



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**± 4.98 Acres - Halcyon Pointe Drive
Montgomery, AL 36117**

FOR SALE

- **Sale Price:** \$5.45/S.F.
- **Land Size:** ± 4.98 Acres (± 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 ± 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.
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.

03/08/23

NW CORNER OF 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.

ALABAMA TRUCKING
ASSOCIATION INC.
7550 HALCYON POINTE DRIVE
MONTGOMERY, ALABAMA
LOT 1A, ALABAMA TRUCKING
ASSOCIATION INC. PLAT NO. 1
PLAT BOOK 50, PAGE 82

HALCYON POINTE DRIVE
100' R.O.W.
PUBLIC PAVED ROAD

N 76°36'02" E 513.58' PLAT
N 76°28'15" E 513.54' ACTUAL

HOLLIS PARKS & HOLLIS KATE
3103 LEBRON ROAD
MONTGOMERY, ALABAMA
RLPY BOOK 04506, PAGE
0784 DATED: 09/27/2013

EASEMENT #7
10' UTILITY EASEMENT
(137 SQ. FT.)
EASEMENT #6
15' WATER MAIN EASEMENT
(264 SQ. FT.)

EASEMENT #4
15' SANITARY
SEWER EASEMENT
(264 SQ. FT.)

EASEMENT #5
10' UTILITY EASEMENT
(474 SQ. FT.)

EASEMENT #3
(3,474 SQ. FT.)

EASEMENT #2
10' PRIVATE DRAINAGE
EASEMENT (100 SQ. FT.)

EASEMENT #1
(642 SQ. FT.)

LOT 1B
4.98 Ac±
217,131 SQ. FT.
5.00 Ac± PLAT

HOLLIS PARKS & HOLLIS KATE
3103 LEBRON ROAD
MONTGOMERY, ALABAMA
RLPY BOOK 3017, PAGE 0459
DATED: 12/30/2004

S 10°52'42" E 450.27' ACTUAL
S 10°46'42" E 450.10' PLAT

S 03°09'28" E 457.16' ACTUAL
S 03°03'14" E 457.16' PLAT

S 76°27'31" W 452.06' ACTUAL
S 76°36'49" W 452.06' PLAT

INTERSTATE #85
R.O.W. VARIES

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,
ALABAMA.

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 PARTICULARLY
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.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN
THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF."

W. DARRELL HYATT
ALABAMA LICENSE NUMBER: 16673,
DATE: MAY 20, 2020

ECE SURVEYING & DESIGN LLC
540 SOUTH PERRY STREET, SUITE #6
MONTGOMERY, ALABAMA 36104
PH (334) 271-4092 & 334-263-0450
EMAIL: wdh5775@att.net



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WITH ORIGINAL EMBOSSED OR ORIGINAL STAMPED INK SEAL OF SURVEYOR.

C:\ECE-2020\7580-HALCYON-PT-DR\7580-HALCYON-PT-DR.DWG DRAWN BY: BGW

LEGEND

- FIP - FOUND IRON PIN
- SIP - SET IRON PIN
- ▲ CP - CALCULATED POINT
- CM - CONCRETE MONUMENT
- ⊗ M - WATER METER
- ⊕ FP - FENCE POST
- ⊖ PP - POWER POLE
- ⊙ POINT OF COMMENCEMENT
- Esm't - EASEMENT
- San. Swr. - SANITARY SEWER
- Util. - UTILITY
- BL - BUILDING LINE
- FENCE LINE
- OVERHEAD POWER LINE

SCALE: 1" = 100'

—X—X—X—
—OHPL—