



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



Billingsley Place - Lot 2A  
Taylor Road  
Montgomery, AL 36116

FOR SALE

<b>Listed Price</b>	Lot 2A	\$850,000.00
	Lot 3	<b>SOLD</b>
<b>Lot Size</b>	Lot 2A	+/- 60,719 S.F.
	Lot 3	+/- 80,822 S.F. <b>SOLD</b>
<b>Zoning</b>	B-3	
<b>Best Use</b>	Commercial	
<b>Accessibility</b>	Excellent @ Intersection	
<b>Traffic Count</b>	24,696 ALDOT 2024	
<b>Possession</b>	Immediate	
<b>Listing Type</b>	Exclusive	

### Priced to Sell!

Excellent commercial lot at Billingsley Place fronting Taylor Road. Zoned B-3. All utilities provided. Subject to Declaration of Restrictions and Protective Covenants. Perfect for QSR, retail and other commercial uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.



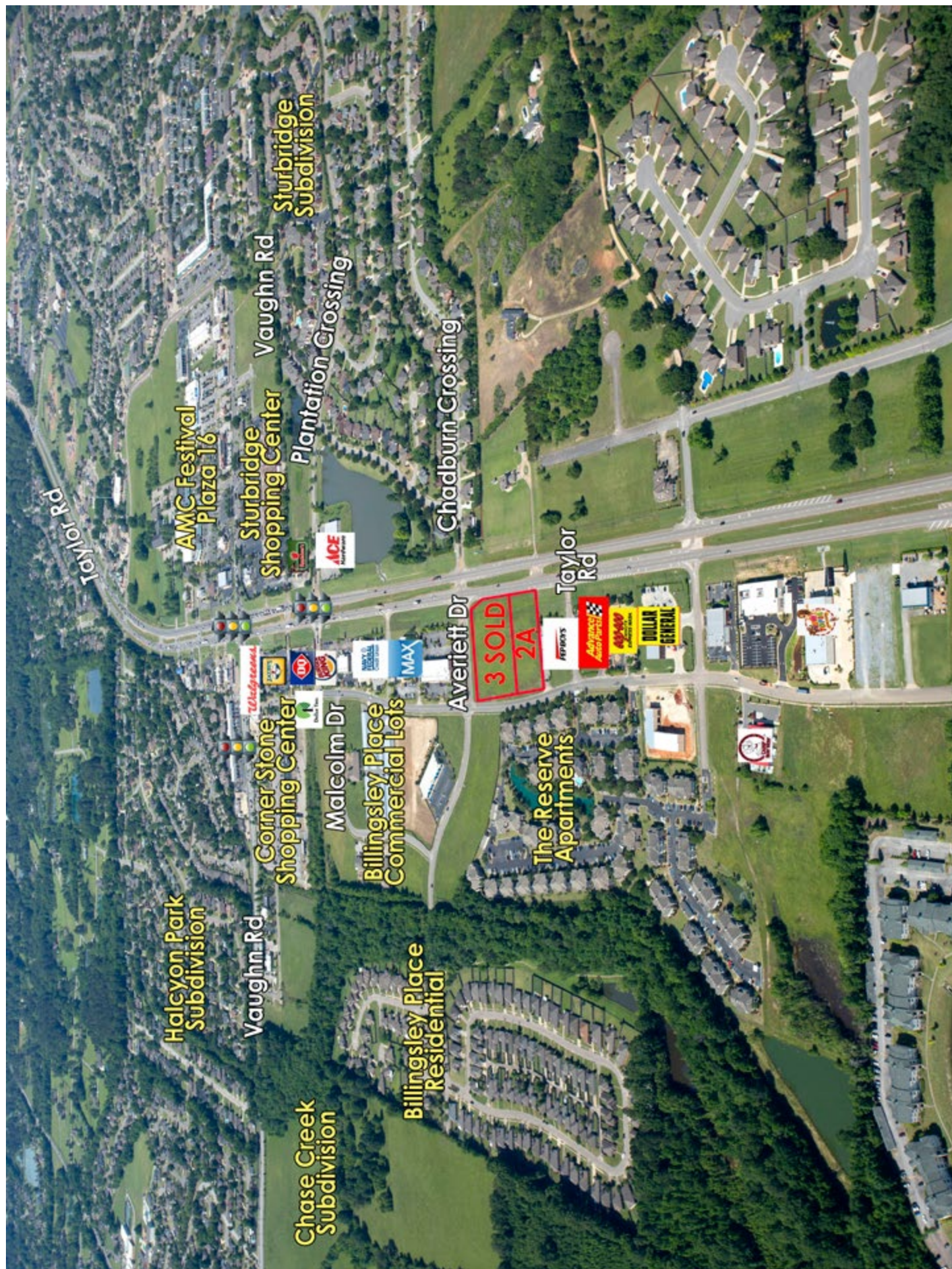
**John C. Stanley, CCIM**  
John Stanley & Associates, Inc.  
4747 Woodmere Blvd. ■ Montgomery, AL 36106  
Tel: (334) 271-2475 ■ Fax: (334) 271-2421  
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof 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.

