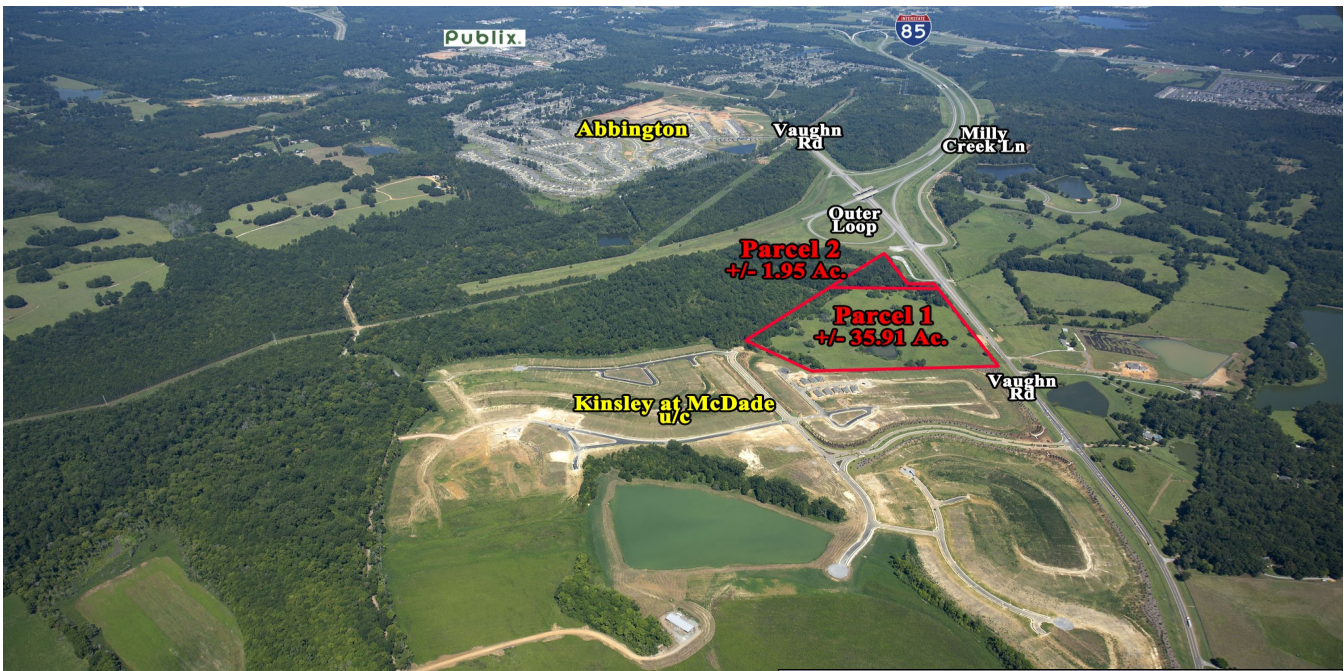




JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**+ 37.86 Acres - Vaughn Road
Pike Road, AL 36064**

FOR SALE

- **Sale Price:** Parcel 1: \$2,700,000.00
Parcel 2: TBD
- **Land Size:** ± 37.86 Acres (Parcels 1 & 2)
- **Zoning:** B-2 (Commercial)
- **Traffic Count:** 8,221 (AADT 2022)
- **Best Use:** Retail, Commercial, Institutional
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

**PRICED TO SELL AS AN
ENTIRE PARCEL!**

± 37.86 Acre tract in Pike Road zoned B-2 (Commercial). Located at Vaughn Road and Outer Loop. Adjacent to new subdivision, Kinsley at McDade. 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.



Wallahatchee Rd

Kinsley at McDade w/c

Parcel 1 +/- 3591 Ac.

Parcel 2 +/- 1.95 Ac.

