



JOHN STANLEY  
&  
ASSOCIATES

## COMMERCIAL REAL ESTATE



**McQueen Smith Rd &  
U.S. Hwy 82 & 31  
Prattville, AL 36066**

# FOR SALE

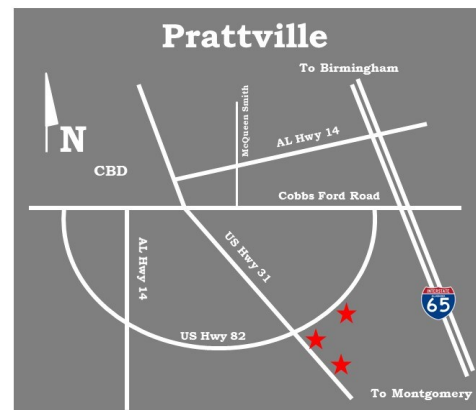
- **Sale Prices:** Parcel 2-B: SOLD  
Parcel 2-C: \$4.00/S.F.  
Parcel 2-D: \$4.00/S.F.
- **Zoning:** B-2 (Commercial)
- **Best Use:** Commercial/Retail
- **Visibility:** Excellent
- **Possession:** Immediate
- **Traffic Count:** 19,250 (2021 AADT on US Hwy 31)
- **Type of Listing:** Exclusive

### TWO (2) COMMERCIAL PARCELS!

High visibility parcels at intersection of U.S. Hwy 82 & U.S. Hwy 31. Priced as entire parcels. Great sites for retail, commercial or institutional uses. Contact John Stanley, CCIM, for more information at (334) 271-2475.

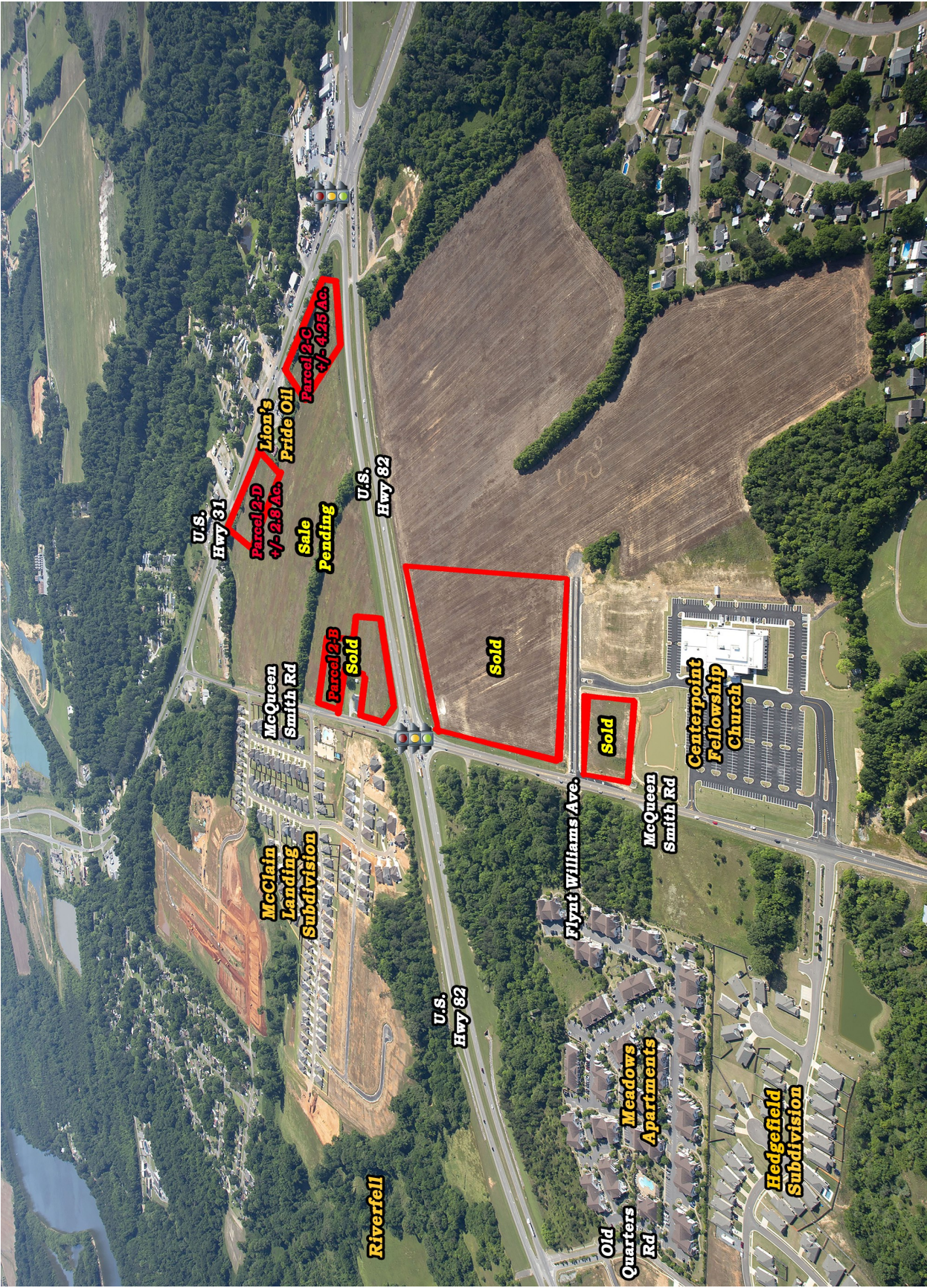


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All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley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





