



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



FOR SALE

Alcazar Shriners Campus
555 Eastern Boulevard
Montgomery, AL 36117

Exceptional Investment & Event Venue Opportunity

- Sale Price** \$2,500,000.00
- Land Area** +/- 10.8 Acres
- Building Area** Main Building ▪ +/- 27,960 S.F.
Office/Rental Building ▪ +/- 11,160 S.F.
Red Fez Rental Building ▪ +/- 5,993 S.F.
Garage Building ▪ +/- 8,700 S.F.
BBQ Shed ▪ +/- 1,800 S.F.
Total ▪ +/- 55,613 S.F.
- Ceiling Height** 10-19 feet
- Zoning** Institutional
- Parking** +/- 436 Spaces
- Traffic Count** 60,929 (ALDOT 2024)
- Best Use** Event Center, Church, Call Center, Educational Facility
- Accessibility** Excellent
- Possession** Immediate
- Listing Type** Exclusive

Discover an outstanding opportunity to own more than 55,000 square feet of versatile space situated on over 10 acres in a prime Montgomery location. This unique property includes five buildings:

- Large church, event or call center facility
- Office space
- Multiple meeting rooms
- Storage building
- Dedicated BBQ shed

Currently generating over \$100,000 annually in income with minimal marketing efforts, this property offers significant potential for increased revenue and expanded use.

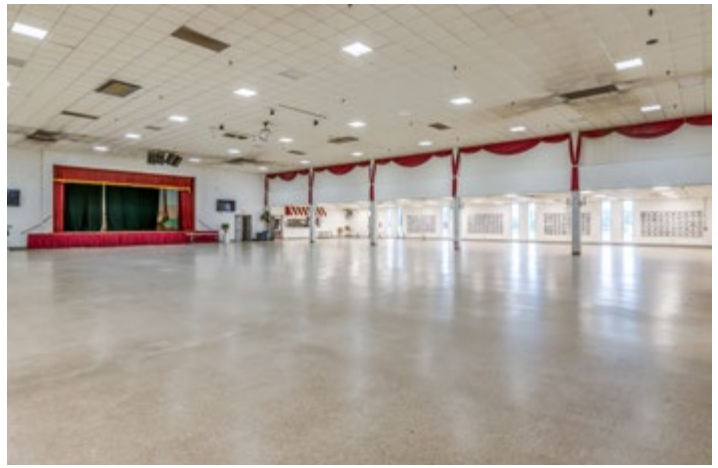
Conveniently located at 555 Eastern Boulevard, just 1/2 mile from Interstate 85, the site provides excellent accessibility for guests, clients and event attendees. With approximately 436 parking spaces, the property is well equipped to accommodate large gatherings, conferences, worship services, special events and more.

