



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**Lot 22 - NW Corner of
Chantilly Pkwy & Chantilly Place
Montgomery, AL 36117**

FOR SALE

- **Listed Price:** Lot 22: \$9.00/S.F.
Lot 23: \$7.75/S.F. - **SOLD**
- **Land Size:** Lot 22: ± 1.63 Acres
Lot 23: ± .73 Acres - **SOLD**
- **Zoning:** B-2
- **Future Use:** Commercial
- **Accessibility:** Excellent
- **Listing Type:** Exclusive

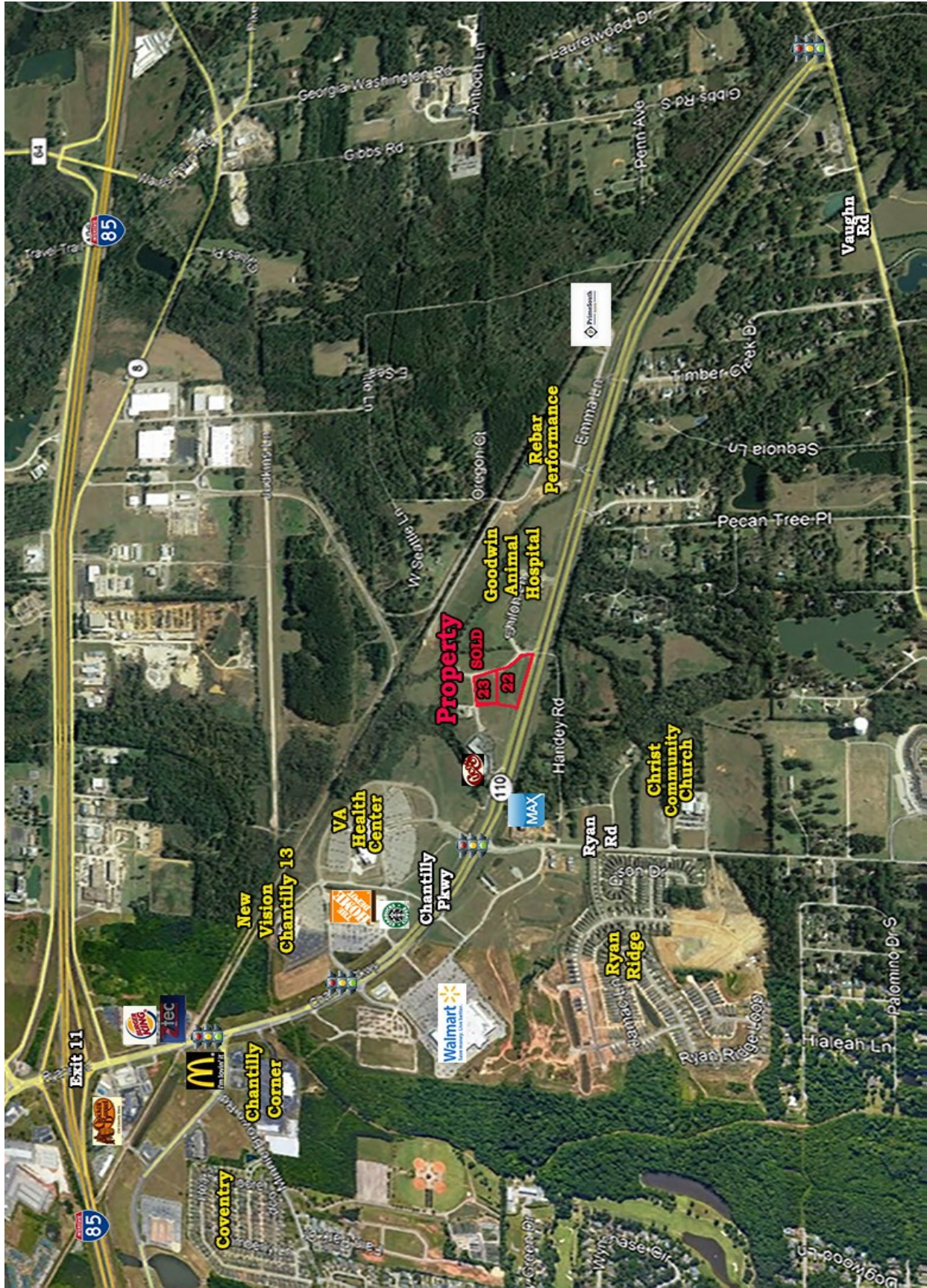
Excellent commercial lot located on Chantilly Parkway near Home Depot and Super Wal-Mart. Lot of frontage on Chantilly Parkway, and has a median cut providing full access. Contact Lee Meriwether, CCIM, for more information at (334) 271-2475.



Lee W. Meriwether, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd.
Montgomery, AL 36106
VOICE (334) 271-2475
FAX (334) 271-2421
CELL (334) 398-1808
imeriwether@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.



