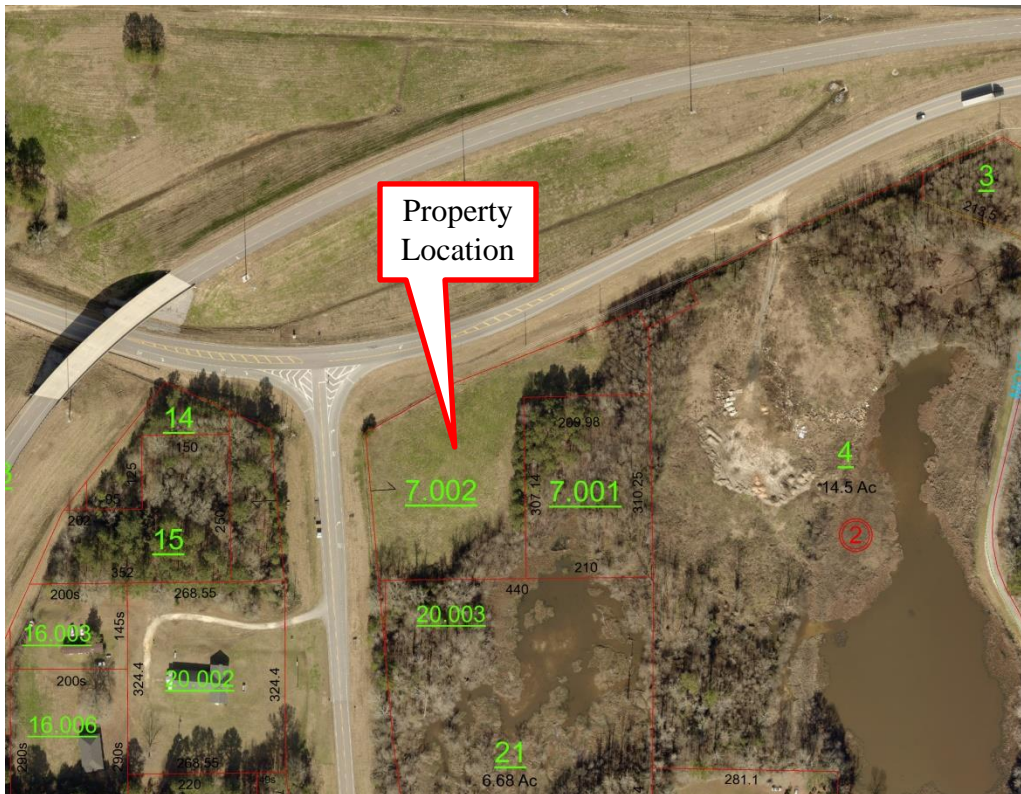




John Hall & Company
Commercial / Investment Property / Land
www.JohnHallCo.com

FOR SALE

Vacant Commercial Lot



ADDRESS: Corner of AL Hwy 293 and AL Hwy 126, Montgomery, AL

SALE PRICE: \$150,000 or \$57,692 per acre

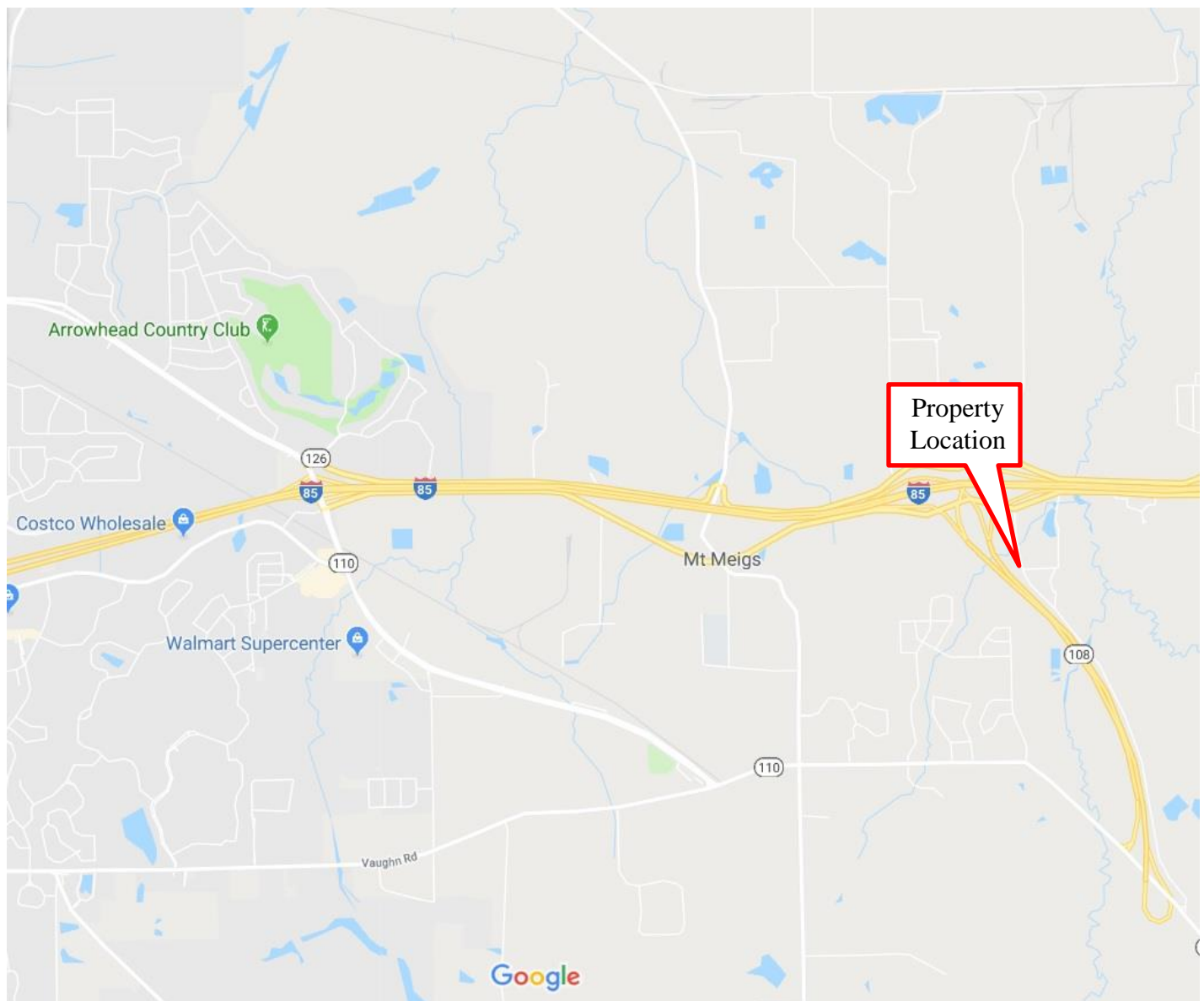
LOT SIZE: 2.6 acres

ZONING: AG-1

CURRENT USE: Vacant Lot

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

CHARACTERISTICS: This lot is located between Mount Meigs and Waugh near the Outer Loop. It has excellent visibility from I-85. It is very convenient to the Waugh/Pike Road exit (exit 16). Sanitary sewer is not available; therefore a septic tank system will be required. This site is ideal for flex space, retail, wholesale, light manufacturing, self-storage, etc. Owner will consider build-to-suit or ground lease. There is an adjacent 1.49 acre parcel that can be purchased. City of Montgomery police jurisdiction, however The Town of Pike Road must approve the rezoning. This normally takes 60 +/- days.



SCALE: 1" = 100'



LEGEND:

- CON. MON. - EXISTING CONCRETE MONUMENT
- CON. MON. - CONCRETE MONUMENT PLACED
- IPS - IRON PIN SET (5/8" REBAR OR 1/2" REBAR AND RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

SOURCE OF INFORMATION:

- RLPY 2353, PAGE 0642
- RLPY 1399, PAGE 0480
- RLPY 1930, PAGE 0523
- BOOK 493, PAGE 72
- RLPY 0239, PAGE 0144

-TRACT NUMBER 57, ALABAMA DEPARTMENT OF TRANSPORTATION, PROJECT N. OPI-0035(5), DATED 8/11/98

TAX MAP 03-08-17
MONTGOMERY COUNTY, ALABAMA

TAX PARCEL
03-04-17-00-002-007.002

BASIS OF BEARING:

LINE OF THIS SURVEY MARKED WITH AN (*)
ASTERISK HAS BEEN ROTATED TO MATCH THE
SAME LINE IN THE TRACT NUMBER 57,
ALABAMA DEPARTMENT OF TRANSPORTATION,
PROJECT N. OPI-0035(5), DATED 8/11/98

TAX PARCEL
03-04-17-00-002-007.000