01/05/2026







STATE OF ALABAMA)  
MONTGOMERY COUNTY)

# LOT SURVEY



S89°10'22"W  
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1B

MALCOLM DRIVE  
(54' RIGHT OF WAY)

10' UTILITY  
EASEMENT

CURVE DATA  
R=2473.00'  
L=223.92'  
CH.=N07°22'43"W  
223.85'

LOT 2A  
BLOCK 'B'  
60,719 SQUARE FEET  
MORE OR LESS

N89°10'22"E  
258.58'

284.10'  
S89°10'22"W

10' BEAUTIFICATION  
EASEMENT

20' WATER  
EASEMENT

222.38'  
S00°49'38"E

165.00' TO RESERVE DRIVE

TAYLOR ROAD

(RIGHT OF WAY VARIES)

LOT 3  
BLOCK 'B'  
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1  
PLAT BOOK 49, PAGE 90

Foregoing is a true and correct map of Lot 2A in Block B according to the Plot of  
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1B  
as recorded in the Office of the Judge of Probate of Montgomery County, Al in Book 52 at Page 57.

SCALE 1" = 50 FEET

DATE OF FIELD SURVEY 04-4-08

TYPE OF SURVEY LOT SURVEY

## LEGEND

- IRON PIN FOUND AS NOTED
- ( ) PLAT BEARING / DISTANCE

Date Drawn  
04-07-08  
Drawn by  
WSM  
Checked by  
HKW  
Job No.  
08-035



H. KENNETH WHITE & ASSOCIATES, INC.  
Civil Engineering • Land Surveying • Land Planning  
P.O. BOX 820000 • MONTGOMERY, ALABAMA 36109-8000  
4179 LINDSEY DRIVE • SUITE B • MONTGOMERY, ALABAMA 36108  
PHONE (204) 270-0400 • FAX (204) 270-6400 • WWW.HKW.COM

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN  
ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR  
SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND  
BELIEF.

*W.S. Matthews*

WILLIAM S. MATTHEWS - ALABAMA REG. NO. 25950



STATE OF ALABAMA)  
MONTGOMERY COUNTY)

# LOT SURVEY

589°10'22"W  
BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1

LOT 2  
BLOCK "B"

LOT 1

MALCOLM DRIVE  
54' ROW

1/2" REBAR  
CAPPED "CA0543"

1/2" REBAR

(N00°49'38"W)

N00°44'44"W

93.88'

(93.82')

10' UTILITY  
EASEMENT

1/2" REBAR  
CAPPED "CA0543"

CURVE DATA  
R=2473.00'  
L=170.92'  
CH=N02°49'00"W  
170.89'  
(CH=N02°48'21"W  
170.78')

CURVE DATA  
R=15.50'  
L=24.16'  
CH=S44°09'54"W  
21.79'  
(CH=N44°10'22"E  
21.92')

**SOLD**  
**LOT 3**

1.86 ACRES MORE OR LESS  
80,822 SQUARE FEET

AVERIETT DRIVE  
100' ROW

(S89°10'22"W)  
S89°10'22"W  
284.23'  
(284.10')

(274.50')  
274.47'  
N89°12'27"E  
(N89°10'22"E)

BLOCK "B"

20' WATER EASEMENT

10' BEAUTIFICATION  
EASEMENT

(280.00')

279.90'

S00°51'38"E

(S00°49'38"E)

1/2" REBAR

1/2" REBAR

TAYLOR ROAD

Foregoing is a true and correct map of Lot 3 in Block B according to the Plat of BILLINGSLEY PLACE COMMERCIAL PLAT NO. 1 as recorded in the Office of the Judge of Probate of Montgomery County, AL in Book 49 at Page 90.

SCALE 1" = 50 FEET

DATE OF FIELD SURVEY 09-14-06

TYPE OF SURVEY LOT SURVEY

## LEGEND

● 1/2" PIN FOUND  
AS NOTED  
( ) PLAT BEARING / DISTANCE

Date Drawn  
9-15-06  
Drawn by  
WSM  
Checked by  
HKW  
Job No.  
06-069

HKW

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4170 BRIDGESIDE - SUITE B • MONTGOMERY, ALABAMA 36106  
PHONE (204) 877-9901 • FAX (204) 877-5484 • WWW.HKW-SITE.COM

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*H. Kenneth White*

H. KENNETH WHITE - ALABAMA REG. NO. 11176

