



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**Central Parkway - Vacant Lot
Montgomery, AL 36106**

FOR SALE

- **Sales Price:** \$98,000.00
- **Land Size:** ± 31,855 S.F.
- **Zoning:** B-3
- **Current Use:** Vacant Lot
- **Best Use:** Office or Retail
- **Visibility:** Excellent
- **Possession:** At Closing
- **Listing Type:** Exclusive

PRICED TO SELL!

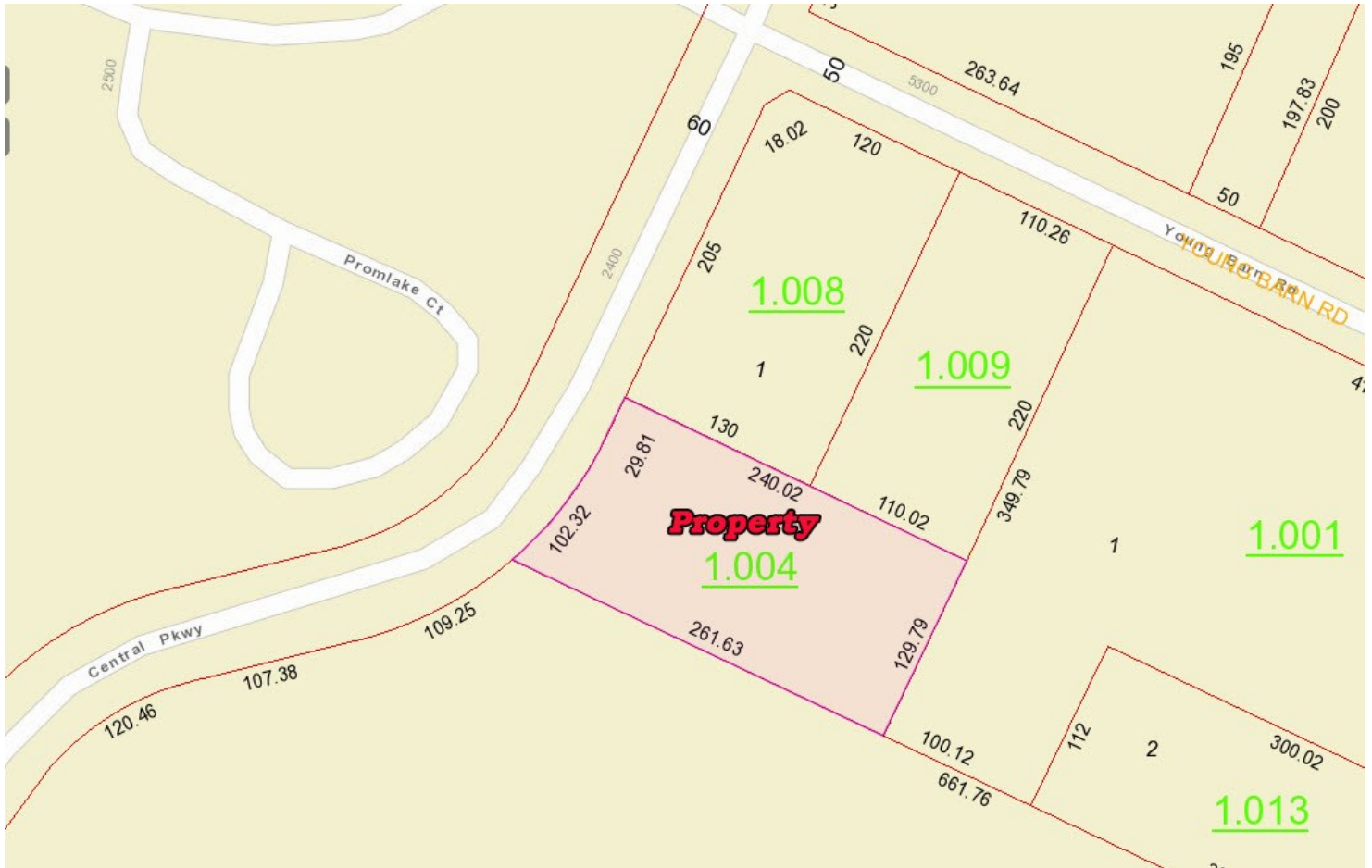
Excellent business lot located on Central Parkway adjacent to Montgomery Promenade Shopping Center. Great access to East Boulevard. Call Mark Dauber for more information at (334) 271-2475.

