



Akin Realty VENTURES PRESENTS

The McClellan Headquarters

OFFERING MEMORANDUM

180 HEADQUARTERS ROAD ANNISTON, ALABAMA 36205

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OFFERING MEMORANDUM

180 HEADQUARTERS ROAD ANNISTON, ALABAMA 36205

INTRODUCING THE UNIQUE OPPORTUNITY TO PURCHASE AND REDEVELOP THE MCCLELLAN HEADQUARTERS! NESTLED AMONGST THE APPALACHIAN MOUNTAINS ON THE FORMER FORT MCCLELLAN IN ANNISTON, ALABAMA, THIS EXPANSIVE 9.9 ACRE PROPERTY FEATURES 5 BUILDINGS WITH A TOTAL 224,550 SQUARE FEET OF UNLIMITED POTENTIAL WAITING TO BE REVIVED. LOCATED IN AN OPPORTUNITY ZONE AND HISTORIC DISTRICT, THE HEADQUARTERS PROPERTY PROVIDES SIGNIFICANT FINANCIAL INCENTIVES AND HISTORIC TAX CREDITS, MAXIMIZING YOUR INVESTMENT POTENTIAL WHILE PRESERVING ITS RICH HISTORY. THE HEADQUARTERS SITE IS A MAJOR ATTRIBUTE AND POTENTIAL ECONOMIC DRIVER OF THE MCCLELLAN COMMUNITY.

MCCLELLAN IS A 10,000-ACRE MASTER PLANNED COMMUNITY PROVIDING OPPORTUNITIES FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, RETAIL, EDUCATION, RESEARCH, TECHNOLOGY AND RECREATION. THE STATE AND FEDERAL GOVERNMENTS HAVE DEVELOPMENT TRAINING FACILITIES FOR LAW ENFORCEMENT, THE NATIONAL GUARD AND HOMELAND SECURITY AT MCCLELLAN. THE HISTORIC DISTRICT IS A BEAUTIFUL SETTING WITH HISTORIC STRUCTURES, MATURE LANDSCAPING AND IS CONSIDERED THE RECREATIONAL PLAYGROUND FOR THE COMMUNITY. THE DISTRICT INCLUDES AN 18-HOLE GOLF COURSE, AQUATIC CENTER, GYMNASIUM, SOCCER AND BASEBALL FIELDS, 1/4-MILE ATHLETIC TRACK, 18-MILE MULTI-USE TRAILS, LAKE YAHOU PARK, RECREATIONAL HORSE RIDING TRAILS, AND MOUNTAIN LONGLEAF WILDLIFE REFUGE. WITH SEVERAL REDEVELOPMENT PROJECTS CURRENTLY UNDERWAY ON MCCLELLAN, THIS OFFERING REPRESENTS AN EXCEPTIONAL INVESTMENT OPPORTUNITY. DON'T MISS OUT ON THIS RARE CHANCE TO OWN A PIECE OF HISTORY AND UNLOCK THE FULL POTENTIAL OF THE MCCLELLAN HEADQUARTERS!

EXECUTIVE SUMMARY

Jordan Akin
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OFFERING MEMORANDUM

180 HEADQUARTERS ROAD ANNISTON, ALABAMA 36205

PRICE: \$3,000,000

ADDRESS: 180 Headquarters Rd

LOCATION: Anniston, Alabama

LAND AREA: 9.9 Acres

BUILDINGS: 5

TOTAL SPACE: 224,550 sq. ft.

YEAR BUILT: 1935

OPPORTUNITY ZONE: YES

HISTORIC TAX CREDITS: YES

OFFERING SUMMARY/ INVESTMENT HIGHLIGHTS

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02

BUILDING
144

BUILDING
143

BUILDING
141

BUILDING
61

BUILDING
142

BUILDING 141
3 STORY WITH FULL BASEMENT
85,097 TOTAL SF
BASEMENT 25,497 SF

BUILDING 61
2 STORIES - 7,796 TOTAL SF

BUILDING 143
3 STORY WITH FULL BASEMENT
53,036 TOTAL SF
BASEMENT 14,972 SF

BUILDING 144
3 STORY WITH FULL BASEMENT
28,804 TOTAL SF
BASEMENT 7,201 SF

BUILDING 142
3 STORY WITH FULL BASEMENT
24,679 TOTAL SF
BASEMENT 7,133 SF

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03

PROPERTY PHOTOS



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PROPERTY PHOTOS



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MARKET OVERVIEW



McClellan Community

Following the closure of Fort McClellan, the McClellan Development Authority was officially certified in 2010 as a non-profit public corporation charged with the future economic development of the area. In 2014, ordinance cleanup was completed after 11 years of environmental remediation. Carved from the developed portions of the original reservation, McClellan is a 10,000-acre (40.0-km²) master-planned, mixed-use community offering opportunities for residential, commercial, industrial, retail, education, research, and technology development. Since its opening, McClellan has become home to over 900 residents and a work place for more than 3,000 employees.



