



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Lochshire Village
Vaughn Road - Pike Road, AL 36064

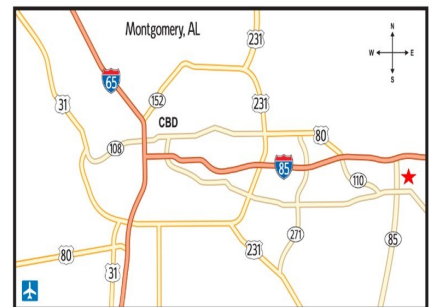
FOR SALE

- **Sales Price:** \$19.00/S.F.
- **Outparcel Sizes:**
 - Outparcel 1: ± 1.15 Ac.
 - Outparcel 2: ± .94 Ac. (SP)
 - Outparcel 3: ± 1.03 Ac. (SP)
- **Zoned:** B-2
- **Best Use:** Commercial/Retail
- **Traffic Count:**
 - Vaughn Road: 14,900 (2019)
 - Pike Road: 6,600 (2019)
- **Type of Listing:** Exclusive

Outparcels located at the corner of Vaughn Road & Pike Road adjacent to **SHOPS AT PIKE ROAD** (Publix). One (1) Outparcel remaining fronting Pike Road. Outparcels 2 and 3 are Under Contract. Outparcel 4 is developed as a CVS Pharmacy. Outparcels 5 and 6 are Sold. Seller will consider Ground Lease. Outparcels are subject to Declaration of Restrictions and Protective Covenants Agreement. Call Mark Dauber for additional information at (334) 271-2475.



Mark A. Dauber
John Stanley & Associates, Inc.
4747 Woodmere Blvd.
Montgomery, AL 36106
VOICE: (334) 271-2475
FAX: (334) 271-2421
mdauber@johnstanleyassociates.com
www.johnstanleyassociates.com



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.

Outparcel Pricing (as of June 1, 2021)

Large Parcel:	+ 12.07 Ac.		SOLD
Outparcel 1:	+ 1.15 Ac.	(+ 50,021 S.F.)	\$19.00/S.F.
Outparcel 2:	+ 0.94 Ac.	(+ 40,868 S.F.)	SALE PENDING
Outparcel 3:	+ 1.03 Ac.	(+ 45,001 S.F.)	SALE PENDING
Outparcel 4:	+ 2.09 Ac.		SOLD
Outparcel 5:	+ 1.51 Ac.		SOLD
Outparcel 6:	+ 1.04 Ac.		SOLD





Lochshire Subdivision

Pike Road Station

Publix.

Montgomery
FINANCIAL SERVICES

BRANTLEY
BANK & TRUST CO.

SOLD

CVS/pharmacy
Get it the way you want it.

FOR SALE

SALE PENDING

SALE PENDING

Pike Road

Vaughn Road

LOCHSHIRE VILLAGE COMMERCIAL PLAT NO. 3

BEING A PART OF LOT 1 PARCELS A AND B OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT AS RECORDED IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

SURVEYORS CERTIFICATE

I, WILLIAM S. MATTHEWS, LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE SURVEY AND PLAT HEREIN SHOWN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE SURVEY AND PLAT HEREIN SHOWN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE SURVEY AND PLAT HEREIN SHOWN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT.

OWNERS CERTIFICATE

THE UNDERSIGNED, MONTGOMERY PUBLIC AND FERRIS COUNTY REAL ESTATE, HEREBY CERTIFY THAT THE SURVEY AND PLAT HEREIN SHOWN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT THE SURVEY AND PLAT HEREIN SHOWN IS TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT.

