

FOR SALE



South Beach Volleyball

100 Symphony Way
Anniston, AL 36205



Jordan Akin

256.856.1249

jordan@akinrealtyventures.com
www.expcommercial.com

Table of Contents

FOR SALE

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
AERIAL MAP	9
DEMOGRAPHICS	10
AREA ANALYTICS	11
ADVISOR BIOS	12
ADVISOR BIO 1	13

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Jordan Akin
256.856.1249
jordan@akinrealtyventures.com



Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

South Beach Volleyball presents a one-of-a-kind opportunity to acquire a high-performance sports and entertainment venue located on the historic grounds of the former Fort McClellan in Anniston, Alabama. Blending recreation, dining, and investment potential, this exceptional 4.7-acre property is positioned to become a regional hub for volleyball, nightlife, live entertainment, and community events.

Property Overview

Redeveloped in 2019, the property features:

- * 8,646 sq. ft. full-service restaurant and bar with commercial kitchen, expansive bar, office space, and indoor dining that opens to the outdoors through large glass roll-up doors
- * Expansive outdoor patio ideal for live music, watch parties, private events, and social gatherings
- * 8 regulation-size sand volleyball courts with professional sports lighting, spectator areas, and tournament-ready infrastructure
- * Home court for the Jacksonville State University Sand Volleyball Team, a major driver of visibility and year-round event programming

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	8,632 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	49	133
Total Population	35	118	317
Average HH Income	\$50,858	\$50,858	\$51,543

Jordan Akin

256.856.1249

jordan@akinrealtyventures.com



Property Description

FOR SALE



LOCATION DESCRIPTION

South Beach Volleyball is ideally situated in one of Anniston's fastest-growing and most strategically positioned redevelopment zones – Former Fort McClellan, now transforming into a vibrant live-work-play destination. The property sits at the primary entrance to the McClellan Industrial Village, a proposed master-planned mixed-use district slated to introduce 302 new residential units and 12,000 sq. ft. of retail, bringing a surge of residents, visitors, and daily foot traffic directly to the area.

Surrounded by stunning Appalachian foothill scenery and miles of recreational amenities, the site benefits from proximity to:

Jacksonville State University (JSU)

McClellan Golf Course and Cane Creek community

Biking and trail systems connected to the Coldwater Mountain trail network

Regional sports and event facilities

The property also sits within short driving distance of regional anchors such as:

I-20 (Birmingham–Atlanta corridor)

Oxford Exchange retail district

Noble Street & Downtown Anniston entertainment district

Anniston Army Depot & McClellan training centers

With its central location between Birmingham and Atlanta, and with Jacksonville State University athletes already using the facility for official home matches, South Beach Volleyball is positioned to draw consistent demand from both the local community and the broader East Alabama/West Georgia region.

As the redevelopment of Fort McClellan accelerates – including new housing, commercial projects, corporate relocations, and outdoor recreation expansions – the site sits at the forefront of economic momentum and cultural activity. This strategic location gives South Beach Volleyball unmatched long-term upside as the area continues its transformation into a premier destination for sports, entertainment, and lifestyle.

Jordan Akin

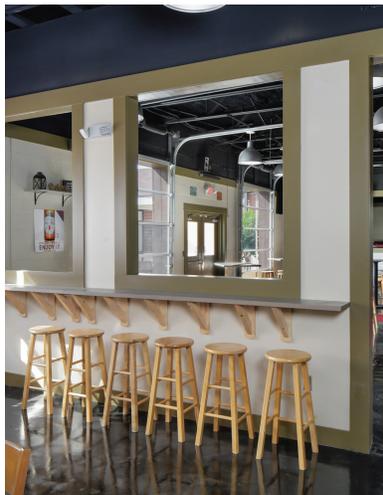
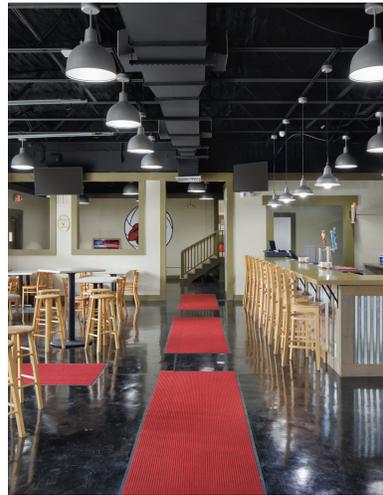
256.856.1249

jordan@akinrealtyventures.com



Additional Photos

FOR SALE



Jordan Akin
256.856.1249
jordan@akinrealtyventures.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

