



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**McQueen Smith Rd &
U.S. Hwy 82 & 31
Prattville, AL 36066**

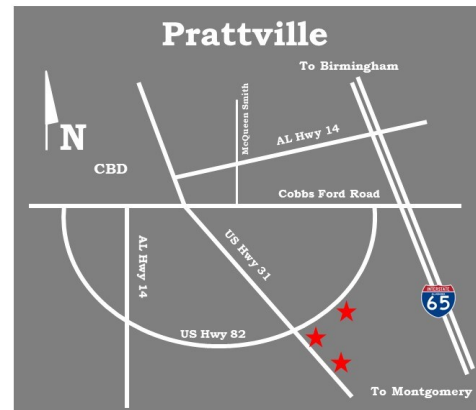
FOR SALE

- **Sale Prices:** Parcel 2-B: Sale Pending
Parcel 2-C: \$4.00/S.F.
Parcel 2-D: NFS
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 19,633 (2019 AADT on US Hwy 31)
- **Type of Listing:** Exclusive

THREE (3) COMMERCIAL PARCELS!
High visibility parcels at intersections of McQueen Smith Road & U.S. Hwy 82 & U.S. Hwy 31. Priced as entire parcels. Owner will consider subdivide. Great sites for retail, commercial or institutional use. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@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.



Hedgefield Subdivision

Meadows Apts

McClain Landing Subdivision (u/c)

McQueen Smith Rd

Merino's Auto Paint & Body

Centerpoint Fellowship Church (u/c)