**Parcel 2-D  
+/- 2.9 Ac.  
Sale Pending**

**Parcel 2-C  
+/- 4.25 Ac.**

**Parcel 2-B  
Sold**

**Sold**

**Sold**

**McClain  
Landing  
Subdivision**

**Centerpoint  
Fellowship  
Church**

**Hedgefield  
Subdivision**

**Meadows  
Apartments**

**Riverfell**

**U.S.  
Hwy 31**

**U.S.  
Hwy 82**

**U.S.  
Hwy 82**

**McQueen  
Smith Rd**

**McQueen  
Smith Rd**

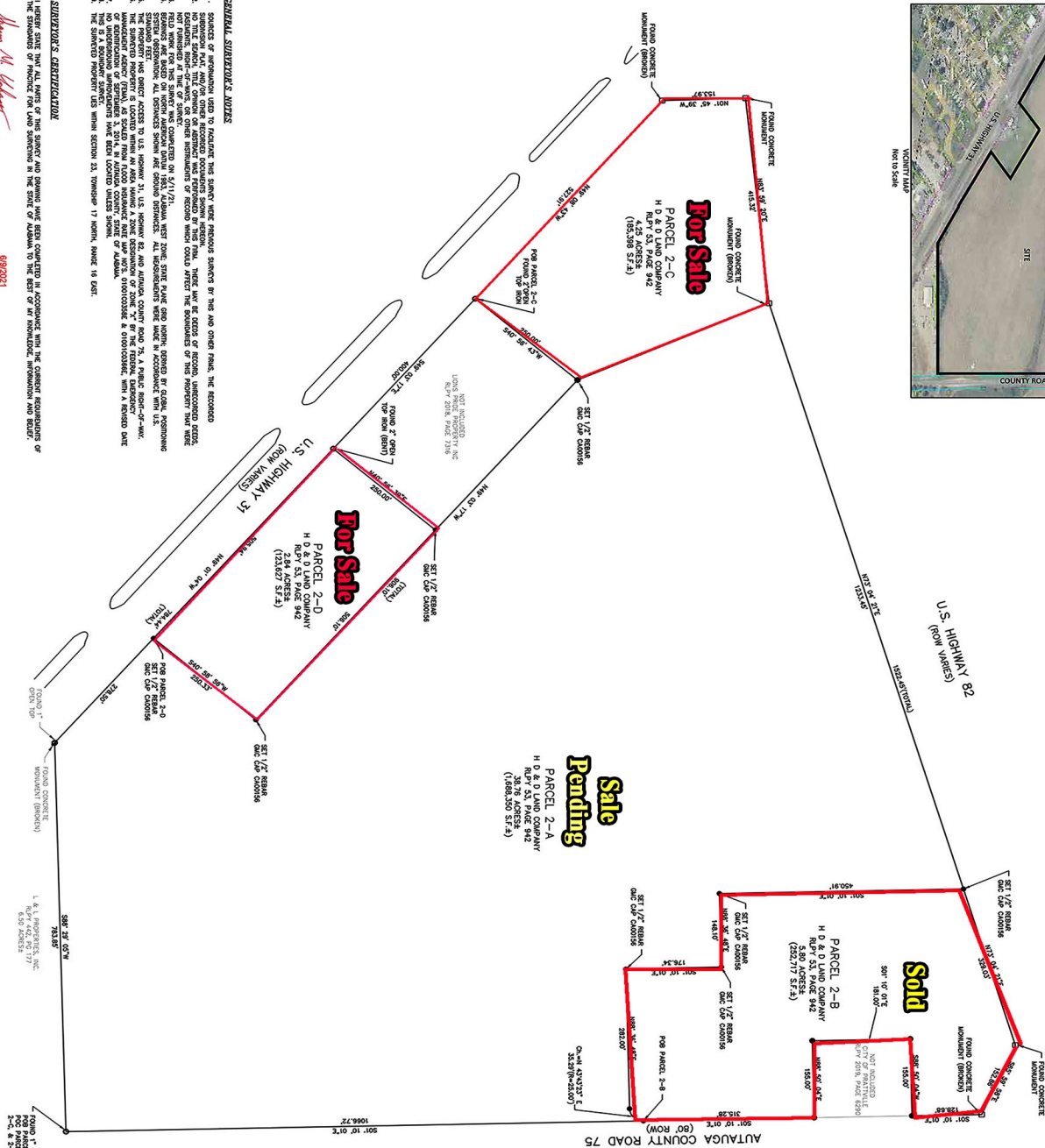
**Flynt Williams Ave.**

**Old  
Quarters  
Rd**







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**SURVEYOR'S CERTIFICATION**

TRAINING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR