or institutional use. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
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