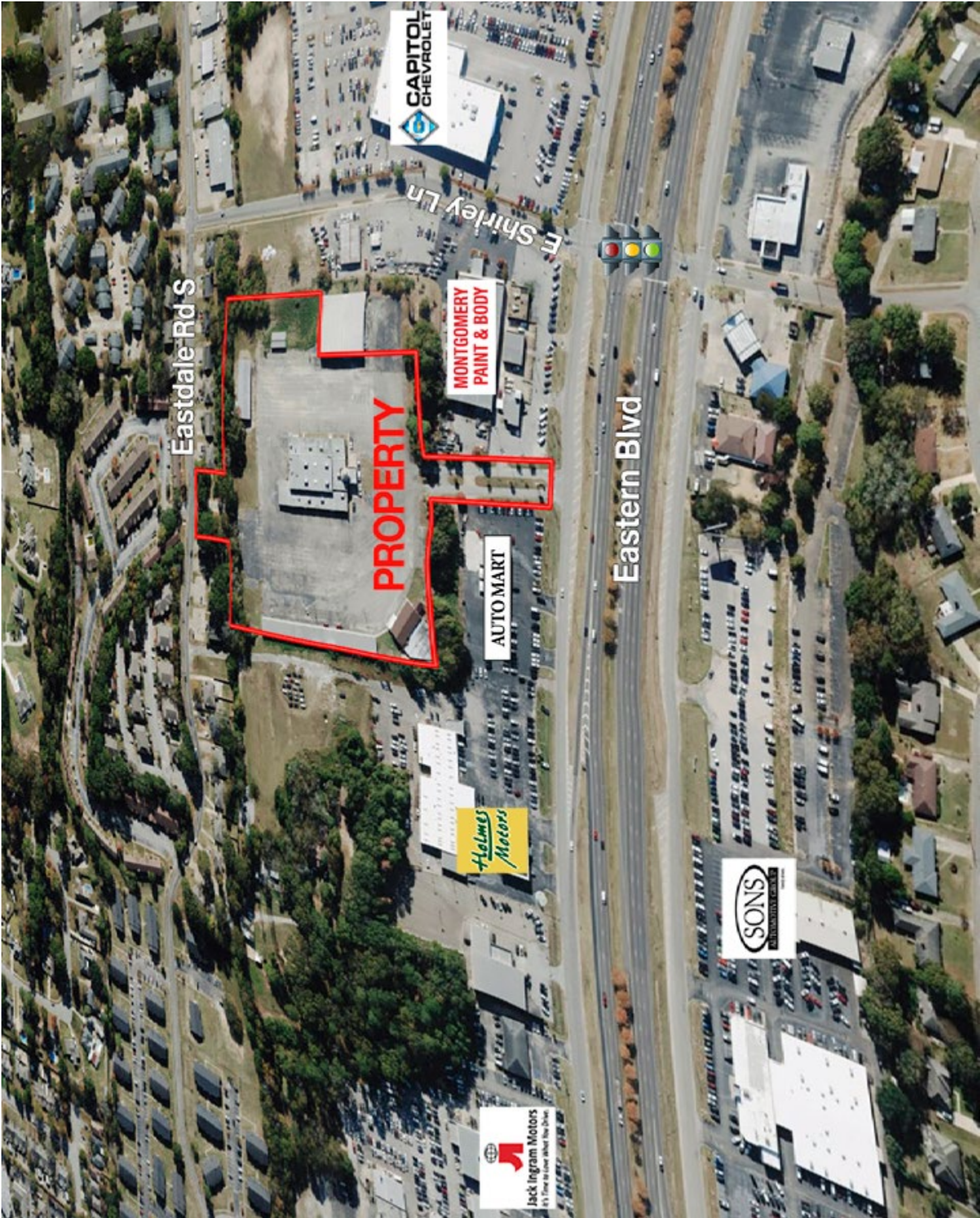
Whether you're seeking an investment property, event venue, ministry campus or multi-purpose commercial facility, this property offers exceptional flexibility and growth potential.

For additional information or to schedule a private tour, contact Lee Meriwether at (334) 398-1808.



Lee W. Meriwether, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ▪ Montgomery, AL 36106
(334) 271-2475 voice ▪ (334) 398-1808 cell
(334) 271-2421 fax
lmeriwether@johnstanleyassociates.com
www.johnstanleyassociates.com





Eastdale Rd S

PROPERTY

CAPITOL
CHEVROLET

MONTGOMERY
PAINT & BODY

AUTO MART

Holmes
Motors

SONS
AUTOMOTIVE

Jack Ingram Motors
It's Time to love what you drive

Eastern Blvd



AS BUILT SURVEY FOR ALCAZAR SHRINERS TEMPLE



VICINITY MAP



SURVEYOR NOTES

1. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE AS-BUILT SURVEY OF THE TEMPLE AND ADJACENT PARCELS. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE AS-BUILT SURVEY OF THE TEMPLE AND ADJACENT PARCELS. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE AS-BUILT SURVEY OF THE TEMPLE AND ADJACENT PARCELS.
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ZONING

PROPERTY IS INSTITUTIONAL.

STATE OF ALABAMA
MONROE COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE COMMISSIONERS OF REVENUE AND ASSESSMENT OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE OF SURVEY: 10/20/2023

Charles W. Flowers
REGISTERED PROFESSIONAL SURVEYOR
ALABAMA REG. NO. 10023



GRAPHIC SCALE



FLOWERS & WHITE
ENGINEERING, L.L.C.
1000 JEFFERSON MONROEMONT AL 36103
PO BOX 1000 MONROEMONT AL 36103
PH 334.334.7400 - FAX 334.334.0127

