



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



701-745 W. Fairview Avenue
Montgomery, AL 36105

FOR SALE

- **Sale Price:** \$1,250,000.00
- **Land Size:** ± 4.55 Ac.
- **Zoning:** B-2 (General Business)
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 95,365 (2023 AADT @ I-65)
- **Listing Type:** Exclusive

PRICED TO SELL!

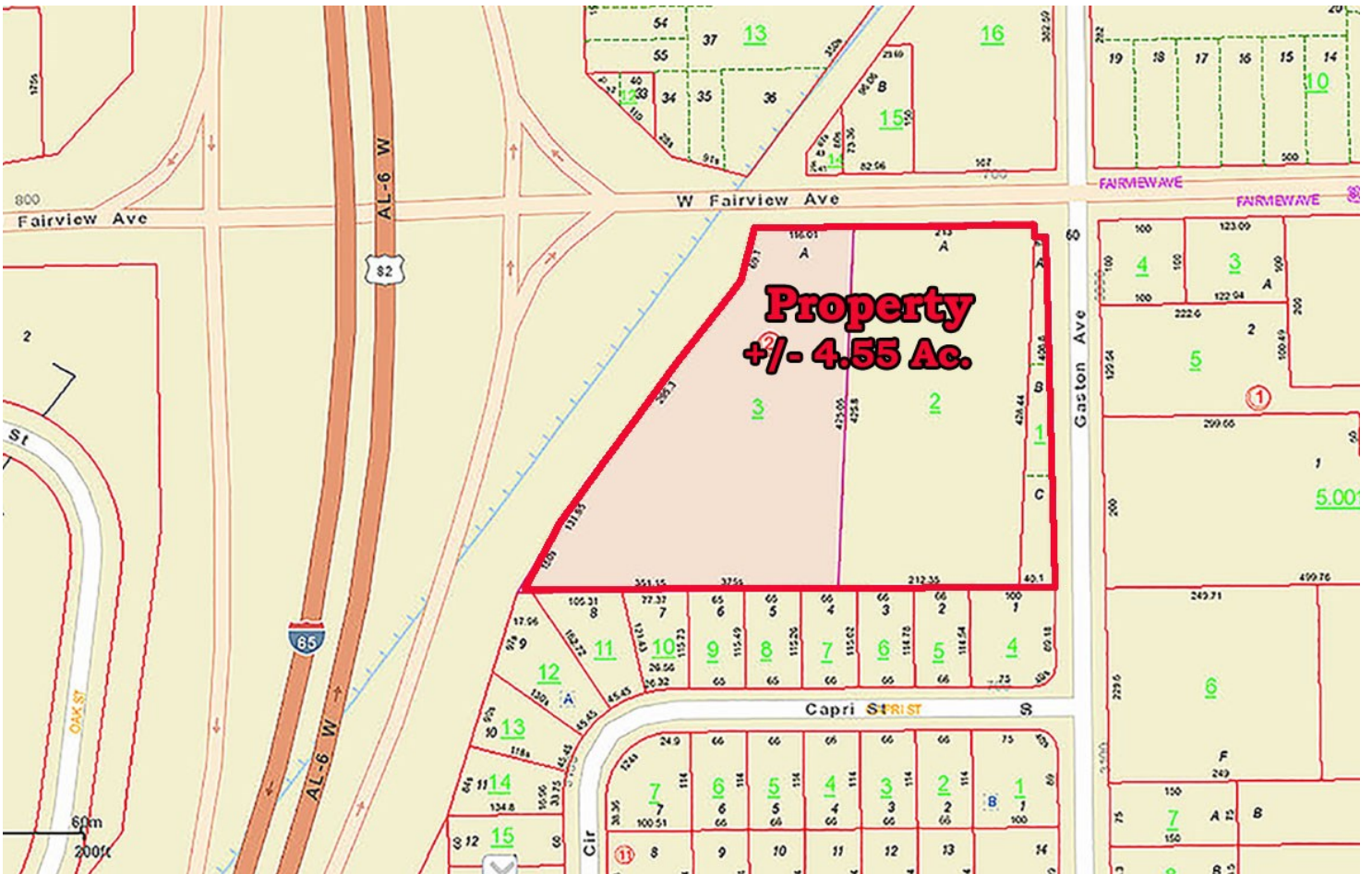
Outstanding ± 4.55 Acre lot at intersection of I-65 (Exit 170), West Fairview Avenue and Gaston Avenue. Traffic signal access. ± 345' of frontage with ± 410' of depth. Zoned B-2. Owner may subdivide. Directly across from McDonald's. Contact John Stanley, CCIM, for more information at (334) 271-2475.



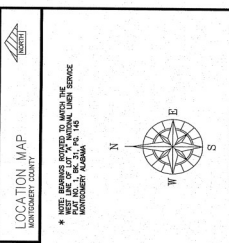
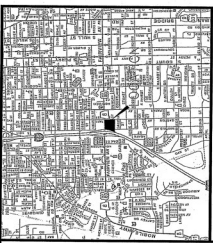
John Stanley, CCIM
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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.