McCLELLAN
DEVELOPMENT AUTHORITY

CALHOUN COUNTY DEMOGRAPHICS


114,324
Total Population


48%
Male


52%
Female

MEDIAN AGE:
39.5

TOTAL LABOR FORCE:
51,674

US AVERAGE COST OF LIVING:
83.1%

MEDIAN HOUSEHOLD INCOME:
\$50,128

PER CAPITA INCOME:
\$26,238



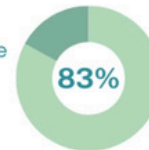
INDUSTRIAL COMPANIES:

150+

A regional source for commercial, professional, medical, educational, and retail services.

TRAVEL TIMES TO WORK:

Work **inside**
Calhoun
County



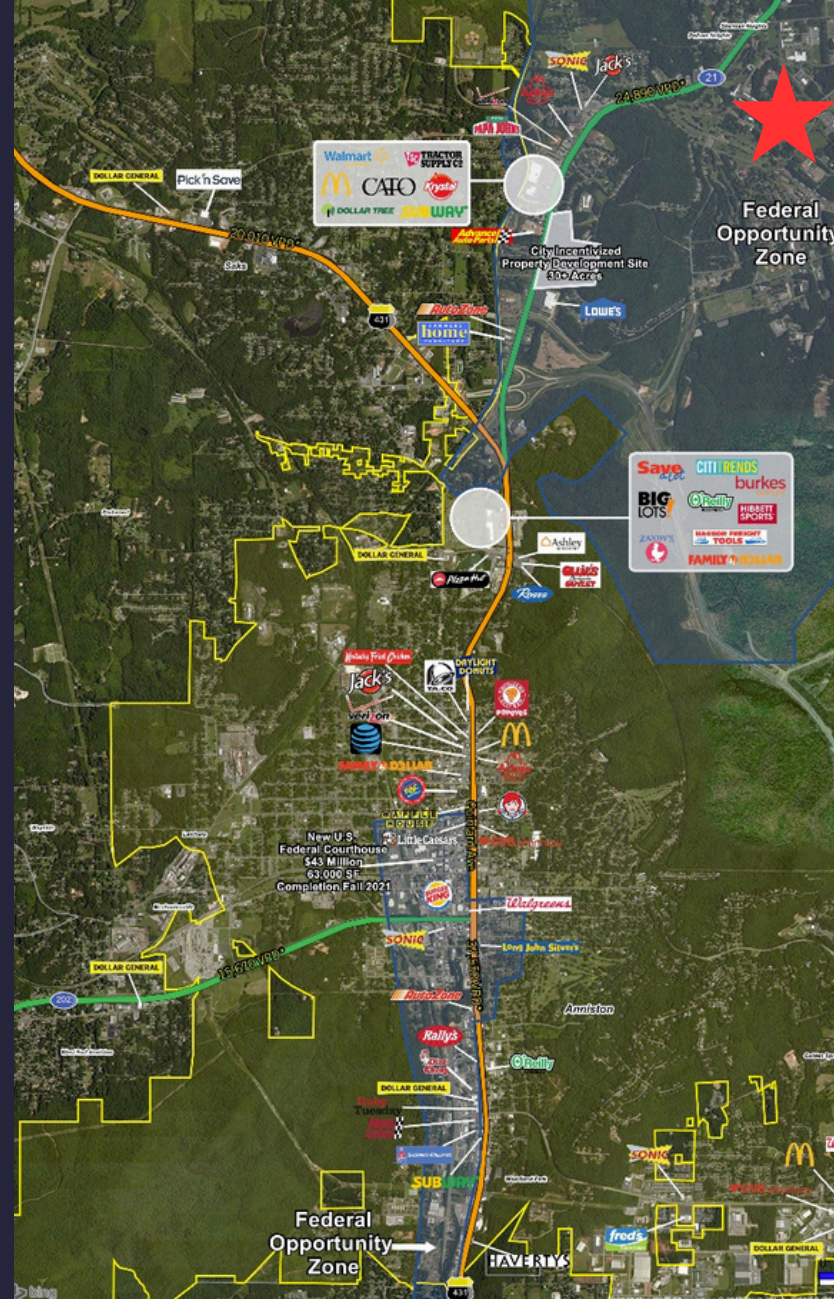
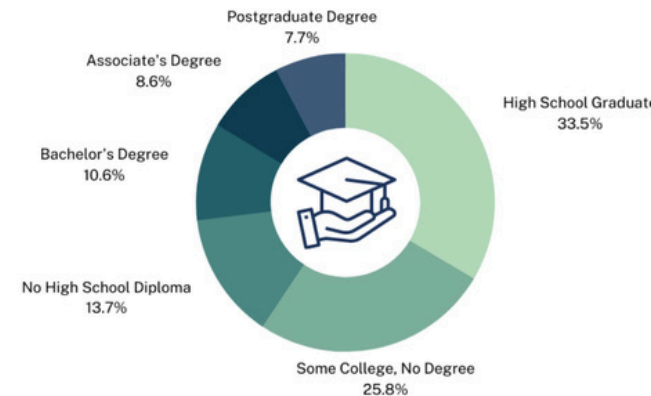
Work **outside**
Calhoun
County