Outer Loop

Vaughn Rd

Mill Creek Ln

Millie Branch

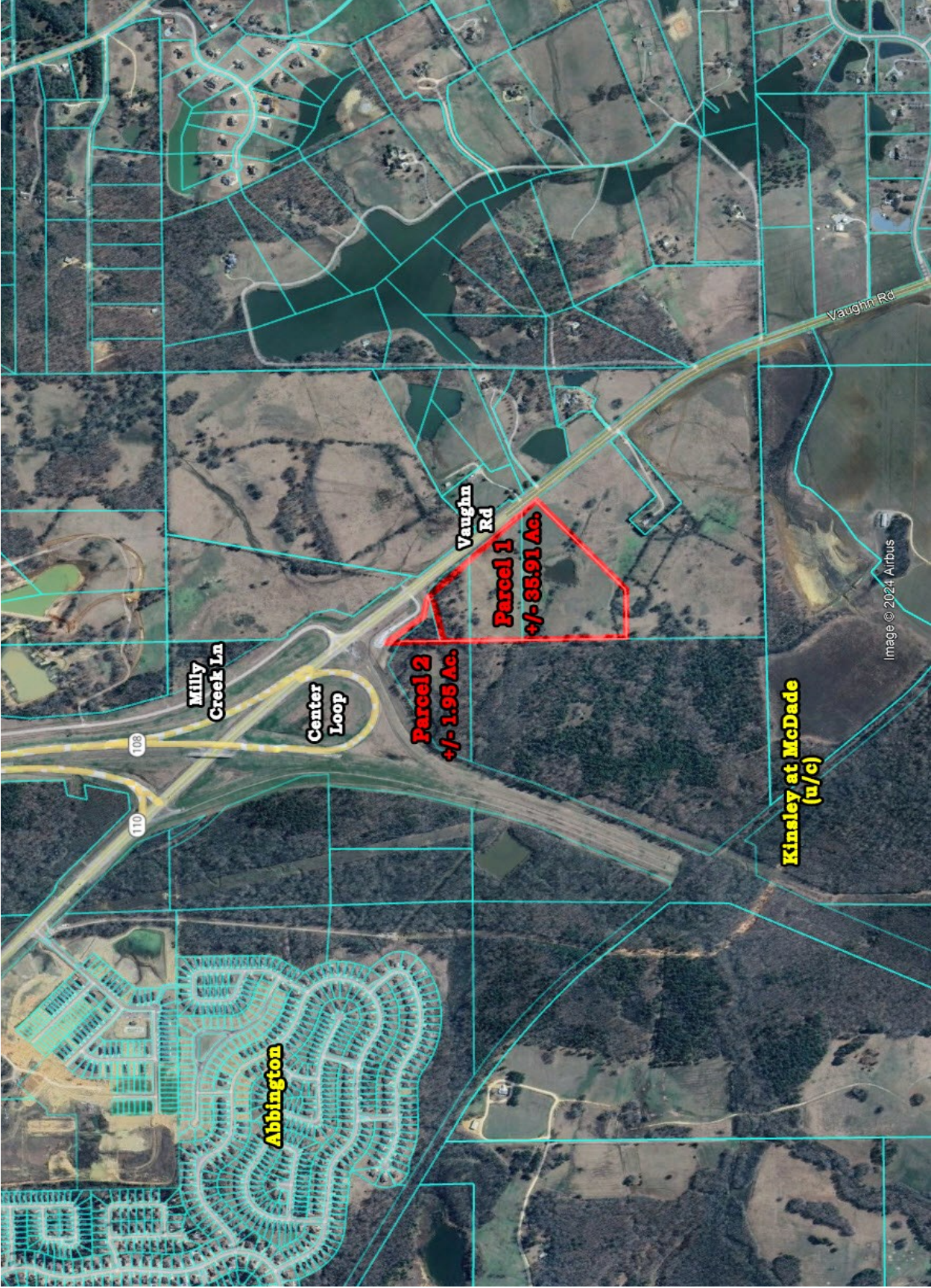
Boykin Lakes

Marler Rd

The Waters

Hidden Oaks

Vaughn Rd



Parcel 1
+/- 33.91 Ac.

Parcel 2
+/- 1.95 Ac.

Abbington

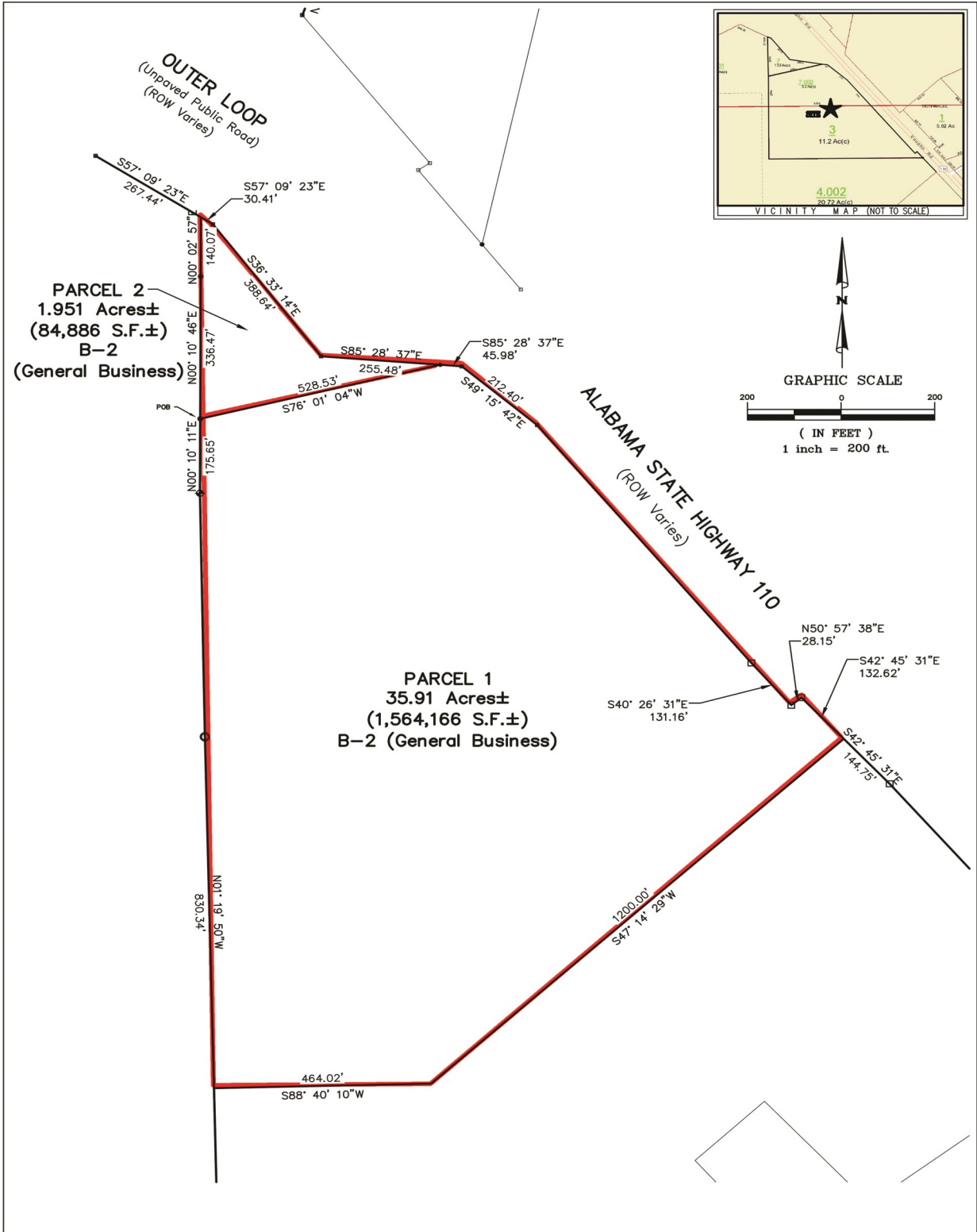
Milly Creek Ln

Center Loop

Vaughn Rd

**Kinsley at McDade
(u/c)**

Image © 2024 Airbus



SALES EXHIBIT MAP

2660 Eastchase Lane,
 Suite 200
 Montgomery, AL 36117
 T 334.271.3200

GMC