



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**PRICE REDUCED!**

**Chantilly Pkwy  
Montgomery, AL 36117**

**FOR SALE**

- **Listed Price:** \$450,000.00
- **Land Size:** ± 1.35 Ac.
- **Zoning:** B-2
- **Utilities:** All Available
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive
- **Traffic Count:** Approx. 20,000 ADT

Excellent commercial site for restaurant, hotel, bank, office or business use. Visibility and accessibility off I-85 @ Exit 11. Neighboring businesses include The Pub Restaurant, Burger King, Waffle House, Cracker Barrel, Holiday Inn Express, Candlewood Suites, Sleep Inn, Taco Bell, Milo's, McDonald's, Academy Sports, Home Depot, Walmart, Costco, Fairfield Inn & Suites, Staybridge and Comfort Inn. Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.



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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.





Arrowhead Subdivision

Towne Lake Subdivision

Lakeview Baptist Church

U.S. Hwy 80

DOLLAR GENERAL

Dixie Electric Cooperative

Uncle Bob's Storage

Verandas at Mitylene

SmileMaker's Dentistry

Academy

WAFFLE HOUSE

MILOS

EXXON

Eastchase Playw

Coventry

Property

Bobing's

Minnie Brown Rd

Chantilly Playw

SLEEP INN

McDonald's

Microtel

Chantilly Corner

AUBURN

ASE

COUNTRY INN & SUITES

SLEEP KING

Cinema

TEC

85

Exit 11



**LOT SURVEY OF  
LOT 3, CORRECTED MAP OF BOYD / COOPER  
COMMERCIAL PLAT NO. 2**  
AS RECORDED IN PLAT BOOK 49 AT PAGE 008  
LYING IN THE SOUTHEAST 1/4 OF SECTION 15, T-16-N, R-19-E  
MONTGOMERY COUNTY, ALABAMA



STATE OF ALABAMA )  
MONTGOMERY COUNTY)

**DESCRIPTION**

LOT 3, CORRECTED MAP OF BOYD/COOPER COMMERCIAL PLAT NO. 2, BEING A REPLAT OF LOT G-2 OF THE BOYD/COOPER COMMERCIAL PLAT NO. G-1, AS SAID PLAT RECORDED IN PLAT BOOK 49 AT PAGE 008, IN THE PROGRAM OF MONUMENTS OF THE JUDGE OF THE COUNTY OF MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 49 AT PAGE 008.

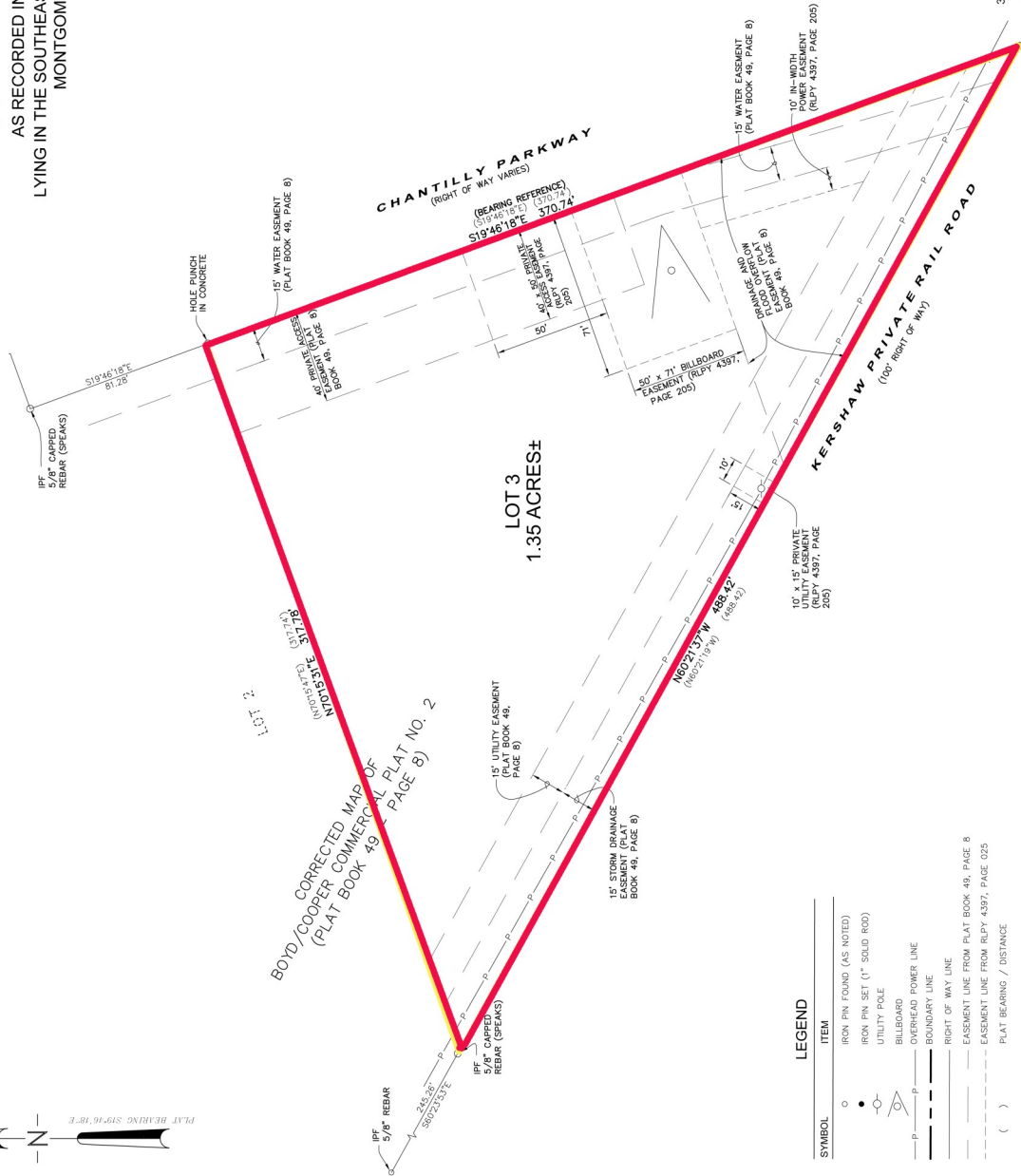
I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY AND BOYD INVESTMENTS, L.L.C. THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ACCORDING TO MY SURVEY THIS THE 15th DAY OF APRIL, 2013.



WILLIAM S. MATTHEWS, PLS  
ALABAMA RES. NO. 25860

**NOTES:**

1. IMPROVEMENTS TO LOT ARE NOT SHOWN ON THIS SURVEY.
2. SURFACE/UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS SURVEY.
3. VERTICAL DISTANCE FROM GROUND LEVEL AT THE BILLBOARD BASE TO THE BOTTOM EDGE OF BILLBOARD SIGN IS 38 FEET.



**LEGEND**

SYMBOL	ITEM
○	IRON PIN FOUND (AS NOTED)
●	IRON PIN SET (1" SOLID ROD)
○	UTILITY POLE
○	BILLBOARD
○	OVERHEAD POWER LINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE FROM PLAT BOOK 49, PAGE 6
---	EASEMENT LINE FROM RUPY 4397, PAGE 025
( )	PLAT BEARING / DISTANCE

GRAPHIC SCALE



1 inch = 30 ft.

**KREBS**  
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(205) 271-6888

PROJECT NO. 1318