



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**+/- 1.93 Acres**  
**U.S. Hwy. 80 and Marler Road**  
**Pike Road, AL 36064**

**FOR SALE**

**Price Reduced!**

<b>Sale Price</b>	\$975,000.00
<b>Land Size</b>	+/- 1.93 Acres
<b>Zoning</b>	B-2 (Commercial)
<b>Best Use</b>	Fast Food, Convenience Store, Retail
<b>Visibility</b>	Excellent
<b>Possession</b>	Immediate
<b>Listing Type</b>	Exclusive

Excellent commercial lot located at the southwest corner of U.S. Hwy 80 and Marler Road, Pike Road, AL. Perfect for restaurant, convenience store and other commercial uses. Contact John Stanley, CCIM, at (334) 271-2475 for more information.



**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Blvd. ■ Montgomery, AL 36106  
Tel: (334) 271-2475 ■ Fax: (334) 271-2421  
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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.

09/22/2025









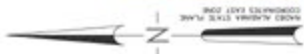


# GEORGIANA CONVENIENCE PLAT NO. 1

A PARCEL OF LAND LINGING IN THE SOUTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 10-N, RANGE 12-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



NAD83 ALABAMA STATE PLANE  
COORDINATE EAST ZONE



GRAPHIC SCALE



1 INCH = 20 FEET  
1 INCH = 1/4 MILE



**FLOWERS & WHITE**  
ENGINEERING, LLC  
PO BOX 20700 - MONTGOMERY, AL 36102  
PH: 334.834.1000 - FAX: 334.834.1011

- NOTES**
1. EASEMENTS SHOWN HEREIN, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
  2. ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT THOSE SHOWN OTHERWISE, ARE HEREBY TENDERED FOR PUBLIC USE.
  3. THE EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREIN ARE HEREBY TENDERED FOR PUBLIC USE.
  4. THE EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREIN ARE HEREBY TENDERED FOR PUBLIC USE.
  5. THE EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREIN ARE HEREBY TENDERED FOR PUBLIC USE.

## SURVEY NOTES

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED WITHIN THE BOUNDS OF A TITLE SURVEY, AND THE RESULTS OF THE SURVEY ARE HEREBY TENDERED FOR PUBLIC USE.
3. THE EASEMENTS OR RIGHTS-OF-WAY SHOWN HEREIN ARE HEREBY TENDERED FOR PUBLIC USE.

## APPROVAL OF THE TOWN OF PINE ROAD PLANNING DEPARTMENT

THIS PLAT WAS SUBMITTED TO THE TOWN OF PINE ROAD PLANNING DEPARTMENT ON THE DATE OF \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE TOWN OF PINE ROAD PLANNING DEPARTMENT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## APPROVAL OF MONTGOMERY WATER WORKS AND SANITARY ENGINEER BOARD

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY WATER WORKS AND SANITARY ENGINEER BOARD ON THE DATE OF \_\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## APPROVAL BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT ON THE DATE OF \_\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## APPROVAL OF THE TOWN OF PINE ROAD ENGINEER

THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE TOWN OF PINE ROAD ENGINEER ON THE DATE OF \_\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## LEGEND

- PROPERTY LINE  
EASEMENT  
ADJACENT PROPERTY LINE  
ADJACENT PROPERTY LINE