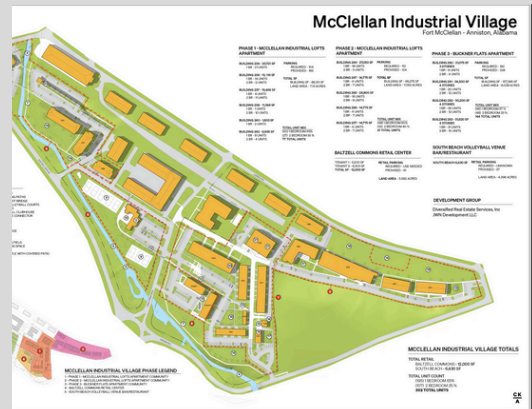


\$450,000

415 SYMPHONY WAY
ANNISTON, ALABAMA 36205

New

Listing



Property Highlights

PRICE: \$450,000
 ADDRESS: 415 Symphony Way
 LOCATION: Anniston, Alabama
 LAND AREA: 2.6 Acres
 TOTAL SPACE: 10,710sq. ft.
 YEAR BUILT: 1950
 OPPORTUNITY ZONE: YES
 HISTORIC REGISTRY: YES

Property Overview

Introducing the opportunity to purchase and redevelop within the McClellan Industrial Village! This exceptional warehouse is part of a visionary development that includes 302 residential units and 12,000 square feet of vibrant retail space. Positioned within a designated Opportunity Zone, this property offers significant investment benefits and high visibility, making it a strategic choice for businesses looking to capitalize on the growing community and commercial activity

Additional Highlights

- Prime Development: Part of a thriving mixed-use development blending residential, retail, and industrial spaces.
- Economic Incentives: Located in an Opportunity Zone, providing potential tax benefits and investment incentives.
- Strategic Position: High visibility location ensures significant exposure for businesses and tenants.
- Community Integration: Surrounded by residential units and retail establishments, fostering a vibrant and dynamic environment.
- Investment Potential: Ideal for investors looking to leverage the growth and development within the McClellan Industrial Village.

Jordan Akin

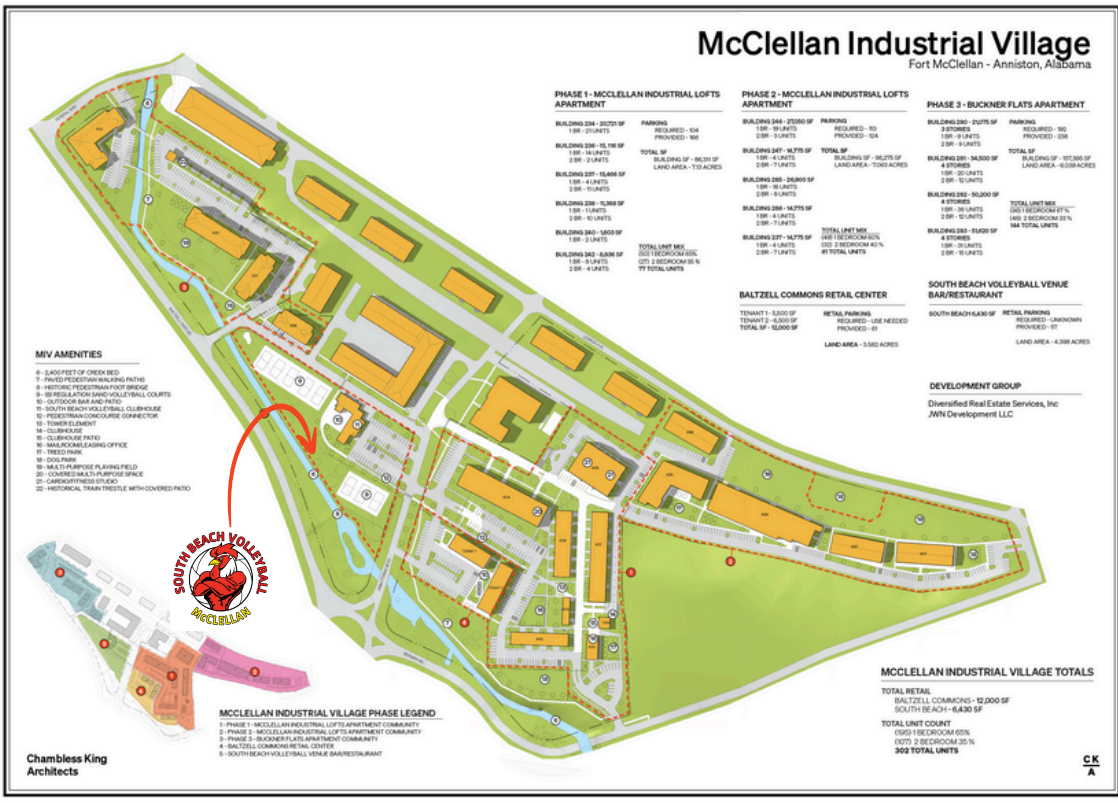
(256) 856-1249
JORDAN@LUXEBHM.COM

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MCCLELLAN INDUSTRIAL VILLAGE OVERVIEW

