



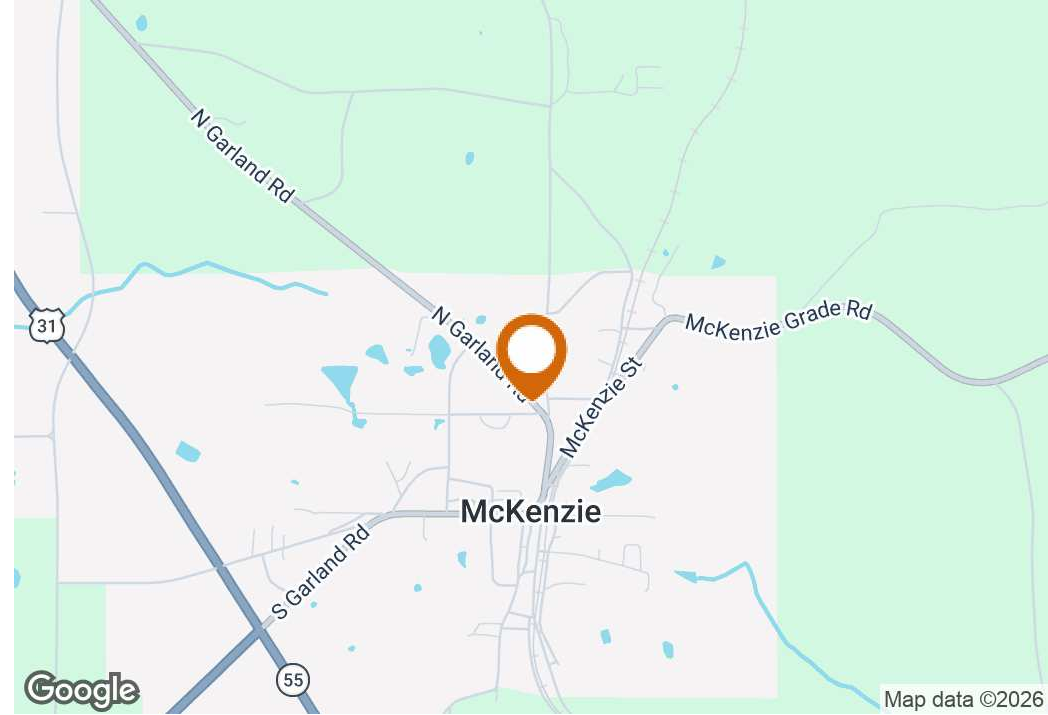
B's

The B's Hive

285 N Garland Road, McKenzie, Alabama 35456

Kent McNaughton
334-437-1774
kent@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$58,500
Building Size:	1,445 SF
Lot Size:	0.53 Acres
Price / SF:	\$40.48
Zoning:	Commercial
PIN:	102307252002013000
State:	Alabama
City:	McKenzie
County:	Butler

Property Overview

The B's Hive is a commercial property located in Butler County in the town of McKenzie, AL. The ideal location across the road from McKenzie School lends this property to being an excellent location for a restaurant, coffee shop, beauty salon, or other business opportunities to meet the needs of the community.

For a tour of this property call or text Kent McNaughton at 334-437-1774.

PROPERTY DESCRIPTION



Location Description

Located on North Garland Road near the intersection with US Highway 31 in McKenzie, Alabama. McKenzie offers a welcoming community and a prime location for retail development. The area's strong community spirit, along with its strategic location, makes it an ideal destination for retail investors.

Property Highlights

- 1,445 SF building
- Zoned Commercial
- Prime McKenzie location
- Ideal for retail/street retail
- High visibility
- Ample parking space

SPECIFICATIONS & FEATURES



Specifications & Features

Zoning / FLU:	Zoned Commercial
Road Frontage:	295' ± on North Garland Road
Nearest Point of Interest:	McKenzie, Alabama: 0.3 miles Garland, Alabama: 7.5 miles
Structures & Year Built:	<ul style="list-style-type: none">• 1445 sq. ft. building• Ample parking space



