



JOHN STANLEY



ASSOCIATES

COMMERCIAL REAL ESTATE



**± 18.34 Ac. - McQueen Smith Rd & U.S. Hwy 82
Prattville, AL 36066**

FOR SALE

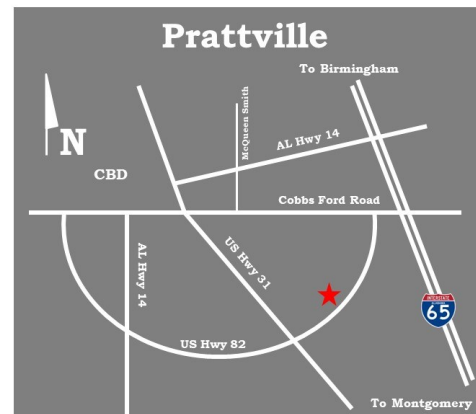
- **Sale Prices:** \$4.00/S.F. (as an Entire Parcel)
- **Land Size:** ± 18.34 Acres
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 15,226 (2021 AADT)
- **Type of Listing:** Exclusive

PRICED TO SELL!

High visibility land parcel located at the NE Corner of McQueen Smith Road and U.S. Hwy 82. Priced as an entire parcel. Owner will subdivide with price adjustment according to location and size of parcel. Great for retail, commercial and/or institutional uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.



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



Liberty

U.S. Hwy 31

U.S. Hwy 82

McQueen Smith Rd

McClain Landing Subdivision

U.S. Hwy 82

Property

Flynt Williams Ave.

McQueen Smith Rd

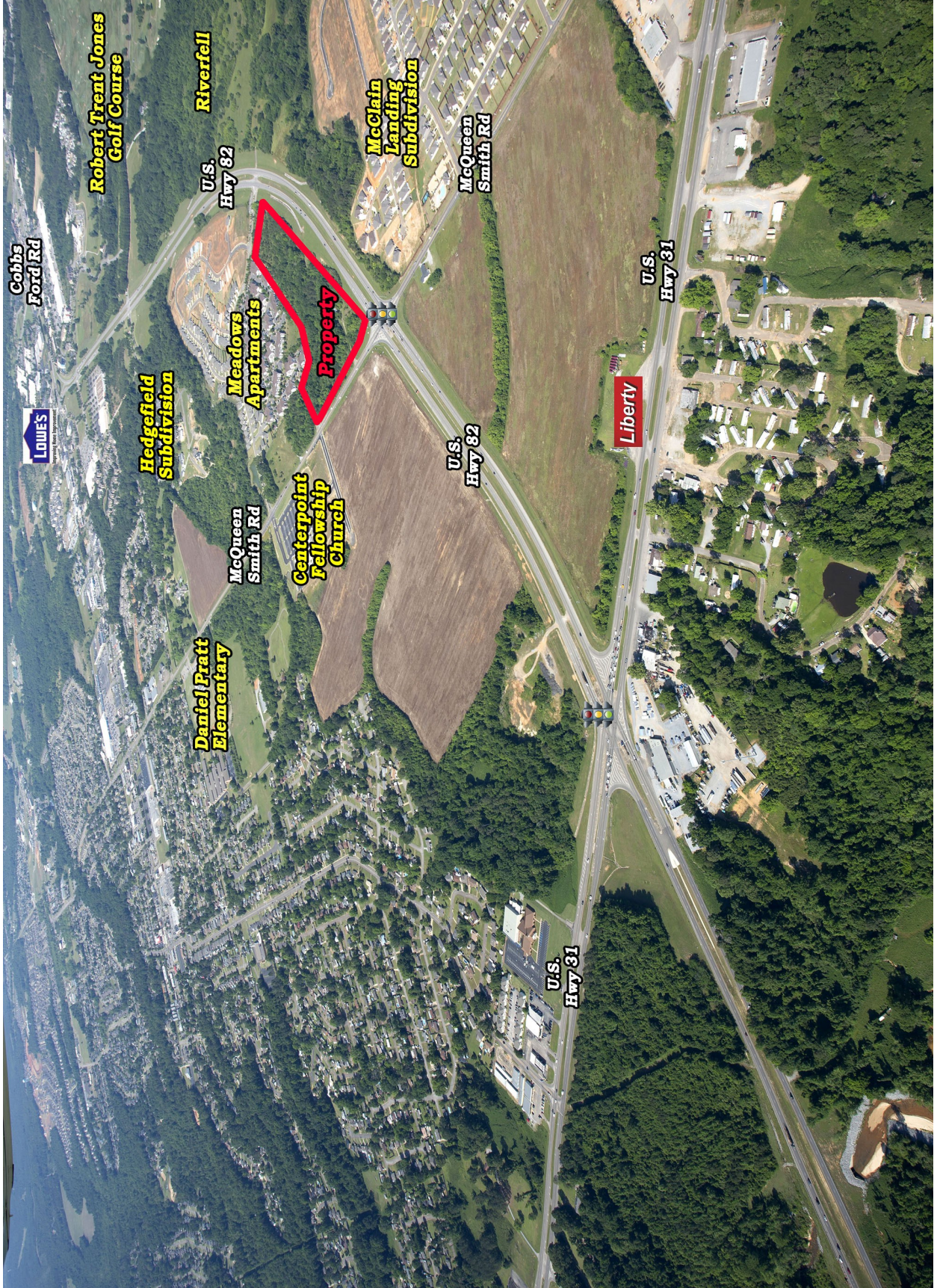
Centerpoint Fellowship Church

Meadows Apartments

Hedgefield Subdivision

Riverfell

Old Quarters Rd



Robert Trent Jones Golf Course

Riverfell

U.S. Hwy 82

McClain Landing Subdivision

McQueen Smith Rd

U.S. Hwy 31

Cobbs Ford Rd

LOWIES

Hedgefield Subdivision

Meadows Apartments

Property

McQueen Smith Rd

Centerpoint Fellowship Church

U.S. Hwy 82

Liberty

Daniel Pratt Elementary

U.S. Hwy 31

Sheet Title Line 1
 Sheet Title Line 2
 Sheet Title Line 3
 Sheet Title Line 4
SHEET #
 17-00-000

Project Title Line 1
 Project Title Line 2
 Project Title Line 3
 Project Title Line 4
PROJECT #
 GMC Project #
 PROJECT LOCATION
 SEC-T-R-
 PROJECT #

ISSUE DATE	DESCRIPTION	BY	CHECKED BY

2660 East Chase Lane, Suite 300
 Montgomery, AL 36117
 T 334.271.3300
 DUCHEMIN.COM



GOODWIN MILLS & CAWOOD, LLC