The McClellan Industrial Village is a 12 building 28-acre mixed use project located in the Historic Fort McClellan Industrial District. The historic buildings constructed between 1932 and 1941. These buildings are all on the National Registry of Historic Places qualifying for State and Federal Historic Tax Credits. The Historic Industrial Village when completed will include a sand volleyball venue and sporting club, a 302-unit market rate apartment community, and retail space. South Beach Volleyball was constructed in 2019 and is the center piece for the Industrial Village.



Buckner Flats Apartment Community:

The Buckner Flats will be a market rate apartment community that includes 144 units with 96 one-bedroom and 48 two-bedroom units on 5.91 acres. This community will be the sister property of the McClellan Lofts sharing South Beach Volleyball venue as their clubhouse and entertainment center. The community will be all new construction with all units being one level with open floor plans, modern kitchens, and baths, ceiling fans and upgraded cabinets and appliance. Amenities will include a pool, cardio center, business center, golf cart parking, fenced dog park, grill stations, walkable neighborhood, and a country club lifestyle. A portion of the units will over look the South Beach Volleyball Venue, the Cane Creek Golf Course and the community park along Cane Creek.

South Beach Volleyball at McClellan:

South Beach is a state-of-the-art 4.4-acre collegiate sand volleyball venue. The venue is the home courts for the Jacksonville State University Sand Volleyball Team. Also, a full-service restaurant serving as a sporting club and recreational club house for the community. In addition to sand volleyball leagues and tournaments, this community clubhouse will stage other sporting events, leagues and tournaments for a variety of different sporting activities to include biking, running, corn hole, badminton, dodgeball, flag football, kick ball and more. The two historic buildings of South Beach were the first Historic Tax Credit project completed in the Fort McClellan Historic District.

Baltzell Commons Retail Center:

Baltzell Commons is located across from the South Beach Volleyball Venue. The retail space will include 12,000 square feet on 3.52 acres. Until developed the property will be used for special events and parking for South Beach. The final design of the retail center may include additional apartment units depending on the demand in the market.

