



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**211 W. Fairview Avenue  
Montgomery, AL 36105**

**FOR SALE**

- **Sale Price:** \$375,000.00
- **Land Size:** ± 1.37 Ac.
- **Zoning:** B-2 (General Business)
- **Best Use:** Retail/Commercial
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

**PRICED TO SELL!**

± 1.37 Acre lot located at the corners of West Fairview Avenue, Elder Street and Dudley Street. Zoned B-2 (General Business). Excellent location for restaurant, retail, commercial use. Contact John Stanley, CCIM, for more information at (334) 271-2475.

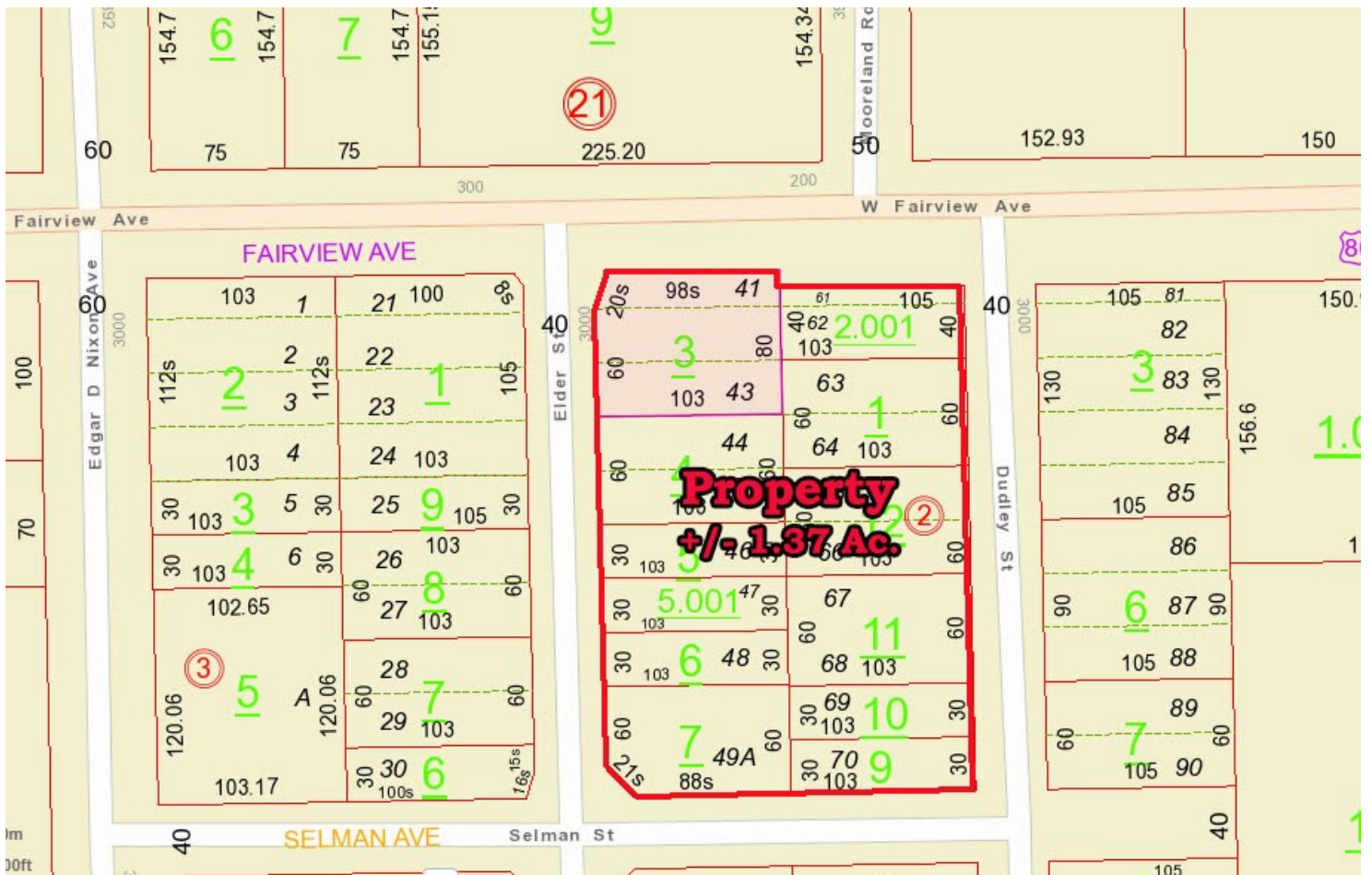


**John Stanley, CCIM**  
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal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