AERIAL MAP

Butler

Demopolis

Selma

Prattville

Wetumpka

Smiths Station

Columbus

Montgomery

65

85

Camden

Thomasville

Greenville

Troy

Eufaula

Grove Hill

Jackson

Monroeville

65

Andalusia

Enterprise

Ozark

Dothan

Atmore

Bay Minette

Saraland

Mobile

10

Daphne

Fairhope

Milton

Crestview

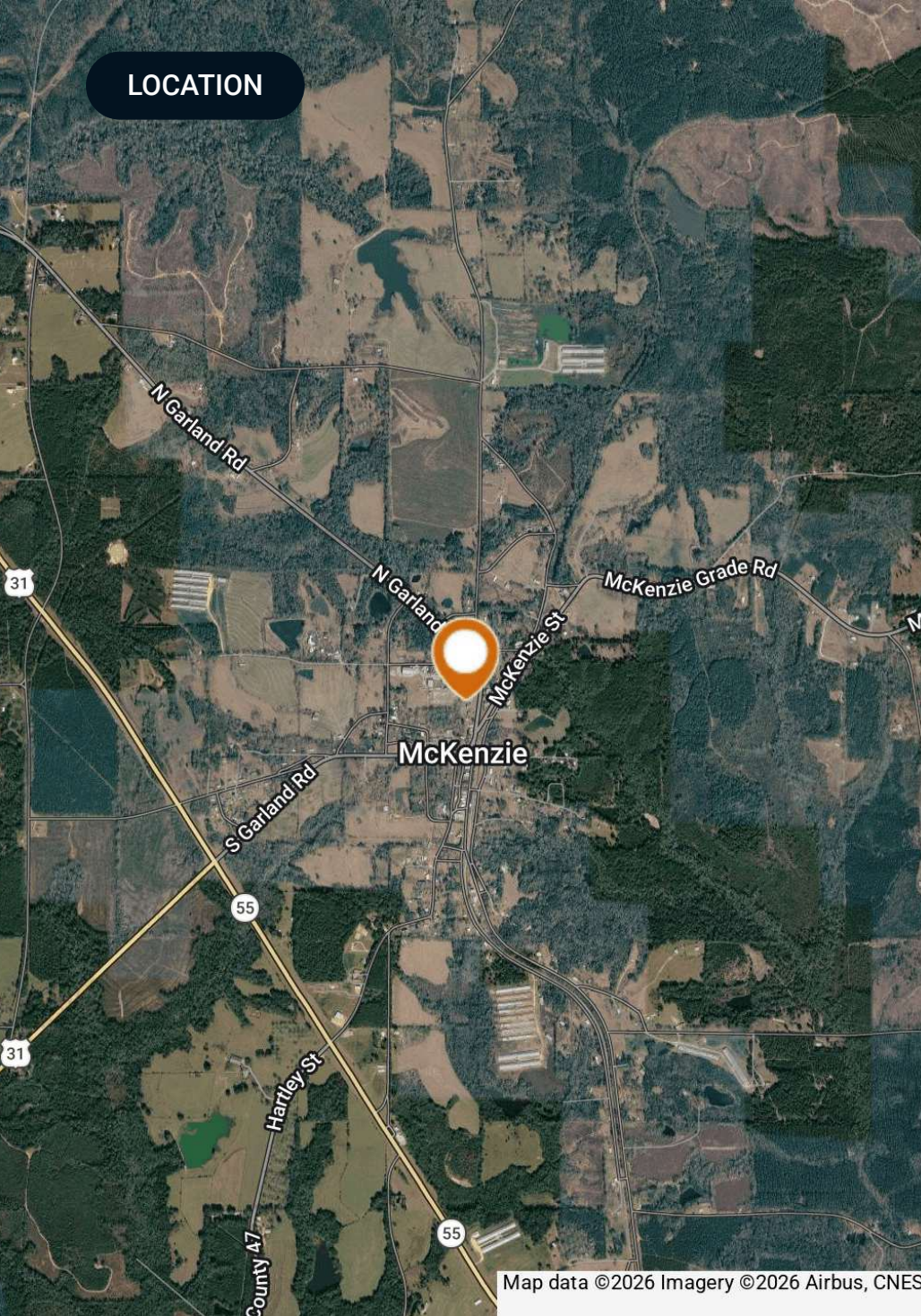
10

Marianna

Niceville

Map data ©2026 Google Imagery ©2026 NASA

LOCATION



Location & Driving Directions

Parcel: 102307252002013000

GPS: 31.5460684, -86.7149014

Driving Directions:

- From McKenzie, travel north on North Garland road for 0.3 miles
- Turn left on Walsh Street and the property is on the right

Showing Instructions:

Contact listing agent for showing instructions.

PROPERTY OUTLINE



SAUNDERS
REAL ESTATE

B's Hive Commercial

■ Polygon



©2026 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Kent McNaughton

Senior Advisor

kent@saundersrealestate.com

Direct: **877-518-5263 x389** | Cell: **334-437-1774**

Professional Background

Kent McNaughton is a Senior Advisor at Saunders Real Estate, serving South and Central Alabama.

