



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



+/- 42.3 Acres
U.S. Highway 31 & 82
Prattville, AL 36067

FOR SALE

Sale Price	\$2,250,000.00
Land Size	+/- 42.3 Acres
Zoning	B-2 (Commercial)
Best Use	Commercial/Retail/Church
Visibility	Excellent
Possession	Immediate
Traffic Count	19,404 (Hwy 31-ALDOT 2025) 14,411 (Hwy 82-ALDOT 2025)
Type of Listing	Exclusive

Priced to Sell!

High visibility property at intersection of U.S. Highways 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 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.

09/08/2026





CONTRACT CERTIFICATION

I, **JOHN STANLEY**, of the County of **Montgomery** and State of **Alabama**, do hereby certify that I am the owner of the above described land and that I have not been convicted of a crime involving dishonesty or breach of trust within the last five (5) years.

JOHN STANLEY
Owner

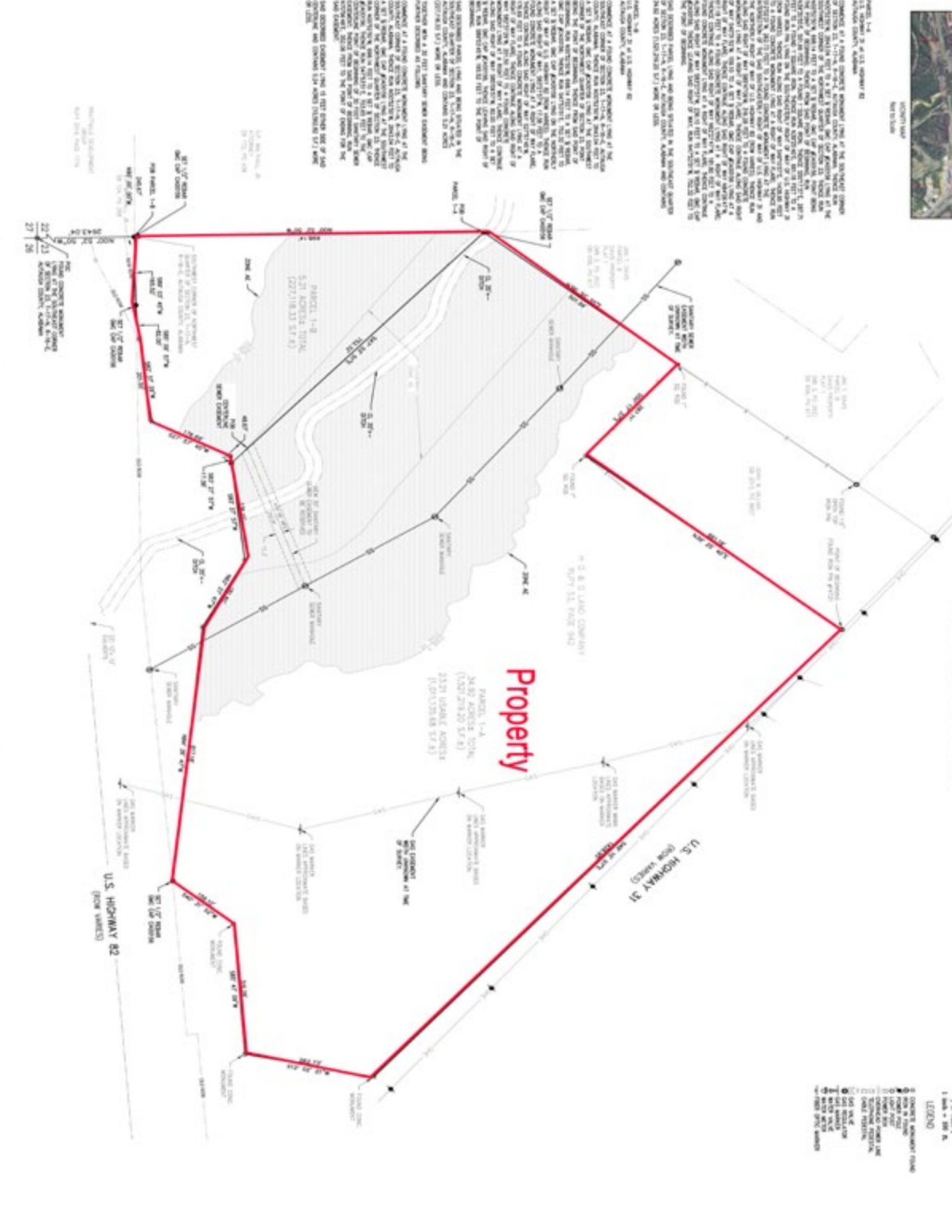
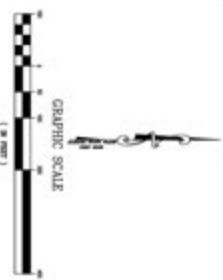
ALAN L. WATKINS
Surveyor

Surveyed and shown to the owner on **04/18/2016**

Surveyed and shown to the owner on **04/18/2016**

GENERAL NOTES

1. Survey of property was made by the owner and shown to the owner on the date of the survey.
2. The survey was made by the owner and shown to the owner on the date of the survey.
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10. The survey was made by the owner and shown to the owner on the date of the survey.



BOUNDARY SURVEY



H D & D LAND COMPANY
ALPY 53, PAGE 942
PRATTVILLE, ALABAMA

GMC Project # CMGM150096

ISSUE DATE

INITIAL DATE
FINAL DATE
REVISED DATE
REVISED DATE

DRAWN BY
CHECKED BY

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www.stanley.com

GMC