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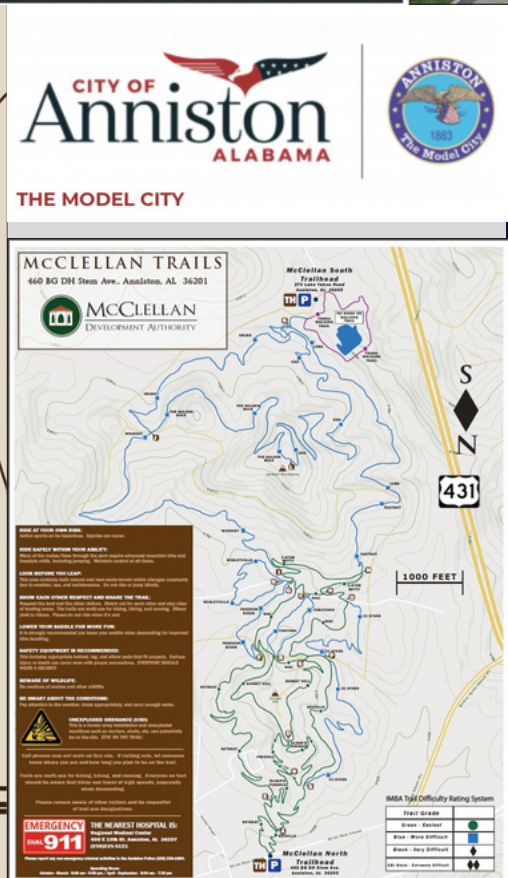
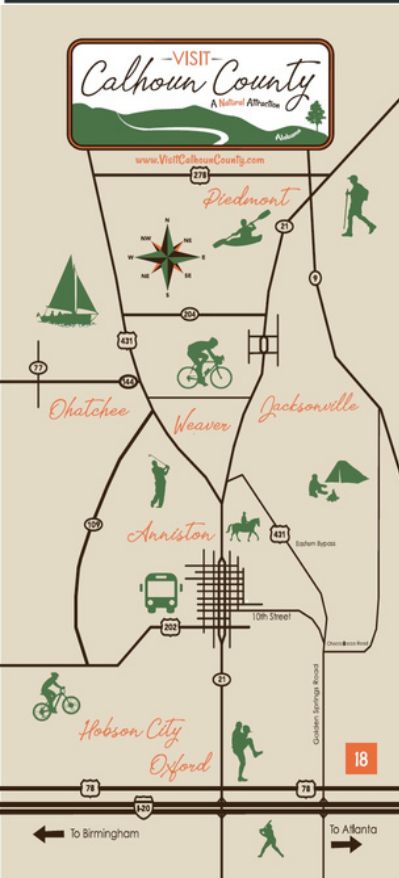
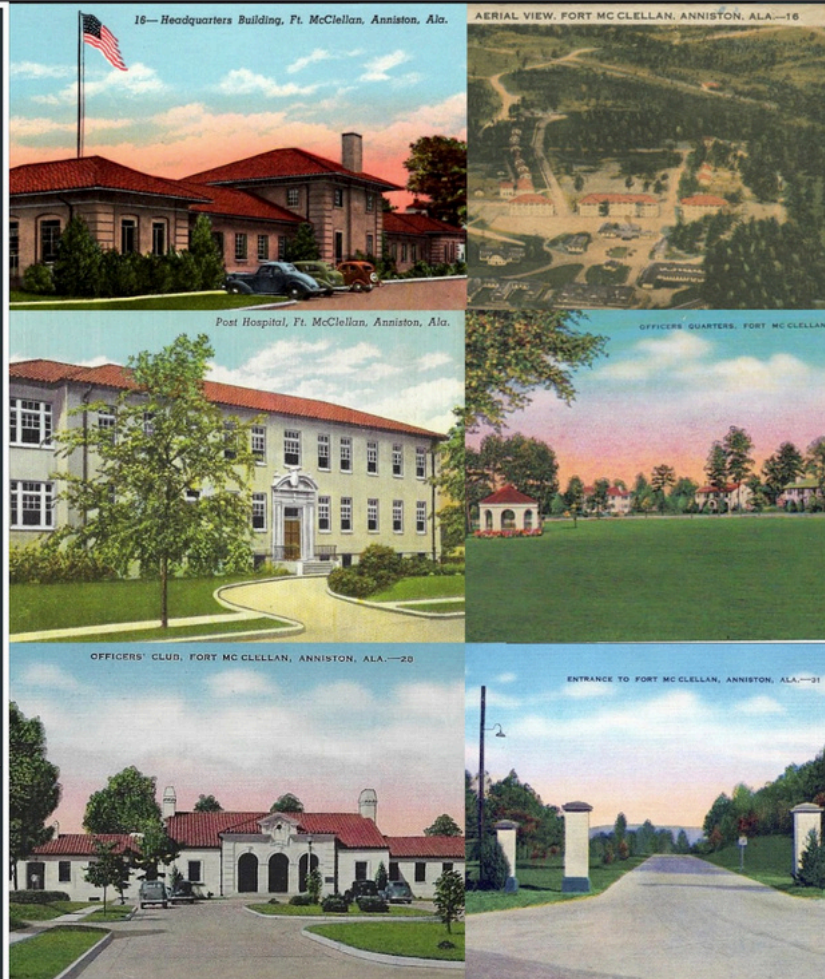
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FORT MCCLELLAN HISTORY

Fort McClellan, originally Camp McClellan, is a decommissioned United States Army post located adjacent to the city of Anniston, Alabama. During World War II, it was one of the largest U.S. Army installations, training an estimated half-million troops. After the war it became the home of the Military Police Corps, the Chemical Corps and the Women's Army Corps. From 1975 and until it was closed in 1999, Fort McClellan was home of the Military Police Corps and the One Station Unit Training (OSUT) Military Police School. Also after World War II and until it was closed in 1999, it was home of the Chemical Corps School, which trained soldiers in chemical warfare. In 1988, Fort McClellan was used as an alternate training academy for the United States Border Patrol. Before its closure by the Base Realignment and Closure commission (BRAC), the post employed about 10,000 military personnel (half of whom were permanently assigned) and about 1,500 civilians. It underwent unexploded ordnance (UXO) clean up from 2003 to 2014. Since 2010, about 3,000 acres of the post's brownfield land have been redeveloped as a mixed-use community. A portion of Fort McClellan continues to be operated by the Alabama National Guard, including the Fort McClellan Army National Guard Training Center for field training, as well the Alabama National Guard Officer Candidate School. Portions of the former fort are now also used by the Center for Domestic Preparedness (CDP) of the Department of Homeland Security for emergency and disaster training.



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