



## **COMMERCIAL REAL ESTATE**



• Sale Price: \$5.45/S.F.

• Land Size:  $\pm 4.98$  Acres ( $\pm 217,131$  S.F.)

• Zoning: O-1 (Office)

• Current Use: Vacant/Undeveloped Lot

• Best Use: Office

Visibility: Excellent

Listing Type: Exclusive

# PRICE REDUCED!

Outstanding office lot located on Halcyon Pointe Drive, adjacent to I-85 at Exit 9. **OWNER WILL DIVIDE**. Perfect for professional offices with  $\pm$  452' of interstate exposure and frontage. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
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Montgomery, AL 36106
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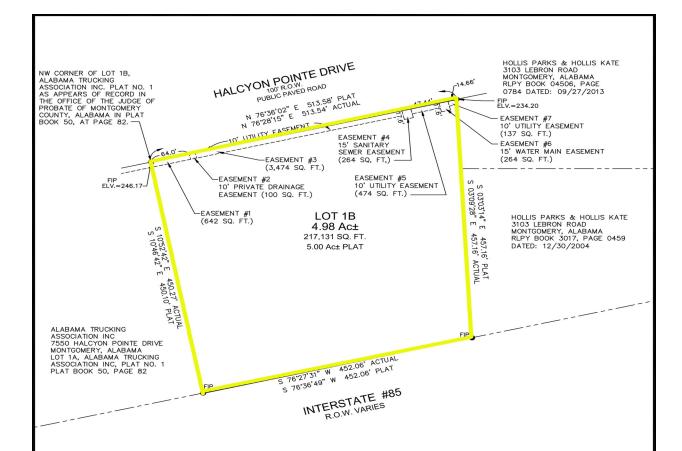
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Montgomery, AL

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.







### **BEARING REFERENCE**

ROTATED TO MATCH THE STATE OF ALABAMA STATE PLANE COORDINATES EAST REGION.

#### SOURCE OF INFORMATION

LOT 1B, ALABAMA TRUCKING ASSOCIATION, INC. PLAT NO. 1 AS APPEARS OF RECORD IN PLAT BOOK 50 AT PAGE 82 IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY,

#### FLOOD MAP INFORMATION

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP MONTGOMERY COUNTY, ALABAMA AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER MAP 01101C0231H, DATED, FEBRUARY 5, 2014.

## LEGAL DESCRIPTION

LOT 1B, ALABAMA TRUCKING ASSOCIATION INC. PLAT NO. 1 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 50, AT PAGE 82 BEING MORE PARTICURLARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NW CORNER OF AFORESAID PLAT, AND ON THE SOUTH RIGHT—OF—WAY OF HALCYON POINTE DRIVE, (100' R.O.W. PUBLIC PAVED ROAD); THENCE ALONG SAID SOUTH RIGHT—OF—WAY, N 76'28'15" E, 513.54 FEET TO AN IRON PIN; THENCE LEAVING SAID SOUTH RIGHT—OF—WAY, S 03'09'28" E, 457.16 FEET TO AN IRON PIN ON THE NORTH RIGHT—OF—WAY OF INTERSTATE #85, (R.O.W. VARIES); THENCE ALONG SAID NORTH RIGHT—OF—WAY, S 76'27'31" W, 452.06 FEET TO AN IRON PIN; THENCE LEAVING SAID NORTH RIGHT—OF—WAY, N 10'52'42" W, 450.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 16, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 4.98 ACRES, MORE OR LESS.



LEGEND

FIP - FOUND IRON PIN

SIP - SET IRON PIN

C SIP - SET IRON PIN

C P - CALULATED POINT

M - WATER METER

M - WATER METER

FP - FENCE POST

POINT OF COMMENCEMENT

Son. Swr. - SANTARY SEWER

Util. - UTILITY

BL - BUILDING LINE

FENCE LINE

OVERHEAD POWER LINE