

*FOR SALE*



# The McClellan Headquarters

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Anniston, AL 36205



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Section 1

# Property Information





# Property Summary

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## PROPERTY DESCRIPTION

Introducing a rare chance to acquire and redevelop the McClellan Headquarters, a 9.9-acre property nestled in the scenic Appalachian Mountains on the historic grounds of the former Fort McClellan in Anniston, Alabama. This expansive site includes 5 buildings with a combined total of 224,550 square feet, offering unlimited potential for redevelopment. Whether you're looking to breathe new life into an iconic property or create something entirely new, this headquarters provides the ideal canvas.

## PROPERTY HIGHLIGHTS

- **Prime Location & Incentives:** Located within both an Opportunity Zone and a Designated Historic District, the site qualifies for Federal and State Historic Tax Credits—delivering substantial financial advantages for qualified redevelopment projects.
- **Historic Character & Redevelopment Flexibility:** Blending historic architecture with future potential, this property invites you to preserve McClellan's storied past while activating its next chapter as a catalyst for community and economic growth.
- **Master-Planned Setting:** Set within the 10,000-acre McClellan master-planned community, the site benefits from a diverse ecosystem of residential, commercial, industrial, educational, and recreational development—creating a ready-made environment for sustainable growth.

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$3,000,000 |
| Building Size: | 224,555 SF  |
| Lot Size:      | 9.9 Acres   |
| Buildings:     | 5           |

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# Property Description

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## PROPERTY DESCRIPTION

McClellan Headquarters Redevelopment Opportunity | 9.9 Acres | 224,550 SF Across 5 Buildings | Anniston, Alabama

Introducing a rare opportunity to acquire and redevelop the McClellan Headquarters — a 9.9-acre campus nestled in the scenic Appalachian foothills on the historic grounds of the former Fort McClellan in Anniston, Alabama.

This expansive property features five substantial buildings totaling 224,550 square feet, offering endless potential for adaptive reuse or ground-up redevelopment. Whether your vision is to restore an iconic landmark or create a transformative new development, the McClellan Headquarters provides an unmatched foundation for success.

## LOCATION DESCRIPTION

**Location, Location, Location:** Situated in both an Opportunity Zone and Historic District, this property offers significant Federal and State Historic Tax Credits, providing a substantial financial advantage for developers.

**A Rich History:** Preserving the historic charm of McClellan while unlocking its potential, this property allows you to revitalize a cornerstone of the community.

**Master-Planned Community:** McClellan is a 10,000-acre, master-planned community that supports diverse development opportunities, including residential, commercial, industrial, retail, education, research, technology, and recreation.

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# Additional Photos

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Section 2

# Location Information





# Regional Map

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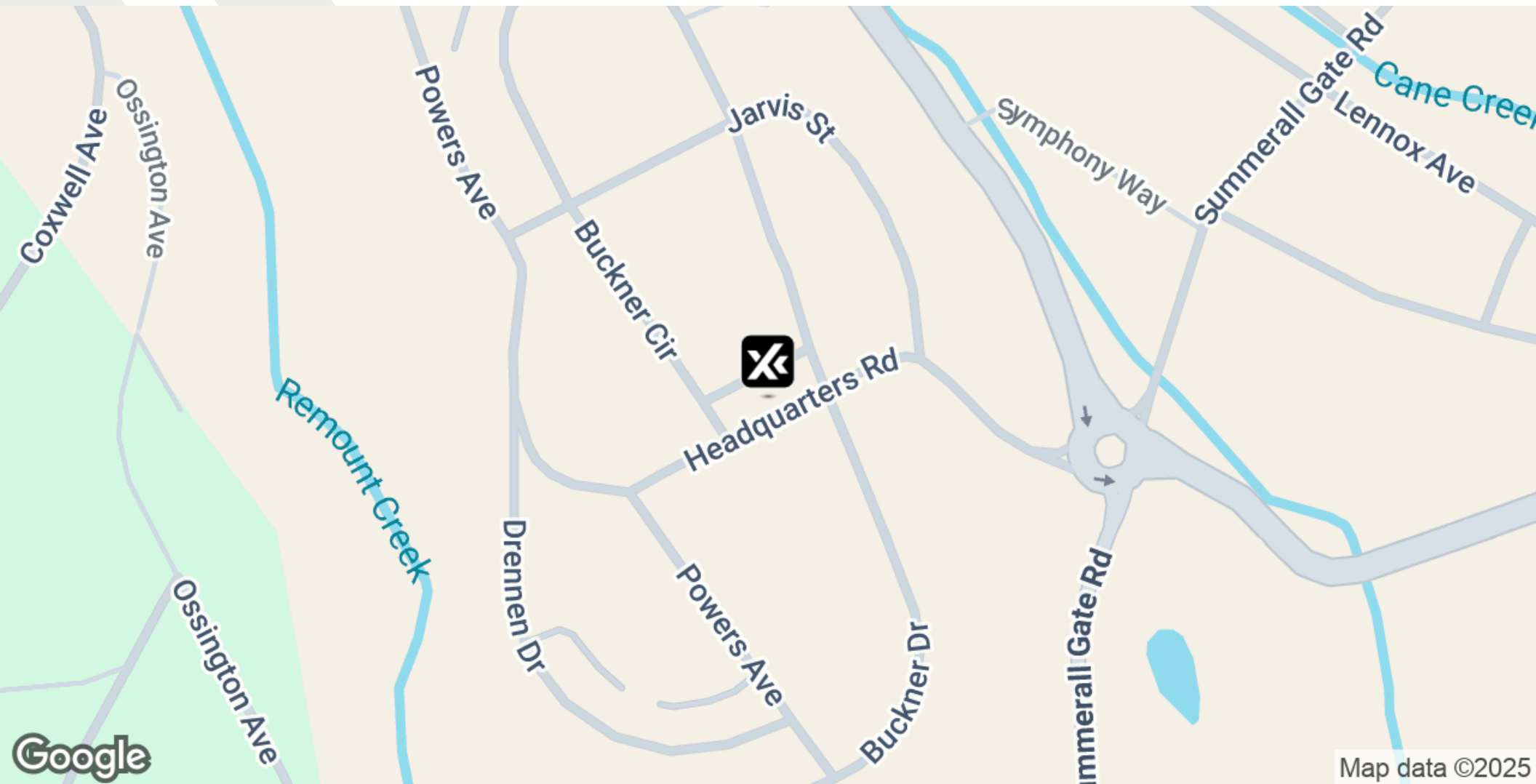


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# Location Map

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# Aerial Map

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Section 3

# Advisor Bios





# Advisor Bio 1

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# Thank you!

Reach Out and Schedule Your  
Tour Today!



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