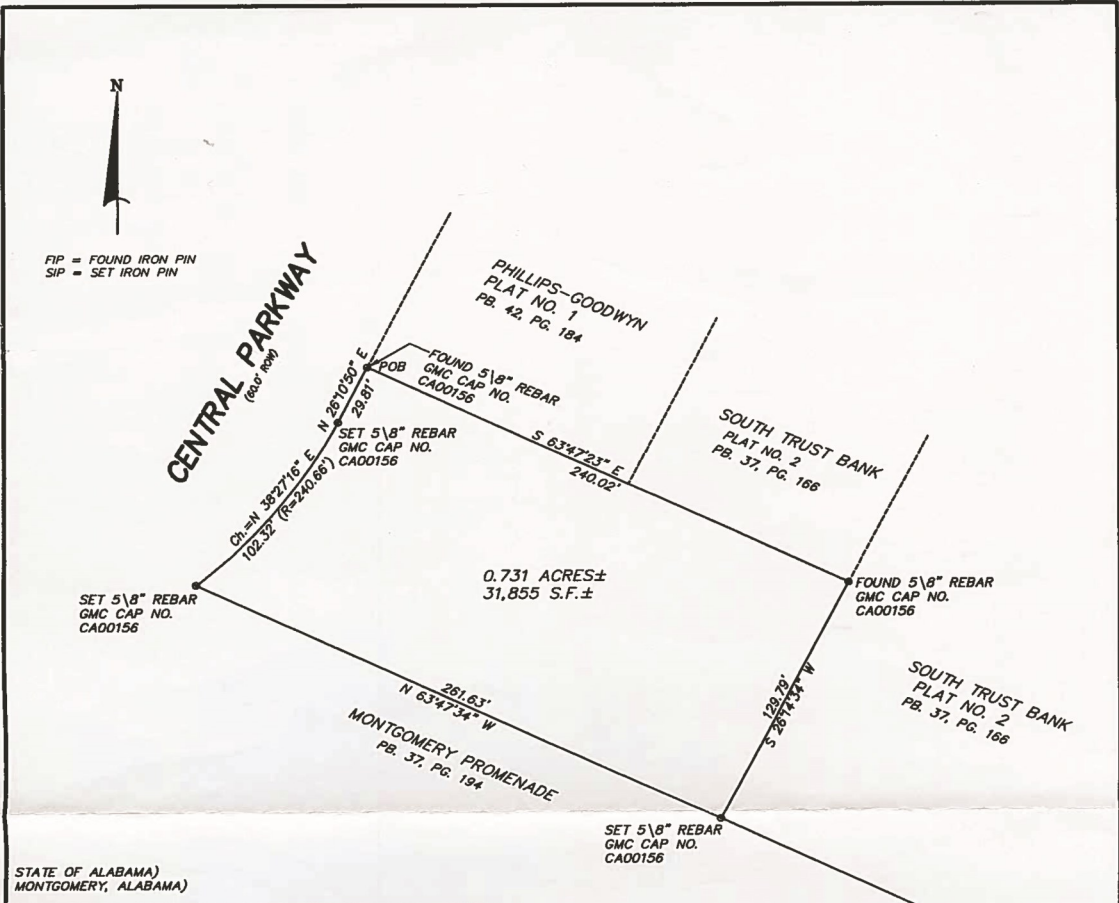


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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley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





STATE OF ALABAMA)
MONTGOMERY, ALABAMA)

I, ROY JONES, A REGISTER LAND SURVEYOR OF MONTGOMERY, ALABAMA DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 ACCORDING TO THE MAP OF PHILLIPS-GOODWYN PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA, IN PLAT BOOK 42, PAGE 184, SAID POINT LYING ON THE EAST RIGHT OF WAY OF CENTRAL PARKWAY (60.0' ROW), AND BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY RUN S 63°47'23" E, 240.02 FEET TO A POINT; THENCE RUN S 26°14'34" W, 129.79 FEET TO A POINT; THENCE RUN N 63°47'34" W, 261.63 FEET TO A POINT LYING IN A CURVE ON THE EAST RIGHT OF WAY OF CENTRAL PARKWAY; THENCE RUN ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 240.66 FEET, A CHORD OF N 38°27'16" E, 102.32 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°10'50" E, 29.81 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 0.731 ACRES MORE OR LESS.

I HEREBY FURTHER CERTIFY THAT I HAVE REVIEWED THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAPS DATED JANUARY 2ND 1992 AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 01101C0070F (ZONE X); THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO MY SURVEY THIS THE 4TH DAY OF SEPTEMBER 1998.

ROY JONES *[Signature]* AL. REG. NO. 17267



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

Goodwyn, Mills & Cawood, Inc.
ENGINEERS ARCHITECTS SURVEYORS
125 INTERSTATE PARK DRIVE MONTGOMERY, ALABAMA 36109
PHONE: (334) 271-3200

BOUNDARY MAP OF
YOUNG PROPERTY SOUTH OF PHILLIPS-GOODWYN PROPERTY
MONTGOMERY COUNTY, ALABAMA

DESIGNED	DRAWN CJH/RJ	CHECKED RJ	REVISED 09-04-98	PROJECT NO.
DATE JANUARY 13TH 1998	SCALE 1"=50'		SHEET 1 OF 1	

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