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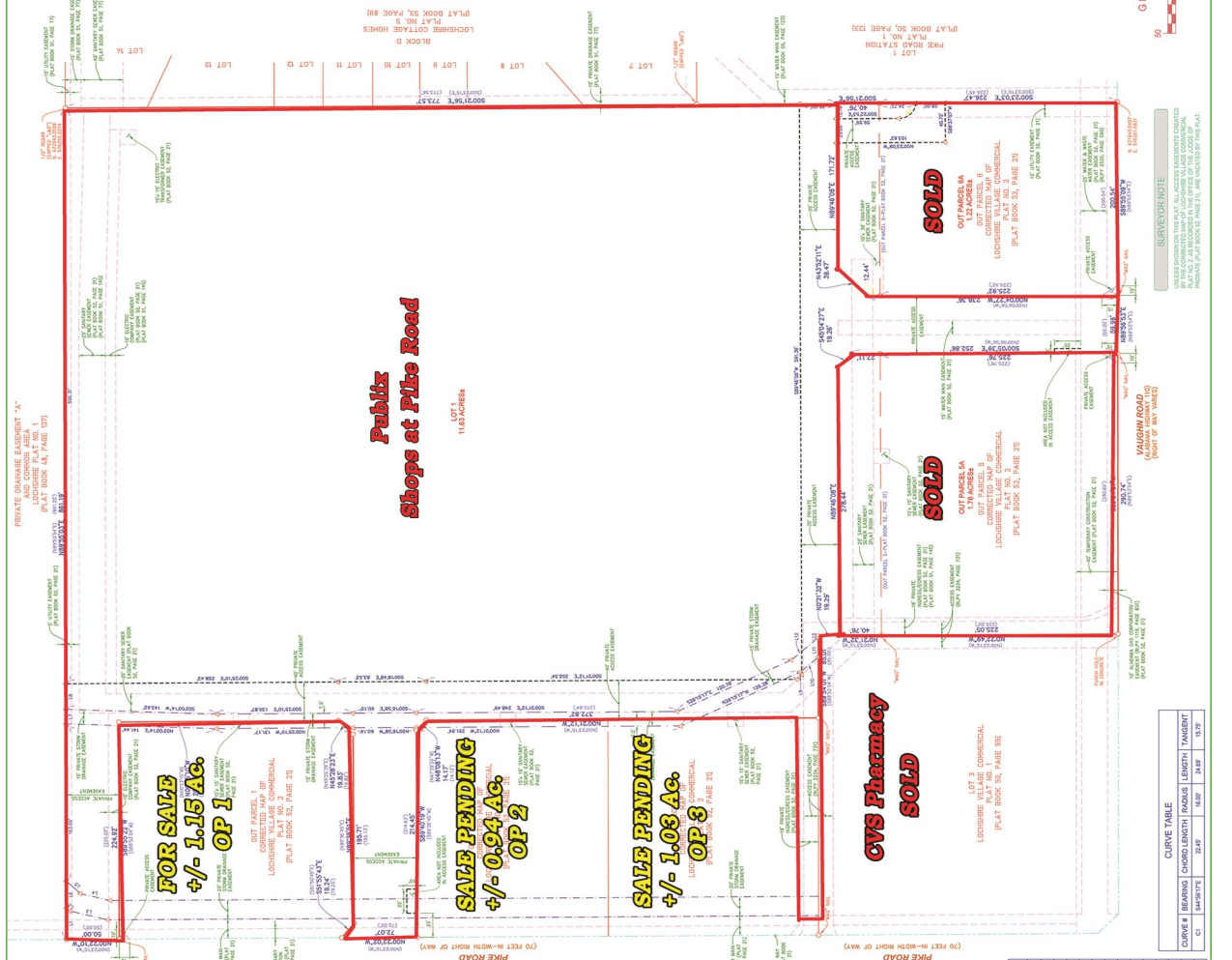
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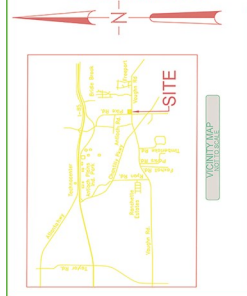
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UNLESS OTHERWISE NOTED, ALL ACCESS EASEMENTS CROSSED BY THIS PLAT WERE OBTAINED FROM THE SURVEY OF THE PROJECT AND ARE SHOWN ON THIS PLAT. ACCESS EASEMENTS NOT SHOWN ON THIS PLAT ARE NOT TO BE CONSIDERED.

