



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**U.S. Hwy 31 & 1390 Tiffany Dr.
Prattville, AL 36067**

FOR SALE

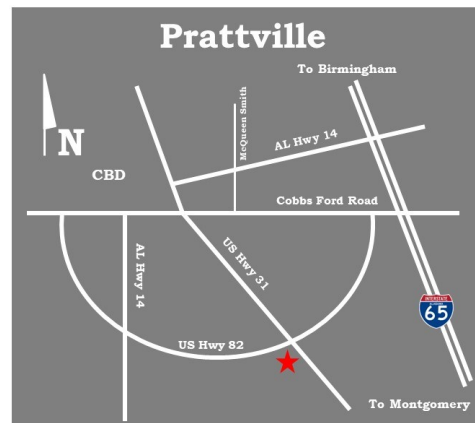
- **Sale Price:** \$1,045,000.00
- **Land:** ± 32.24 Acres
- **Building Areas:** ± 1,900 S.F. - Restaurant Bldg.
± 4,564 S.F. - Truck Repair Bldg.
± 3,600 S.F. - Cell Tower Ground Lease
± 2,858 S.F. - Home
- **Zoning:** B-2 & FAR
- **Best Use:** Commercial
- **Visibility:** Good
- **Possession:** Immediate
- **Traffic Count:** 19,250 (2021 AADT/Hwy 31)
- **Type of Listing:** Exclusive

**PRICED TO SELL!
INVESTMENT PROPERTY!!**

± 32.24 Acres at U.S. Hwy 31 and 1390 Tiffany Drive, Prattville, AL. ± 7 Acres zoned B-2. Property consists of two (2) commercial buildings, a Verizon Cell Tower Ground Lease and a residential structure. Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@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.



**James Hardie
Building Products**

**U.S.
Hwy 82**

**U.S.
Hwy 31**

**Heritage
Baptist Church**

Property

**Centerpoint
Fellowship
Church**

**McQueen
Smith Rd**

**U.S.
Hwy 82**

Liberty

**U.S.
Hwy 31**

**Future Phase II
McClain Landing**

**Space Savers
Storage (u/c)**

**McQueen
Smith Rd**

**McClain
Landing**

**U.S.
Hwy 82**

**Meadows
Apartments**



Property

**U.S.
Hwy 31**

Liberty

**U.S.
Hwy 31**

**Future Phase II
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**U.S.
Hwy 82**

**Space Savers
Storage (u/c)**

**McQueen
Smith Rd**

**McClain
Landing**

**McQueen
Smith Rd**

US-HWY 82
R.O.W. VARIES

AL-HWY 31
7500'
R.O.W.

POINT OF BEGINNING
TO MONUMENT
TO THE CENTER OF COMMERCE,
AUFALGA COUNTY, ALABAMA

TRAIL - 41.110.02

DUNN LANE
POINT OF BEGINNING
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24 FRO LAKE
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SUBJECT PARCEL
1.48 ACRE
33-28 AC.

FEDSBANK

11 000.00 WET 11.10 W

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1. Plat work for this survey was originated on 07/20/2022.
2. All dimensions and acreage were checked by the surveyor and found to be correct. All dimensions and acreage were checked by the surveyor and found to be correct.
3. This being a preliminary plat, the surveyor does not warrant the accuracy of the survey.
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5. The bearing lines for this survey are based on Alabama State Plane Coordinate System (NAD 83).
6. All bearings and distances are in feet and inches.
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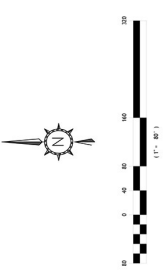
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Alabama Land Surveyors, Inc.
P.O. Box 881911, Prattville, AL 36068
334-264-0286
www.alabamalandsurveyorsinc.com

RETRACEMENT SURVEY

SHEET NUMBER 01	DRAWING SCALE AS SHOWN	DATE 07/26/2022										
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SHEET INFORMATION												
<table border="0"> <tr> <td>CLIENT:</td> <td>Betty Hubert Estate</td> </tr> <tr> <td>PROJECT:</td> <td>ESTATE PLANNING DRAFT</td> </tr> <tr> <td>LOCATION:</td> <td>PRATTVILLE, ALABAMA - AUFALGA COUNTY</td> </tr> <tr> <td>FILE NUMBER:</td> <td>TIA (ID: 19-06-23-4-000-000.000)</td> </tr> <tr> <td>DATE OF SURVEY:</td> <td>07/26/2022</td> </tr> </table>			CLIENT:	Betty Hubert Estate	PROJECT:	ESTATE PLANNING DRAFT	LOCATION:	PRATTVILLE, ALABAMA - AUFALGA COUNTY	FILE NUMBER:	TIA (ID: 19-06-23-4-000-000.000)	DATE OF SURVEY:	07/26/2022
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SOURCE OF INFORMATION:
DEEDS RECORDED IN
AUFALGA COUNTY IN
STATION BOOKS IN PL
AUFALGA COUNTY TO MAPS

Betty Hubert Estate
ESTATE PLANNING DRAFT
PRATTVILLE, ALABAMA - AUFALGA COUNTY
TIA (ID: 19-06-23-4-000-000.000)
DATE OF SURVEY: 07/26/2022
DRAWING SCALE: AS SHOWN

DRAFT: CLIENT REVIEW ONLY
Checked: []
Date: []