



FOR SALE

**+/- 4.86 Acres
Seaton Boulevard & Vaughn Road
Montgomery, AL 36117**

Prime Commercial Development Opportunity

Approximately 4.86 acres strategically positioned between Sturbridge Shopping Center and Seaton Boulevard in one of Montgomery's premier commercial corridors.

The property is zoned B-3 (Highway Commercial), allowing for a wide variety of commercial uses in this highly desirable, upscale area. With neighboring businesses including Chick-fil-A, Tidal Wave Auto Spa and Mavis Tires and Brakes, the site benefits from exceptional visibility and exposure to thousands of vehicles a day.

Property Highlights

- +/- 4.86 acres of commercially zoned land
- B-3 zoning allows numerous development options
- Located in a thriving retail and service corridor
- Adjacent to major national retailers and restaurants
- Excellent visibility and high traffic counts
- Signalized access through Sturbridge Shopping Center
- Strong demographics and established customer base

This is an outstanding opportunity for retail, restaurant, medical, office, automotive, hospitality or mixed commercial development.

For additional information, contact Lee Meriwether at (334) 398-1808.

Sale Price	\$895,000.00
Land Area	+/- 4.86 Acres
Zoning	B-3
Current Use	Vacant Land
Best Use	Mini Storage, Retail, Service, Church, Day Care
Accessibility	Good
Utilities	All Available
Listing Type	Exclusive



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