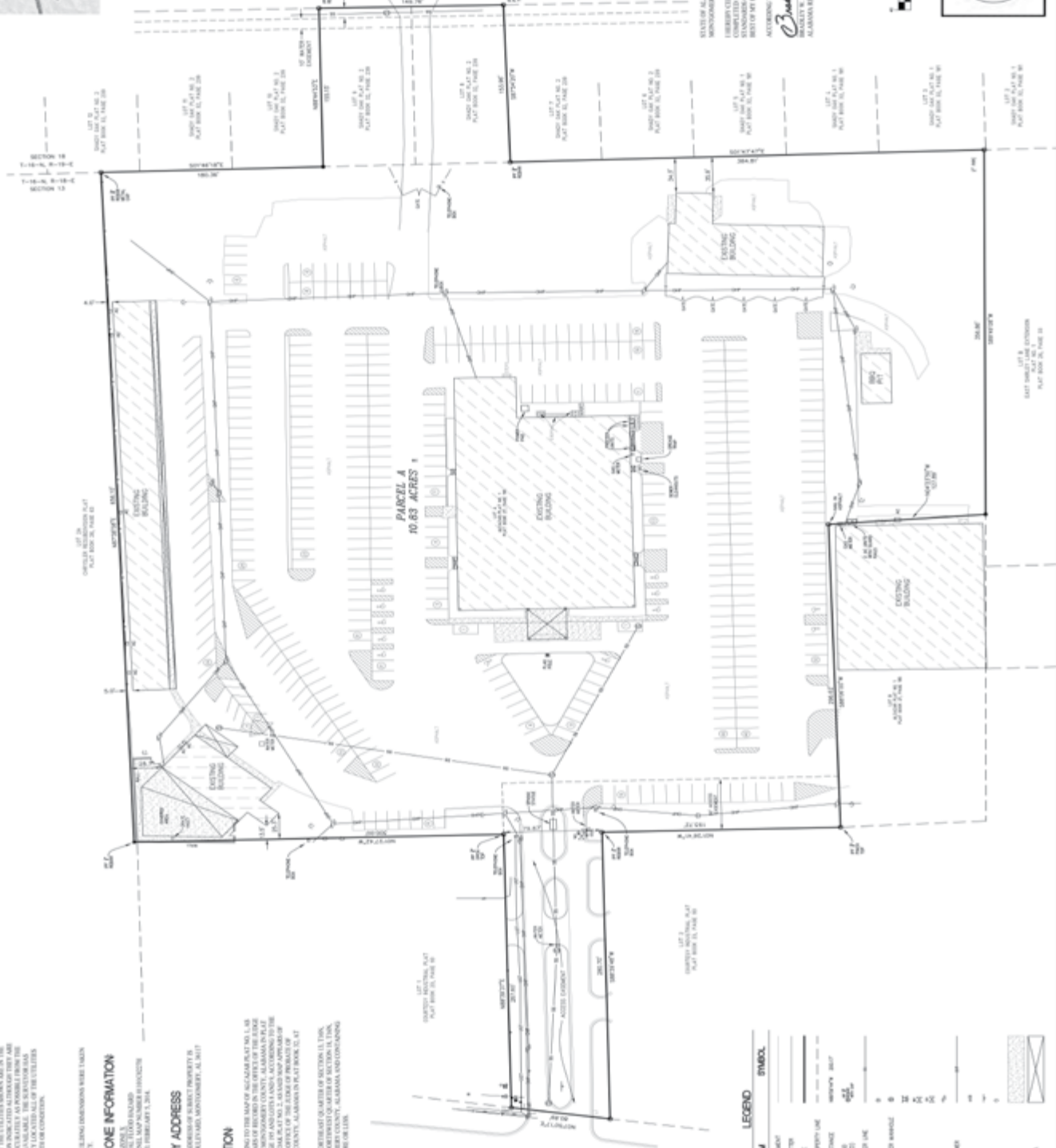
UTILITY LOCATION SOURCE
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

FLOOD ZONE INFORMATION
FLOOD ZONE INFORMATION HAS BEEN OBTAINED FROM THE ALABAMA FLOOD ZONE MAP AND IS SHOWN ON THIS SURVEY. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PROPERTY ADDRESS
1000 JEFFERSON MONROEMONT AL 36103

DESCRIPTION
AS-BUILT SURVEY OF THE TEMPLE AND ADJACENT PARCELS. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF RECORDING THE AS-BUILT SURVEY OF THE TEMPLE AND ADJACENT PARCELS.

NOTE
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ITEM	SYMBOL
BOUNDARY LINE	---
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BOUNDARY / FINISH	---
IRON PIN FOUND (OR NOTES)	⊙
EMERGENCY BOUNDARY LINE	---
EMPTY PILE	⊙
EMERGENCY BOUNDARY	---
PIPE POSITION	---
WATER VALVE	⊙
MAN HOLE	⊙
HYDRO-PNEUMATIC TANK	⊙
CLEAR CUT	---
IRON	⊙
STAKE	⊙
CONCRETE	⊙
CONCRETE AREA	⊙