



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Vaughn Road Commercial Lots Pike Road, AL 36064

FOR SALE

- **Listed Prices:** Lot 1B: \$6.00/S.F.
Lot 2: \$6.00/S.F.
- **Lot Sizes:** Lot 1B: $\pm 24,144$ S.F.
Lot 2: $\pm 30,358$ S.F.
- **Zoning:** B-2 (Commercial)
- **Best Use:** Retail, Commercial, Office
- **Visibility:** Excellent
- **Possession:** Immediate
- **Type of Listing:** Exclusive

Two (2) commercial lots located off Vaughn Road just east of the new Shops at Pike Road and Publix. Provided with all utilities. Excellent access and visibility. Adjacent to Lochshire subdivision. Contact John Stanley, CCIM, for more information at (334) 271-2475.

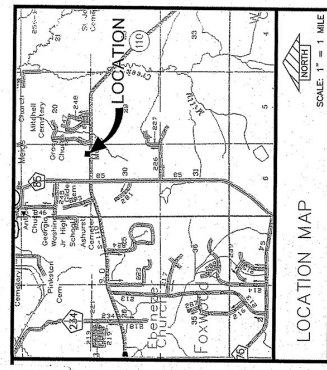


John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
istanley@johnstanleyassociates.com
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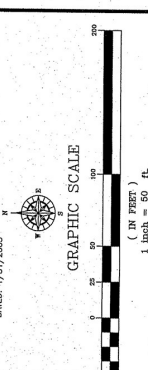


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.





SCALE: 1" = 1 MILE
*NOTE: BEARINGS COPIED TO MATCH THE SURVEY FROM SURVEY
OF MERRY CORNER LLC PROPERTY BY LUDCO & OLIVER
DATED 7/31/2003



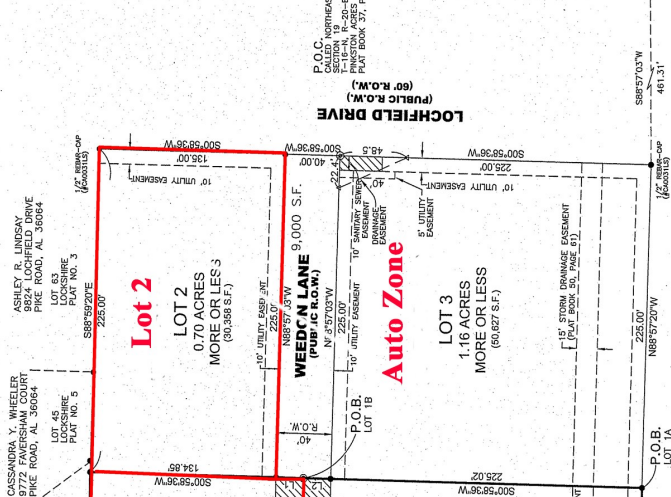
LEGEND:
• FOUND IRON PIN
(9/8" REBAR CAPPED)
(UNLESS NOTED OTHERWISE)
○ SET IRON PIN
(9/8" REBAR CAPPED)
(UNLESS NOTED OTHERWISE)
△ CALCULATED POINT
● SET NAIL
⊙ FOUND NAIL

LINE	BEARING	DISTANCE
L1	S00°58'35"W	20.00'
L2	S00°58'35"W	20.00'

DATE: 10-25-19

LARRY E. SPEAKS
CONSULTING ENGINEER
LAND SURVEYOR
133 HURON STREET
FLORENCE, AL 36734
TEL: 334/762-1001

LANGENBERG PLAT 2A
BEING A REPLAT OF LOT 1
PLAT BOOK 50, PAGE 61
LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19
T-16-N, R-20-E
MONTGOMERY COUNTY, ALABAMA



WEEDEN LANE (PUBLIC R.O.W.)
LOCHFIELD DRIVE (PUBLIC R.O.W.)
VAUGHN ROAD (PUBLIC R.O.W.)

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RECEIVED
MONTGOMERY COUNTY
CLERK OF THE COURT
No. 20097
GIVEN E.
NOTARY PUBLIC
MONTGOMERY COUNTY, ALABAMA

NOTARY PUBLIC
MONTGOMERY COUNTY, ALABAMA
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