



**Waugh Station - U.S. Hwy. 80
Pike Road, AL 36064**

BUILD TO SUIT

Lease Price	TBD
Land Size	+/- 2.02 Acres
Zoning	B-2 (Business)
Best Use	Restaurant, Bank, Commercial
Visibility	Excellent
Traffic Counts	50,539 (2024 ALDOT) I-85 9,396 (2024 ALDOT) U.S. Hwy. 80
Possession	Immediate
Listing Type	Exclusive

Owner will BUILD TO SUIT OR GROUND LEASE to credit tenant(s). Great location for QSR, bank and other commercial uses. Excellent access from I-85 at Exit 16 to the Town of Pike Road, The Waters, Boykin Lakes, Stone Park, Kinsley, Abbingtion and other residential subdivisions. Contact John Stanley, CCIM, for additional information at (334) 271-2475.



John C. Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Blvd. ■ Montgomery, AL 36106
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www.johnstanleyassociates.com



N



Exit 16

Atlanta Hwy



U.S. Hwy 80

U.S. Hwy 80



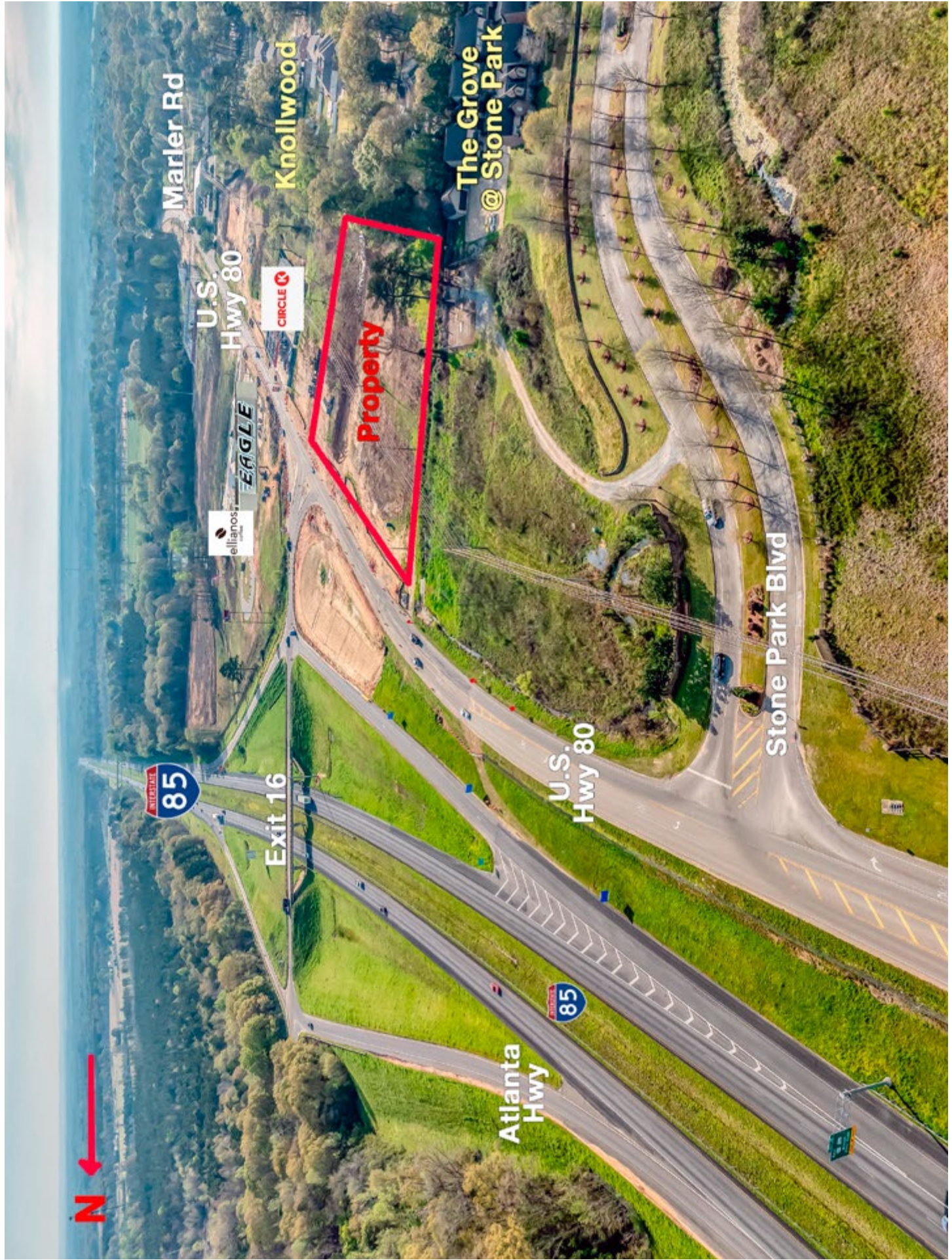
Marler Rd

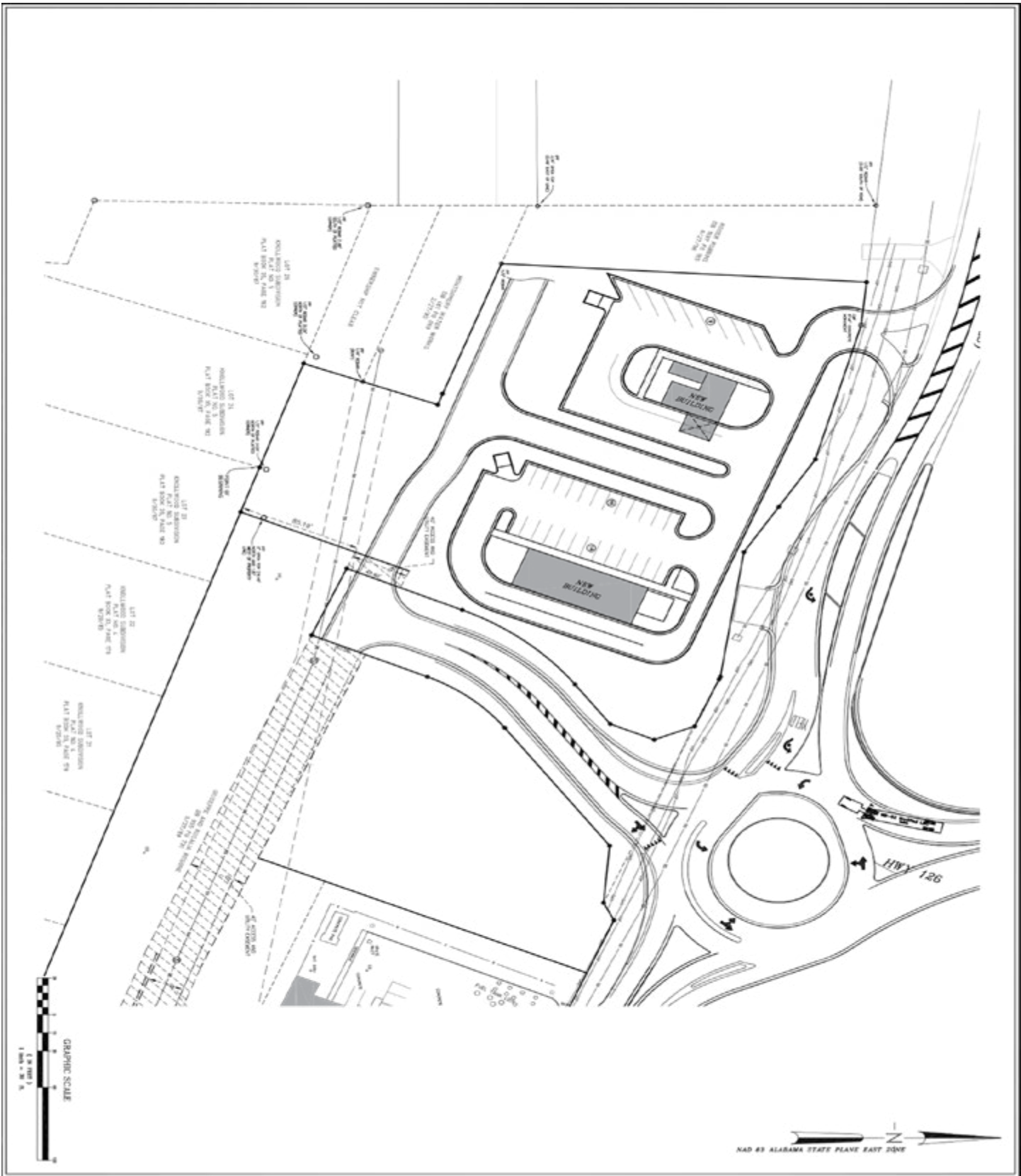
Knollwood

Property

The Grove @ Stone Park

Stone Park Blvd





SHEET NUMBER C1	SHEET TITLE SITE PLAN	DATE	BY	CHK
		08/11	MS	MS
PROJECT		NO.	DATE	BY
WAUGH STATION		11	08/11	MS

WAUGH STATION
A NEW COMMERCIAL DEVELOPMENT
PIKE ROAD, ALABAMA

	FLOWERS & WHITE ENGINEERING, L.L.C. PO BOX 251246 MONTGOMERY, AL 36122 PH. 334.864.7400 FAX 334.864.8228
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