



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



Boyd Investment Property
Eastchase Parkway
Montgomery, AL 36117

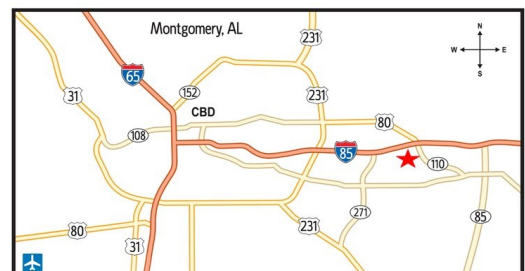
FOR SALE

- **Listed Prices:** Lot A: \$1,250,000.00
Lot B: \$ 950,000.00 (U/C)
- **Lot Sizes:** Lot A: \pm 125,029 S.F.
Lot B: \pm 82,557 S.F.
- **Zoning:** B-2
- **Utilities:** Available
- **Listing Type:** Exclusive
- **Traffic Count:** 24,965 (2020 VPD)

Outstanding commercial lots for Restaurants, Hotels, Banks, Office or General Business use. Excellent visibility & accessibility off I-85 @ Exit 11. Existing businesses include Holiday Inn Express, Waffle House, Cracker Barrel, Candlewood Suites, Taco Bell, Academy Sports, Milo's, Bojangles, SmileMakers Dentistry, and The Pub Restaurant. Close proximity to Sleep Inn, Burger King, Bojangles, Fairfield Inn & Suites, LaQuinta Inn, McDonald's, WalMart, Home Depot, Hobby Lobby and Costco. Call John Stanley, CCIM, at (334) 271-2475.



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

07/22/22

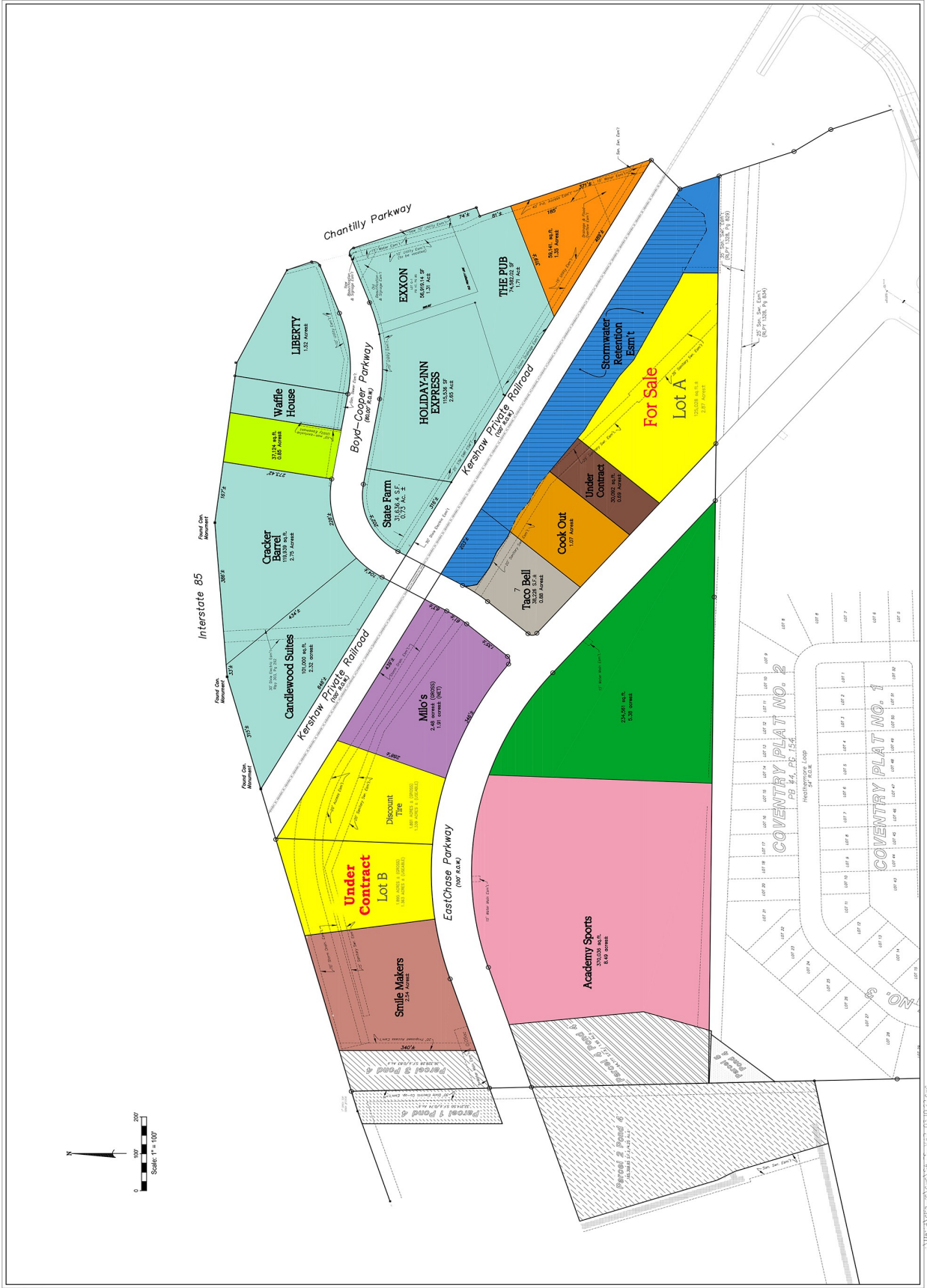


**Boyd Investments Property
Pricing Schedule**
(as of 07/22/22)

<u>Lot</u>	<u>Gross S.F.</u>	<u>Usable S.F.</u>	<u>Listed Price</u>
A	± 125,029 S.F.	± 125,029 S.F.	\$ 1,250,000.00 (As an entire Parcel)
B	± 82,557 S.F.	± 59,377 S.F.	\$ 950,000.00 (\$16.00/usable S.F.) (Under Contract)

NOTES:

1. All prices are subject to the final approval of Seller.
2. All lots are priced in “as is” condition.
3. All lots subject to Declaration of Covenants and Restrictions.



ISSUE DATE	REVISED 03-14-2022
	DRAWN BY: MDL
	CHECKED BY: SV/SC

2660 East Chase Lane, Suite 200
Montgomery, AL 36117
T 334.271.3200
OMCNETWORK.COM