Average
travel time
to work



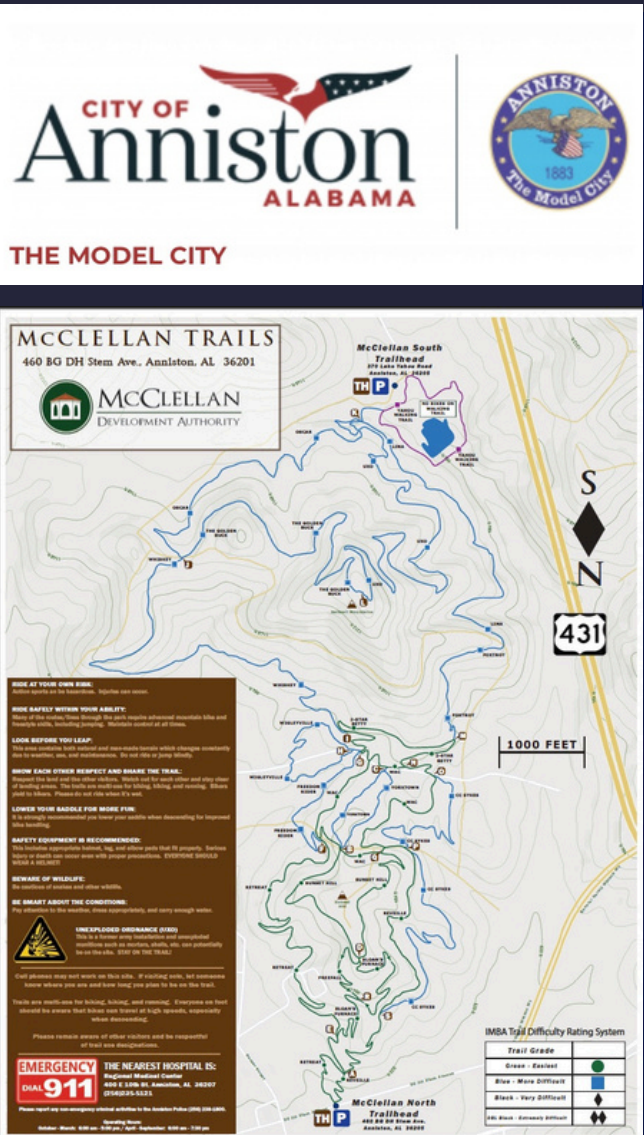
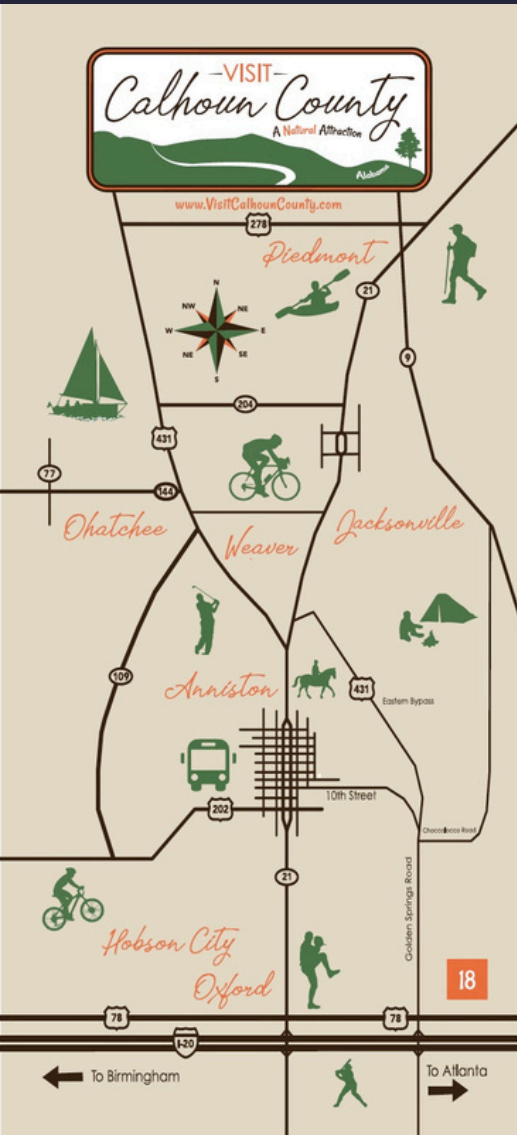
EDUCATIONAL ATTAINMENT:



\$3,000,000



180 HEADQUARTERS ROAD
ANNISTON, ALABAMA 36205



EXPLORE ANNISTON

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SOUTHEAST COMMERCIAL