Parcel 2-B Sale Pending

Parcel 2-A ±/- 88.76 Ac. Sale Pending

B & G Equipment Supply

U.S. Hwy 82

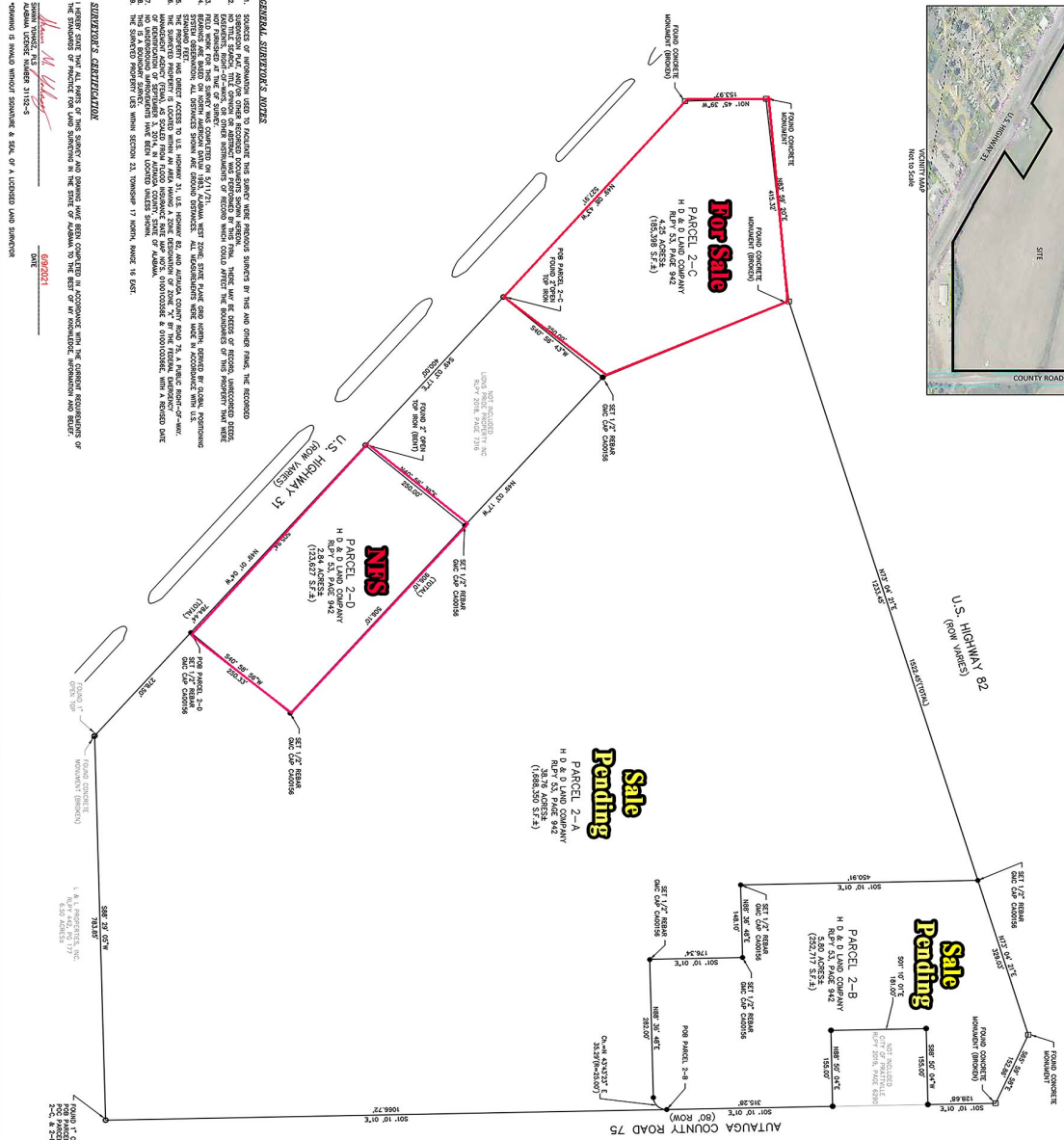
U.S. Hwy 31

Parcel 2-C ±/- 4.25 Ac.

NFS Parcel 2-D ±/- 2.8 Ac.



H. D. & D. LAND COMPANY
RHPY 53, PAGE 942



GENERAL SURVEY NOTES

1. SURVEY OF NEIGHBORHOOD TO INCLUDE THIS SURVEY WERE PROVIDED SERVICES BY THE AND OTHER FIRM, THE RECORDS...
2. SURVEYOR HAS REVIEWED RECORDS AND FOUND THAT THE RECORDS SHOW THE BOUNDARIES OF THIS PROPERTY TO BE...
3. RECORDS FOR THIS SURVEY WERE OBTAINED ON 5/21/21...
4. THE PROPERTY HAS ACCESS TO U.S. HIGHWAY 75, U.S. HIGHWAY 82, AND AUTAUGA COUNTY ROAD 75, A PUBLIC HIGHWAY...
5. THE PROPERTY HAS ACCESS TO U.S. HIGHWAY 75, U.S. HIGHWAY 82, AND AUTAUGA COUNTY ROAD 75, A PUBLIC HIGHWAY...
6. THE PROPERTY HAS ACCESS TO U.S. HIGHWAY 75, U.S. HIGHWAY 82, AND AUTAUGA COUNTY ROAD 75, A PUBLIC HIGHWAY...
7. THE PROPERTY HAS ACCESS TO U.S. HIGHWAY 75, U.S. HIGHWAY 82, AND AUTAUGA COUNTY ROAD 75, A PUBLIC HIGHWAY...
8. THE PROPERTY HAS ACCESS TO U.S. HIGHWAY 75, U.S. HIGHWAY 82, AND AUTAUGA COUNTY ROAD 75, A PUBLIC HIGHWAY...

SURVEYOR'S CERTIFICATION

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

DATE: 6/9/21

BY: [Signature]

LEGAL DESCRIPTIONS

1. H. D. & D. LAND COMPANY, U.S. HIGHWAY 82 AND COUNTY ROAD 75

2. H. D. & D. LAND COMPANY, U.S. HIGHWAY 82 AND COUNTY ROAD 75

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BOUNDARY SURVEY

sheet 1 of 1

H D & D LAND COMPANY

PRATTVILLE, ALABAMA

Boundary Survey

Project # CMGM150096

PARCEL 2

| ISSUE | DATE |
|------------------|--------|
| Boundary Survey | 6/9/21 |
| Revised Boundary | 6/9/21 |

DRAWN BY: [Signature]

CHECKED BY: [Signature]

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