STATE OF ALABAMA
MONTGOMERY COUNTY
COMMISSIONER OF REVENUE
OFFICE OF THE COMMISSIONER OF REVENUE
100 NORTH BRIDGE STREET
MONTGOMERY, ALABAMA 36104
(205) 271-2173
www.LandCo.com



APPROVAL OF RIGHTS OF WAY AND EASEMENTS
THE TOWN OF MONTEGOMERY HEREBY APPROVES THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND AGREES TO RECORD THE SAME IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

APPROVAL OF THE MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT
THE DISTRICT HEREBY APPROVES THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND AGREES TO RECORD THE SAME IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

APPROVAL OF THE MONTGOMERY WATER WORKS AND SANITARY SEWER BOARD
THE BOARD HEREBY APPROVES THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND AGREES TO RECORD THE SAME IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

APPROVAL TOWN OF PIKE ROAD PLANNING COMMISSION
THE COMMISSION HEREBY APPROVES THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND AGREES TO RECORD THE SAME IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

APPROVAL TOWN OF PIKE ROAD ENGINEER
THE ENGINEER HEREBY APPROVES THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS PLAT AND AGREES TO RECORD THE SAME IN THE OFFICE OF THE COMMISSIONER OF REVENUE, ALABAMA, PLAT NO. 3, AND ALSO BEING A PART OF LOT 1 OF THE PINE ROAD PROJECT IN MONTEGOMERY COUNTY, ALABAMA, PLAT NO. 3.

MORTGAGE CERTIFICATE
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CURVE #	BEARING	CHORD LENGTH (RADIUS)	LENGTH	TANGENT
C1	S24°E	234.7	130.2	243.7
C2	S80°E	241.2	130.2	253.7

LINE #	BEARING	DISTANCE
L1	N89°59'E	251.6
L2	S42°30'W	4.6
L3	N89°59'E	251.6
L4	N17°32'E	242.2
L5	N89°59'E	249.7
L6	N89°59'E	271.9
L7	N89°59'E	251.6
L8	N89°59'E	251.6
L9	N89°59'E	251.6
L10	N89°59'E	251.6
L11	N89°59'E	251.6
L12	S41°41'E	251.6
L13	S89°54'W	251.6

LEGEND
 - - - - - RIGHT OF WAY EASEMENT
 - - - - - SUBJECT PROPERTY LINE
 - - - - - NORTH LINE OF LOT PARCELS 1 & 2
 - - - - - PINE ROAD (R/W LINE)
 - - - - - RIGHT OF WAY LINE

MONTGOMERY, AL VAUGHN ROAD @ PIKE ROAD

PIKE ROAD

LOCKSHIRE

Full Access

OP 1
+/- 1.15 Ac.

OUT PARCEL 1
NOT INCLUDED
IN THIS
DEVELOPMENT
PACKAGE

Publix
SUPER MARKET
PROTOTYPE 48.19
48,863 SF

LANDSCAPE AREA

SHOPS
6,000 S.F.

Full Access

OP 2
+/- .94 Ac.

OUT PARCEL 2
NOT INCLUDED
IN THIS
DEVELOPMENT
PACKAGE

Shops at Pike Road

SHOPS
7,000 S.F.

OP 3
+/- 1.03 Ac.

OUT PARCEL 3
NOT INCLUDED
IN THIS
DEVELOPMENT
PACKAGE

FUTURE RETAIL
8,000 S.F.



Full Access

EXISTING
OUTPARCEL 4
CVS

SOLD

SOLD

OUT PARCEL 5

OUT PARCEL 6

PIKE ROAD TOWN HALL

Right In/Out

Full Access

Right In/Out

VAUGHN ROAD

SUBWAY

N →

Sturbridge

Wynlakes

TARGET COSTCO



VAUGHN ROAD

Eastern Forest

Walmart



Business Park

Ranchette Estates

Foxhall

Timber Lake

Timberlane

Timber Creek

Charlity Parkway

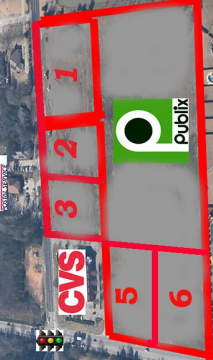
Georgia Washington School

Laurel Wood

Merry Way

Medical Offices

Merrywood



PIKE ROAD

PIKE ROAD

VAUGHN ROAD

CVS

5

6

Pike Road Town Hall and retail

Subway

Z-fec

DOLLAR GENERAL

Lockshire

MONTGOMERY, ALABAMA
VAUGHN ROAD @ PIKE ROAD