A 1993 graduate of Auburn University in Montgomery, Kent holds a degree in Elementary Education. He went on to earn his master's degree in Elementary Education, along with certificates in both counseling and administration. Kent worked as a teacher, counselor and administrator for over 24 years in the Butler County School System.

As a teenager, Kent worked alongside his father manufacturing soft plastic fishing lures, while also growing up hunting and fishing in Butler County. His love of fishing and the outdoors prompted him to become the founder and owner of NetBait, a fishing tackle company he later sold to a national distributor in 2014.

Kent specializes in rural and recreational land, with a focus on small to mid-sized tracts suited for homesteads, mini farms, and transitional land. His experience includes properties with a mix of timber and open ground, hobby farms, and recreational tracts with strong wildlife presence, as well as properties offering flexibility for single-family homesites, livestock, or future subdivision. His local knowledge allows him to effectively position properties that balance usability, location, and long-term value.

Kent spends much of his spare time with his family, hunting and fishing on the family farm. Through his career in education and his involvement in the fishing and cattle communities, he has developed a wide network throughout Alabama, as well as extensive knowledge of the state's land and waterways.

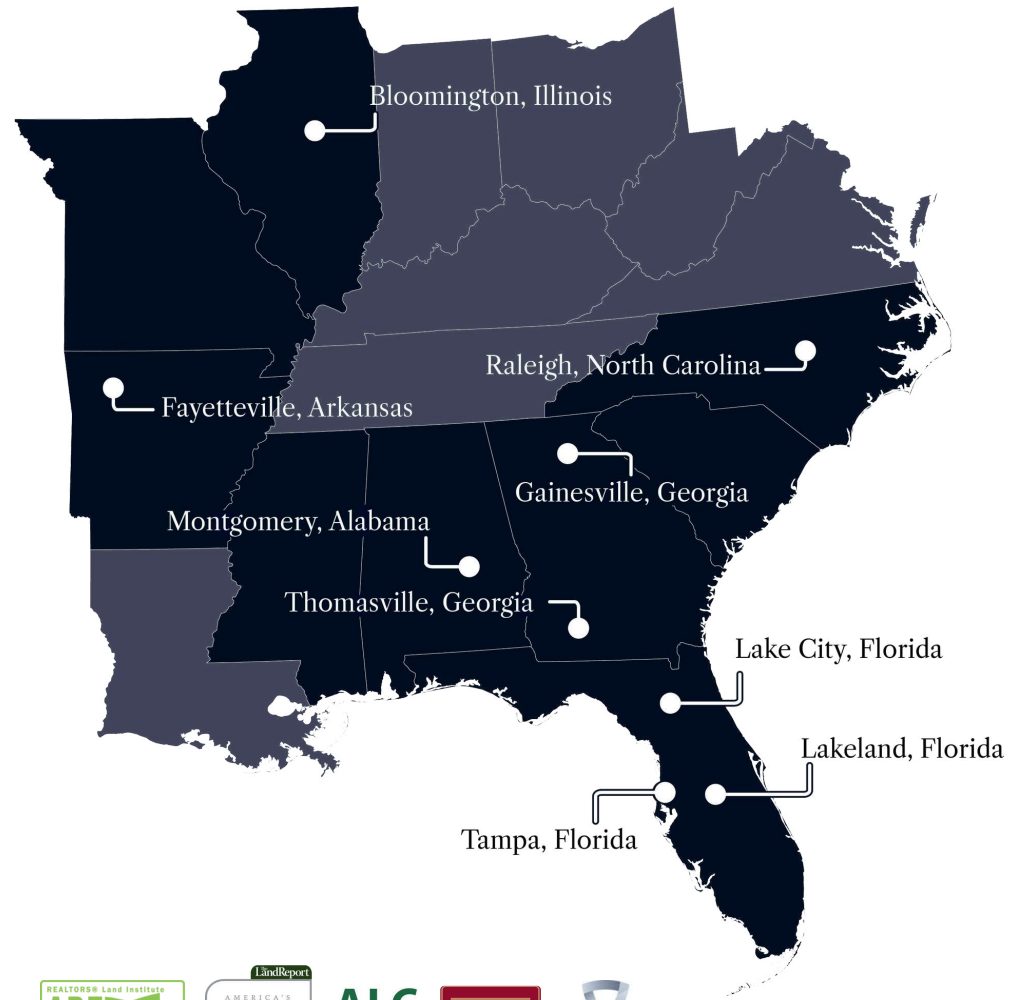
Kent resides in Greenville with his wife, Chanda, and has four children: Erica, Madison, Parker and Caden.

Kent specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland
- Waterfront
- Residential Development



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.