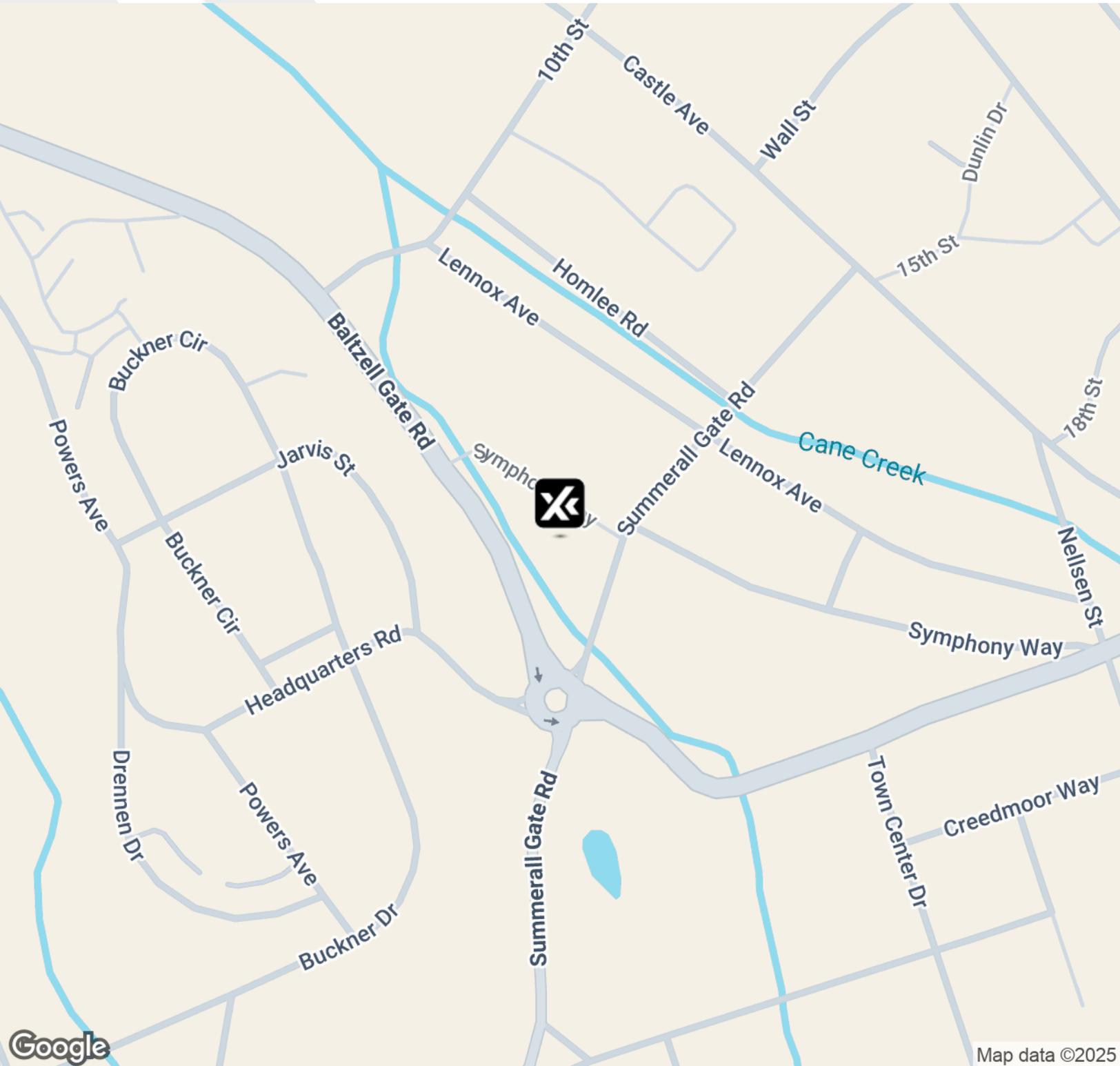
Section 2

Location Information



Location Map

FOR SALE



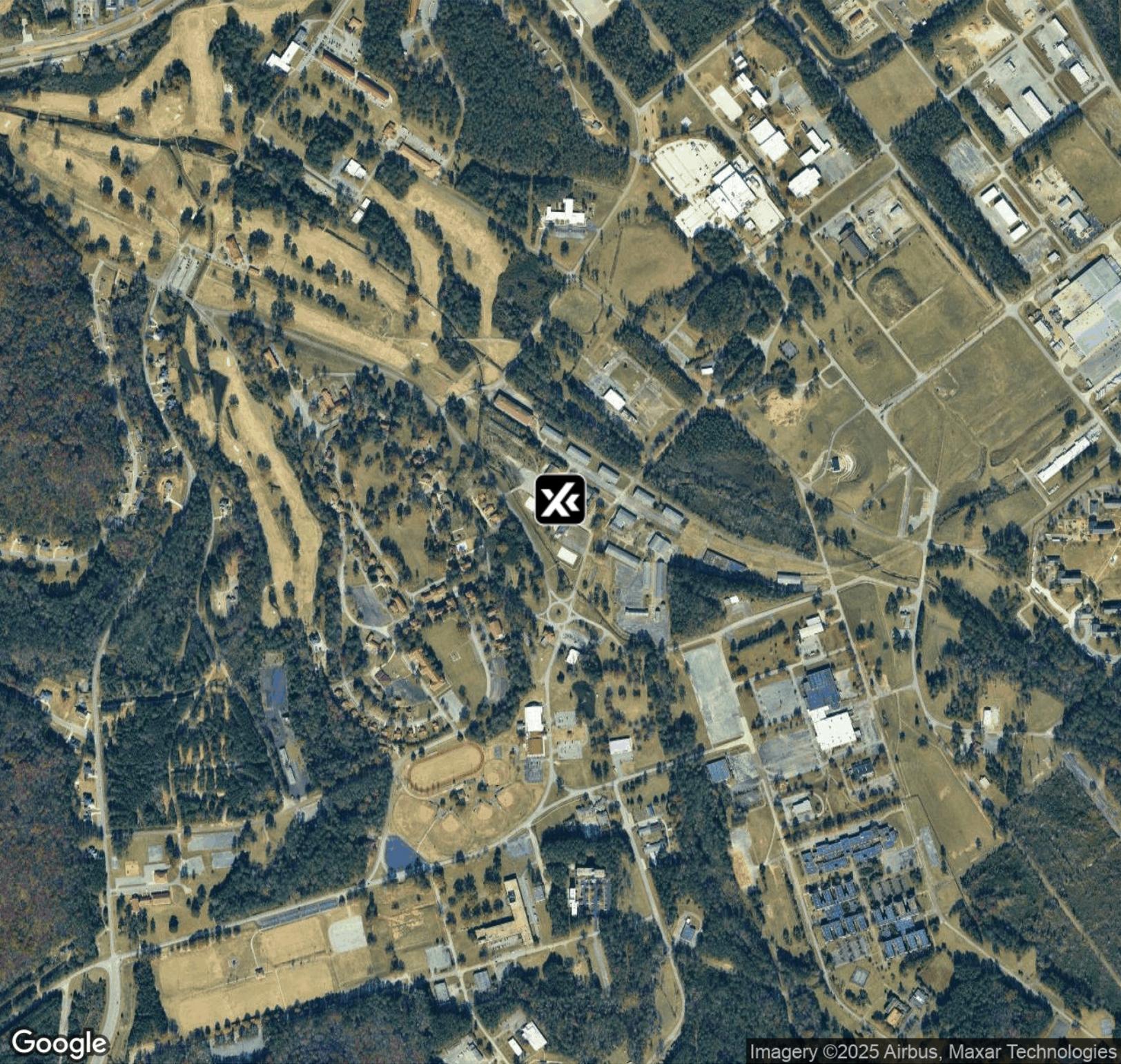
Jordan Akin
256.856.1249
jordan@akinrealtyventures.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Jordan Akin
256.856.1249
jordan@akinrealtyventures.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 3