BOUNDARY SURVEY FOR PARCELS "A", "B", & "C" LOCATED AT THE INTERSECTION OF INTERSTATE I-65 AND FAIRVIEW AVENUE LOCATION IN THE NE 1/4 OF THE SW 1/4 OF SECTION 24 T-16-N, R-17-E MONTGOMERY COUNTY, ALABAMA



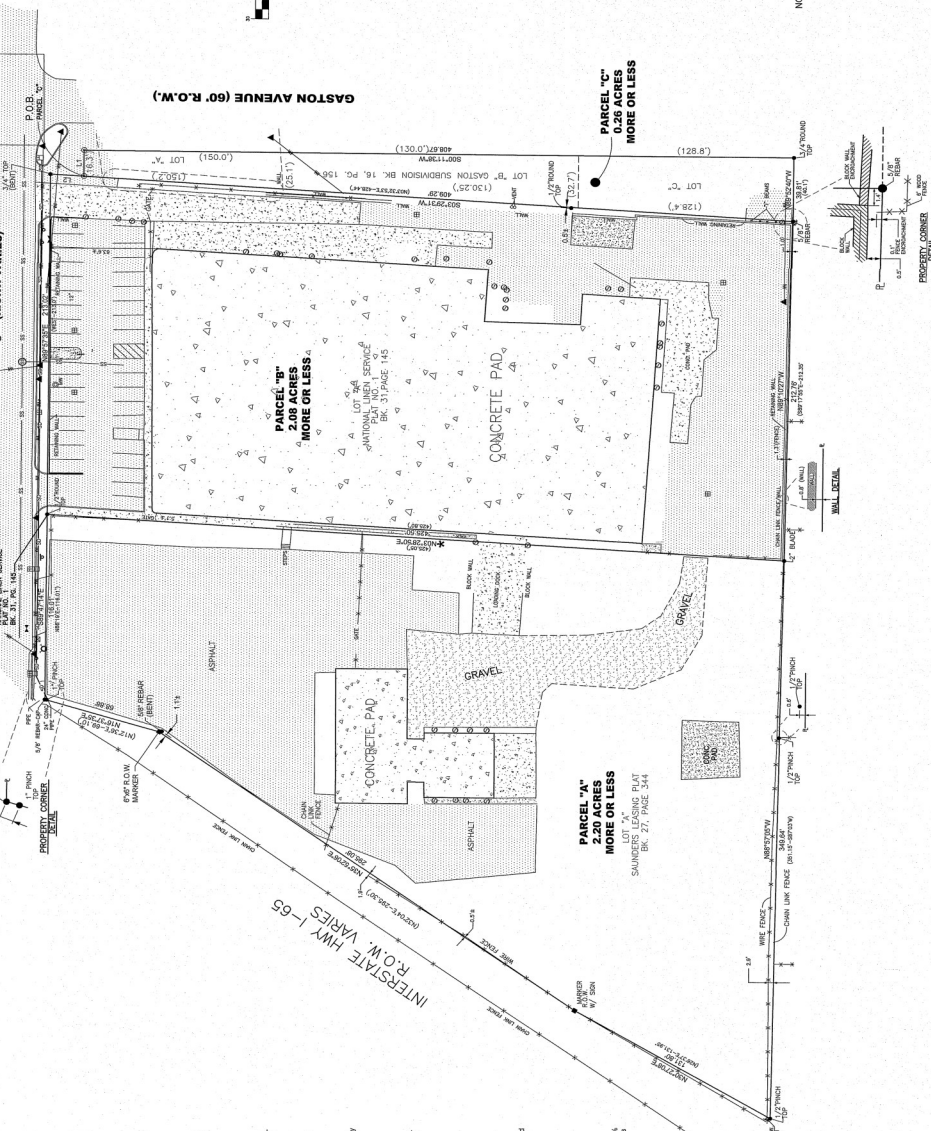
LEGEND:

- ASPHALT
- CONCRETE
- FOUND IRON PIN
- SET (BY THE CARD)
- W/ F CH-0097-13
- CALCULATED POINT
- FENCE CORNER
- FENCE
- SET NAIL
- FOUND CONCRETE MARKER
- POWER POLE / USE / OUT
- WATER METER
- VALVE
- TELEPHONE BOX
- CABLE BOX
- SIGN
- LIGHT POLE
- CLEARCUT
- FIRE HYDRANT
- INLET
- SEWAGE SEWER MANHOLE
- STORM MANHOLE
- PLAT DIMENSIONS
- BOUNDARY MARK
- MONITORING WELL

NOTE: ALL IMPROVEMENTS NOT SHOWN

LINE	BEARING	DISTANCE
L1	N89°45'57" E	19.27'
L2	S89°45'57" W	19.27'
L3	S00°00'00" W	19.27'

THIS SURVEY IS NOT VALID WITHOUT ANY RECORDED LAND SURVEY OR SURVEY INSTRUMENT IN THE STATE.



STATE OF ALABAMA
MONTGOMERY COUNTY

PARCEL "A"
 Begins at a bound from the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, at Page 141, of Page 155, in the Office of the South Register of Probate, Montgomery County, Alabama, and extends South 89°45'57" East 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 89°45'57" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 00°00'00" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence North 89°45'57" East 19.27 feet to the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, at Page 141, of Page 155, in the Office of the South Register of Probate, Montgomery County, Alabama.

PARCEL "B"
 Begins at a bound from the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, and extends South 89°45'57" East 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 89°45'57" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 00°00'00" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence North 89°45'57" East 19.27 feet to the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, at Page 141, of Page 155, in the Office of the South Register of Probate, Montgomery County, Alabama.

PARCEL "C"
 Begins at a bound from the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, and extends South 89°45'57" East 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 89°45'57" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence South 00°00'00" West 19.27 feet to a set nail on the South Right-of-Way Line of Interstate I-65, thence North 89°45'57" East 19.27 feet to the Northwest Corner of Lot A, National Loan Survey Plat No. 1, as recorded in the Office of the Judge of Probate, Montgomery County, Alabama, at Page 141, of Page 155, in the Office of the South Register of Probate, Montgomery County, Alabama.

According to my survey this is a 314-acre of July, 2018.
 Steven E. Sparks
 Alabama Registered Professional Engineer
 License No. 0110-00020

