



JOHN STANLEY  
&  
ASSOCIATES

COMMERCIAL REAL ESTATE



**Chantilly Pkwy - Lot 1 of ZTEC  
Plat No. 1  
Pike Road, AL 36064**

**FOR SALE/LEASE**

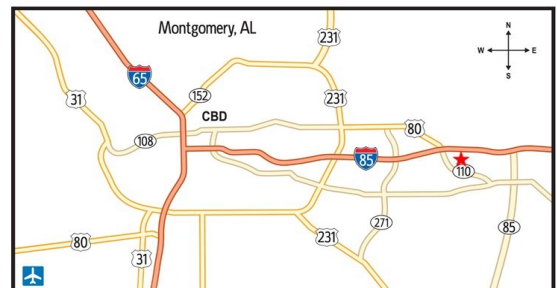
- **Sales Price:** \$575,000.00
- **Ground Lease Price:** \$5,250.00/Mo. (Triple Net)
- **Land Size:** ± 33,365 S.F.
- **Zoning:** B-2
- **Best Use:** Retail
- **Visibility:** Excellent
- **Traffic Count:** 14,260 (2017 AADT)
- **Type Listing:** Exclusive

**PRICED TO SELL OR GROUND LEASE!**

A ± 33,365 S.F. developed lot at intersection of Chantilly Parkway and Eastchase Parkway. Adjacent lot being developed as a ZTEC service station and convenience store. Excellent retail location for fast food restaurant or other retail use. 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](mailto:istanley@johnstanleyassociates.com)  
[www.johnstanleyassociates.com](http://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.



Eastchase Pkwy

Wynlakes

SmileMaker's Dentistry

Dixie Electric Cooperation

Coventry

Eastchase Pkwy

Minnie Brown Rd

Chantilly Corner

Chantilly Pkwy

Ryan Rd

Property

Lot 1

DOLLAR GENERAL

Dixie Electric Cooperation

Microtel Inns & Suites

WAFFLE HOUSE

EXON

BUERGER KING

COUNTRY INNS & SUITES

SLEEP INN

McDonald's

Ztec

COSTCO

HOBBY LOBBY

Academy SPORTS & OUTDOORS

MILOS

Eastchase Pkwy

Walmart

Stamps

Auburn University

ASE

Chantilly Pkwy

U.S. Hwy 80

Exit 11

85

Target

CLAYTON

COMFORT SUITES

SALESTAR EXPRESS

Waffle House

EXON

BUERGER KING

COUNTRY INNS & SUITES

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Chantilly Pkwy



STATE PLANS COMMISSION  
EAST ZONE

### ZTEC PLAT NO.1

LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 16, T11N, R13E, E6A  
MONTGOMERY COUNTY, ALABAMA  
CONTAINS 3.35 AC

DATE: DECEMBER 12, 2017  
SCALE: 1"=50'  
BY: FRANK B. GARRETT & SON, L.L.C.  
MONTGOMERY, ALABAMA 36114  
(334) 834-1111  
FRANKB@FRANKBANDSON.COM



VICINITY MAP

POINT OF COMMENCEMENT  
AT THE CORNER OF LOT 1,  
FOUND FROM PIN - STONE MISSING



- NOTES
- 1) ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWER AND FOR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE, EASEMENTS TO INCLUDE THE RIGHTS OF ACCESS AND EGRESS, NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT ON THIS PLAT.
  - 2) EASEMENTS FOR SANITARY SEWERS AND WATER MAINS IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE CONSIDERED AS PERMANENT EASEMENTS FOR SANITARY SEWERS AND WATER MAINS. ANY EASEMENTS FOR SANITARY SEWERS AND WATER MAINS SHALL BE CONSIDERED AS PERMANENT EASEMENTS FOR SANITARY SEWERS AND WATER MAINS. ANY EASEMENTS FOR SANITARY SEWERS AND WATER MAINS SHALL BE CONSIDERED AS PERMANENT EASEMENTS FOR SANITARY SEWERS AND WATER MAINS.
  - 3) DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE STATED.
  - 4) UNDESIGNED WATER AND SEWER LATERALS SHALL BE CAPPED AS TO THE MONTGOMERY WATER AND SEWER BOARD SPECIFICATIONS.

FRANK B. GARRETT & SON, L.L.C.  
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR OF MONTGOMERY COUNTY, ALABAMA  
CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT ALL CORNERS ARE MARKED WITH IRON PEGS AND THAT THEY  
ACTUALLY EXIST.