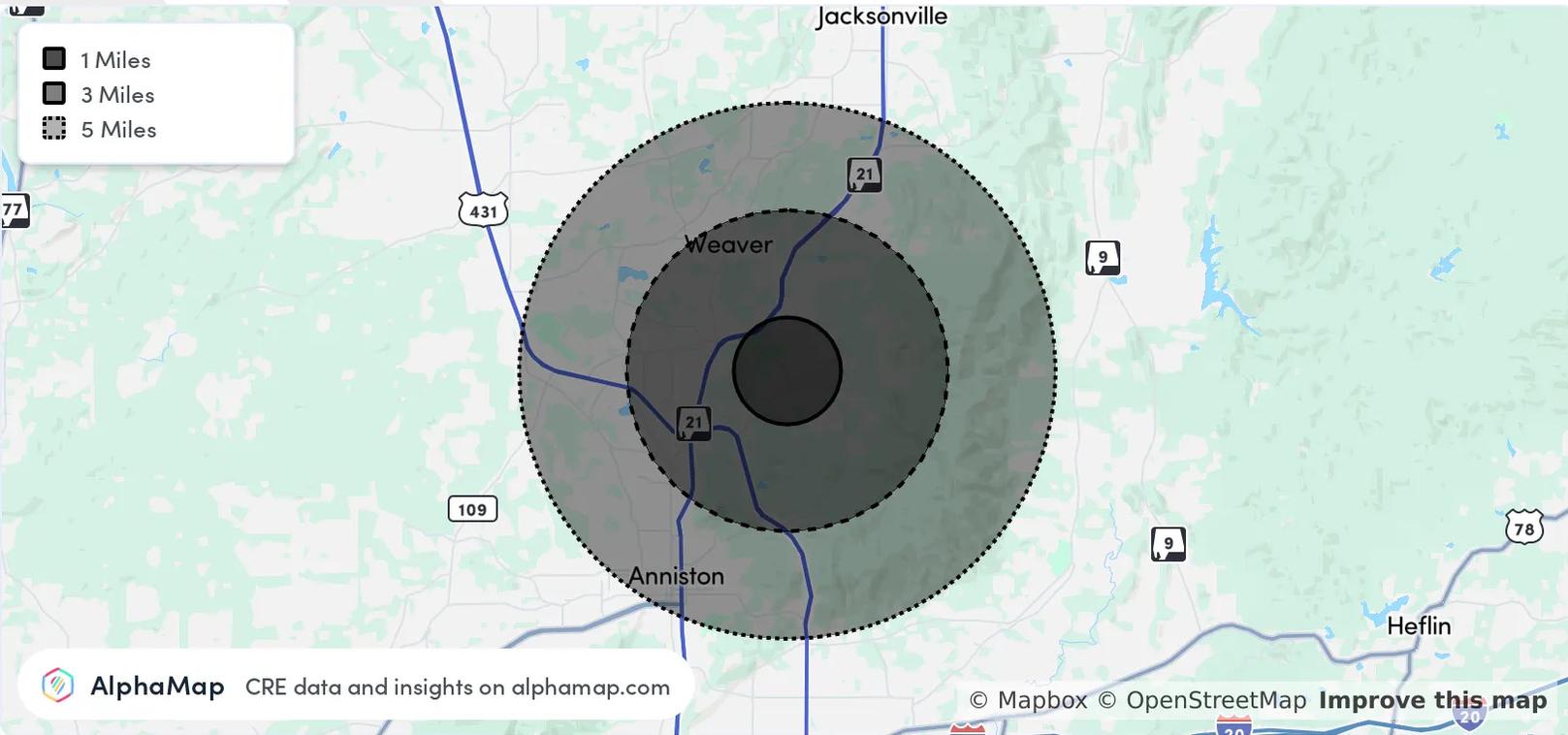
Demographics



exp
COMMERCIAL

Area Analytics

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	317	9,375	31,610
Average Age	41	40	42
Average Age (Male)	37	38	41
Average Age (Female)	46	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	133	3,952	13,179
Persons per HH	2.4	2.4	2.4
Average HH Income	\$51,543	\$61,317	\$61,797
Average House Value	\$241,226	\$162,321	\$166,877
Per Capita Income	\$21,476	\$25,548	\$25,748

Map and demographics data derived from AlphaMap

Jordan Akin
 256.856.1249
 jordan@akinrealtyventures.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

The image shows the interior of a modern bar or restaurant. In the foreground, there is a long, light-colored bar counter with a dark metal base. On the counter, there are several black mesh mats. In the background, there are high-top stools and tables. The ceiling is dark with exposed pipes and several large, white, dome-shaped pendant lights. A large window is visible in the background, and there is a door with an "EXIT" sign above it. The overall atmosphere is clean and contemporary.

Section 4

Advisor Bios

Advisor Bio 1

FOR SALE



JORDAN AKIN

Advisor

jordan@akinrealtyventures.com

Direct: **256.856.1249**

AL #000116958-0

eXp Commercial
100 Chase Park South Suite 128
Hoover, AL 35244

Jordan Akin
256.856.1249
jordan@akinrealtyventures.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Thank you!

Reach out and schedule
your showing today!



Jordan Akin

256.856.1249

jordan@akinrealtyventures.com
www.expcommercial.com