Property SOLD

23
22

Goodwin Animal Hospital

Rebar Performance

VA Health Center

New Vision Chantilly 13

Chantilly Corner

Chantilly Pkwy

Walmart

Christ Community Church

Ryan Ridge

Hialeah Ln

Palomino Dr S

Exit 11

85

85

64

Travel Tr

6

110

MAX

7-11

Target

McDonald's

Coventry

85

64

Travel Tr

Georgia Washington Rd

Gobbs Rd

Antioch Ln

Laurelwood Dr

Gibbs Rd S

Penn Ave

Vaughn Rd

Timber Creek Dr

Sequoia Ln

Pecan Tree Pl

Handley Rd

Ryan Rd

Wynbase Cir

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CHANTILLY COURT (60' ROW)

CHANTILLY PLACE (60' ROW)

CHANTILLY PARKWAY US HIGHWAY NO. 110 (60' ROW)

5/8" REBAR

POC

LEGEND

GRAPHIC SCALE

LOCATION MAP

RESUBDIVISION TO VACATE LOTS DATED APRIL 13, 1989 BY C. R. RANNO, LAMER ALABAMA, REGISTRATION NO. 9537

SCALE: 1" = 40'

FOUND IRON PIN

SET IRON PIN (CAPPED)

FOUND CONCRETE W/ 1/4" DIA. ROD (UNLESS NOTED OTHERWISE)

CALCULATED POINT

FOUND CONCRETE MARKER

POC CORNER OF THE SW 1/4 OF SECTION 24, MONTGOMERY COUNTY, AL. 1" ROUNDTOP

CURVE TABLE

CURVE DATA	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	AREA
1	113.000°	100.000	113.000°	100.000	10000.000
2	113.000°	100.000	113.000°	100.000	10000.000
3	113.000°	100.000	113.000°	100.000	10000.000
4	113.000°	100.000	113.000°	100.000	10000.000
5	113.000°	100.000	113.000°	100.000	10000.000
6	113.000°	100.000	113.000°	100.000	10000.000
7	113.000°	100.000	113.000°	100.000	10000.000
8	113.000°	100.000	113.000°	100.000	10000.000
9	113.000°	100.000	113.000°	100.000	10000.000
10	113.000°	100.000	113.000°	100.000	10000.000
11	113.000°	100.000	113.000°	100.000	10000.000
12	113.000°	100.000	113.000°	100.000	10000.000
13	113.000°	100.000	113.000°	100.000	10000.000
14	113.000°	100.000	113.000°	100.000	10000.000
15	113.000°	100.000	113.000°	100.000	10000.000
16	113.000°	100.000	113.000°	100.000	10000.000
17	113.000°	100.000	113.000°	100.000	10000.000
18	113.000°	100.000	113.000°	100.000	10000.000
19	113.000°	100.000	113.000°	100.000	10000.000
20	113.000°	100.000	113.000°	100.000	10000.000
21	113.000°	100.000	113.000°	100.000	10000.000
22	113.000°	100.000	113.000°	100.000	10000.000
23	113.000°	100.000	113.000°	100.000	10000.000
24	113.000°	100.000	113.000°	100.000	10000.000
25	113.000°	100.000	113.000°	100.000	10000.000
26	113.000°	100.000	113.000°	100.000	10000.000
27	113.000°	100.000	113.000°	100.000	10000.000
28	113.000°	100.000	113.000°	100.000	10000.000
29	113.000°	100.000	113.000°	100.000	10000.000
30	113.000°	100.000	113.000°	100.000	10000.000
31	113.000°	100.000	113.000°	100.000	10000.000
32	113.000°	100.000	113.000°	100.000	10000.000
33	113.000°	100.000	113.000°	100.000	10000.000
34	113.000°	100.000	113.000°	100.000	10000.000
35	113.000°	100.000	113.000°	100.000	10000.000
36	113.000°	100.000	113.000°	100.000	10000.000
37	113.000°	100.000	113.000°	100.000	10000.000
38	113.000°	100.000	113.000°	100.000	10000.000
39	113.000°	100.000	113.000°	100.000	10000.000
40	113.000°	100.000	113.000°	100.000	10000.000

LINE TABLE

LINE NO.	LENGTH	BEARING	AREA
1	100.000	113.000°	10000.000
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38	100.000	113.000°	10000.000
39	100.000	113.000°	10000.000
40	100.000	113.000°	10000.000

1. 81.024 ac. 1.08 acres

2. 61.146 ac. 1.48 acres

3. 48.233 ac. 1.11 acres

4. 38.811 ac. 3.02 acres

5. 30.748 ac. 1.48 acres

6. 41.527 ac. 0.14 acres

7. 40.775 ac. 1.48 acres

8. 41.527 ac. 0.14 acres

9. 41.527 ac. 0.14 acres

10. 40.775 ac. 1.48 acres

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for more information contact:

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