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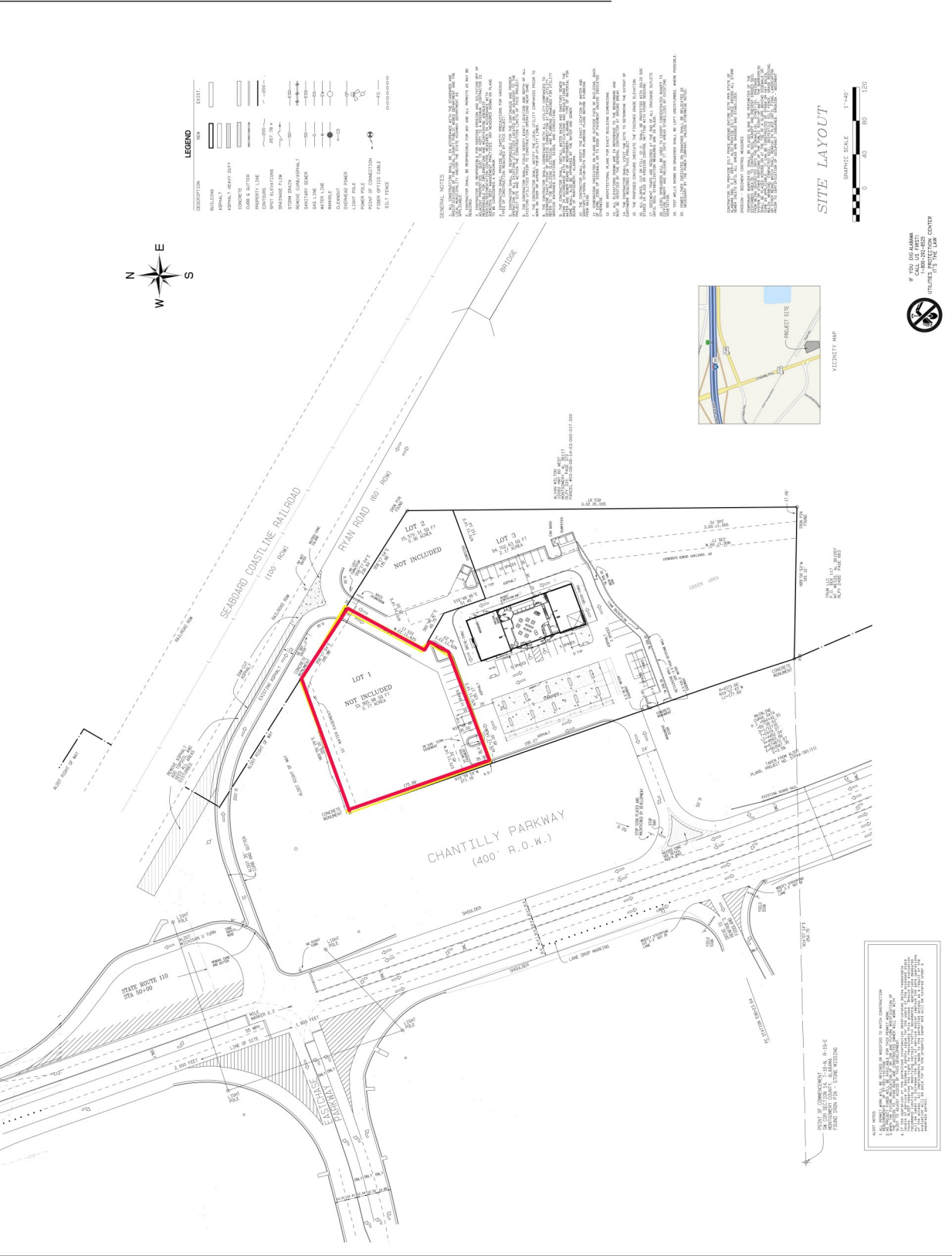
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1109 SOUTH HILL STREET, MONTGOMERY, ALABAMA 36104 VOICE (334) 264-2247  
**J.M. GARRETT & SON LLC**  
 CIVIL ENGINEERING-SURVEYING-LAND PLANNING SINCE 1888

DATE: JAN 25, 2018  
 DRAWN: RNS  
 CHECKED: RNS  
 REVISIONS: NONE  
 PROJECT: ZPEC MARKET GAS  
 CHANTILLY PARKWAY  
 MONTGOMERY, ALABAMA  
 SHEET: CHANTILLY 2118-1407

SHEET NUMBER  
**C-1.1**



**LEGEND**

OCCUPATION	SYMBOL	EXPLANATION
BUILDINGS	[Solid black rectangle]	BUILDINGS
APRONS & REAR DECKS	[Thin black line]	APRONS & REAR DECKS
CONCRETE DRIVEWAYS	[Thin black line]	CONCRETE DRIVEWAYS
PROPERTY LINES	[Thin black line]	PROPERTY LINES
SPOT ELEVATIONS	[Small circle with number]	SPOT ELEVATIONS
DRAINAGE FLUM	[Line with T-shaped symbol]	DRAINAGE FLUM
SEWER MAIN	[Line with 'S' symbol]	SEWER MAIN
SEWER BRANCH	[Line with 'S' symbol]	SEWER BRANCH
WATER MAIN	[Line with 'W' symbol]	WATER MAIN
WATER BRANCH	[Line with 'W' symbol]	WATER BRANCH
NATURAL GAS	[Line with 'G' symbol]	NATURAL GAS
OVERHEAD POWER	[Line with 'P' symbol]	OVERHEAD POWER
LIGHT POLE	[Circle with cross symbol]	LIGHT POLE
POINT OF CONNECTION	[Circle with dot symbol]	POINT OF CONNECTION
FIBER OPTIC CABLE	[Line with 'F' symbol]	FIBER OPTIC CABLE
SALT FENCE	[Dashed line]	SALT FENCE

**GENERAL NOTES**

1. ALL UTILITIES SHOWN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AND FIELD SURVEY DATA.
2. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED FOR AND ALL DAMAGES TO BE REPAIRED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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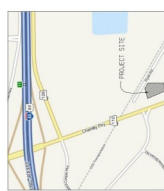
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**SITE LAYOUT**

GRAPHIC SCALE  
 0 20 40 80 120  
 FEET



IF YOU SEE ALABAMA  
 1-800-762-5625  
 CALL IT. IT'S THE LAW.

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