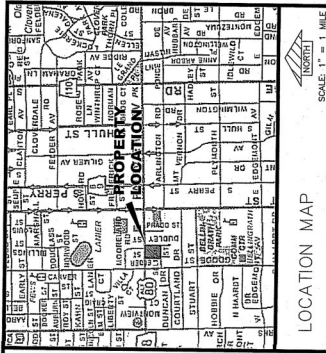




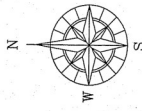


**BOUNDARY SURVEY  
FOR  
LOT "A"**

J.M.S. REALTY, L.L.C.  
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 24,  
T-16-N, R-17-E  
MONTGOMERY COUNTY, ALABAMA



SCALE: 1" = 1 MILE  
NOTE: BEARING REFERRED TO NORTH QUARTER SUBDIVISION OF THE NORTHWEST QUARTER OF LOT 1, BLOCK "C", GOOD TRACT AS RECORDED IN PLAT BOOK 2, PAGE 22, MONTGOMERY COUNTY, ALABAMA.



SCALE: 1" = 30'

LEGEND:

- FOUND IRON PIN (5/8" REBAR CAPPED) (UNLESS NOTED OTHERWISE)
- ⊙ FOUND MAG NAIL

LINE	LINE TABLE	DISTANCE
L2	M44.581172E	213.33'
L3	S33.562117E	172.80'
L4	N82.224307W	14.97'
L5	N82.224307W	14.97'
L6	N00.000000E	15.00'
L7	S89.31172E	15.00'

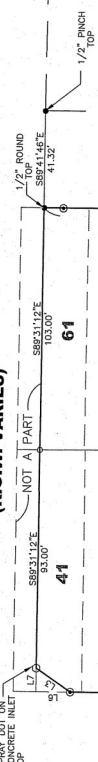


SURVEY DATE: 6-6-14  
DRAWING DATE: 8-16-19

**LARRY E. SPEAKS  
ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
LAW OFFICES  
133 HURON STREET  
MONTGOMERY, AL 36104  
205-263-2222

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREON OF THE REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR WHO SIGNED THE SURVEY.

**FAIRVIEW AVENUE  
(R.O.W. VARIES)**



**LOT "A"**  
1.37 ACRES  
MORE OR LESS

**DUDLEY STREET  
(40' R.O.W.)**

**SELMAN STREET  
(40' R.O.W.)**

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

LOT "A"

I, Larry E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, do hereby certify that I have personally supervised and participated in the making of the above described survey and that I have read the plat hereon and find it to conform to the requirements of the laws of the State of Alabama and the rules and regulations of the Board of Engineers and Surveyors of the State of Alabama. I have also read the plat hereon and find it to conform to the requirements of the laws of the State of Alabama and the rules and regulations of the Board of Engineers and Surveyors of the State of Alabama. I have also read the plat hereon and find it to conform to the requirements of the laws of the State of Alabama and the rules and regulations of the Board of Engineers and Surveyors of the State of Alabama.

Done at my office this 25th day of July, 2019.

Larry E. Speaks  
Professional Engineer License No. 20897  
Professional Land Surveyor License No. 20897

P.O.B.  
SOUTHEAST CORNER OF LOT 70  
SCOTT'S SUBDIVISION OF THE  
GOOD TRACT, PLAT BOOK 2, PAGE 22  
MONTGOMERY COUNTY, ALABAMA