

180 Headquarters Road, Anniston, AL 36205

\$3,000,000

FOR SALE: LISTED BY THE LUXE GROUP AT THE REAL BROKER, LLC

McClellan
HEADQUARTERS



Jordan Akin

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real

LUXE

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PROPERTY OVERVIEW

The Luxe Group is excited to introduce 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 136,478 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 heritage. 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!



PROPERTY HIGHLIGHTS

SUBJECT PROPERTY:	McClellan Headquarters
ADDRESS:	180 Headquarters Road
LOCATION:	Anniston, Alabama
LAND AREA:	9.9 Acres
BUILDINGS:	5
TOTAL SPACE (SF):	224,555
YEAR BUILT:	1935
OPPORTUNITY ZONE:	YES
HISTORIC REGISTRY:	YES

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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.



LEGEND

- 1 Fort McClellan National Guard Training Facility
- 2 Center for Domestic Preparedness
- 3 Fort McClellan Military Cemetery
- 4 FEMA Noble Training Facility
- 5 Homeland Security
- 6 Industrial Park
- 7 MDA Office
- 8 Medical Mall
- 9 Historic Buckner District
- 10 Baltzell Gate Guard House
- 11 Anniston PARD Soccer Fields
- 12 McClellan Multi-Use Trails
- 13 Lake Yahou Park

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McClellan
Recreation & Events

2024 EVENTS



- JANUARY 20** | *Shred For Sloan Memorial Ride*
- MARCH 9** | *McClellan Madness 4/8hr Endurance Run*
- MARCH 23-24** | *Alabama Cycling Association Season Race*
- APRIL 14** | *Gone Riding GSC Race #2 Georgia State Championship Series*
- MAY 18-19** | *OneWorld Canine Obstacle Run*
- AUGUST 31** | *Assault on Sunset Hill 3/8hr Endurance Bike Race*
- OCTOBER 5** | *Lake Yahou 50k Trail Run*
- NOVEMBER** | *Treadhoofalon*
- DECEMBER 14** | *Wreaths Across America Wreath-Laying Ceremony*

Choose your adventure

- Lake Yahou Park**
370 Lake Yahou Rd, Anniston, AL 36205
(256) 236-2011
- McClellan Trails**
460 BG DH Stem Ave, Anniston, AL 36205
(256) 236-2011
- Camp McClellan Horse Trails**
127 Mud Hole Rd, Anniston, AL 36205
bchamcclellan@gmail.com
- Cane Creek Golf Course**
66 Galloway Gate Rd, Anniston, AL 36205
(256) 820-9315
- Youth Sports Complex**
356 Summerall Gate Rd, Anniston, AL 36205
(256) 820-9315
- Anniston Aquatic & Fitness Center**
130 Summerall Gate Rd, Anniston, AL 36205
(256) 847-7349



Lake Yahou Park

Lake Yahou Park is the perfect outdoor escape for fishing, biking, hiking, kayaking, canoeing, and picnicking. Buy a \$5 annual fishing license from the MDA office.*

FISHING



Cane Creek Golf Course

Enjoy 18 challenging holes and 27 strategically placed bunkers on this public creekside course, then grab a bite to eat next door at the Cane Creek Grill.*

GOLFING



McClellan Trails

With 18 miles of turns and climbs across three phases of difficulty, the McClellan Multi-Use Trails provide an exciting challenge for bikers, hikers, and runners.*

BIKING, HIKING & RUNNING



Youth Sports Complex

The Youth Sports Complex is an athlete's dream destination, featuring football, soccer, baseball, outdoor basketball, and track.

SPORTING



Camp McClellan

Bring your horse to the Camp McClellan Horse Trails for a peaceful \$5 day-ride. Overnight camping is available to the public on-site.*

HORSEBACK RIDING



Aquatic & Fitness Center

Take advantage of fitness classes with state-of-the-art equipment and swim lessons in an 8-lane, 25-yard pool at this spacious fitness facility.*

EXERCISING

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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.



16— Headquarters Building, Ft. McClellan, Anniston, Ala.



AERIAL VIEW, FORT MC CLELLAN, ANNISTON, ALA.—16



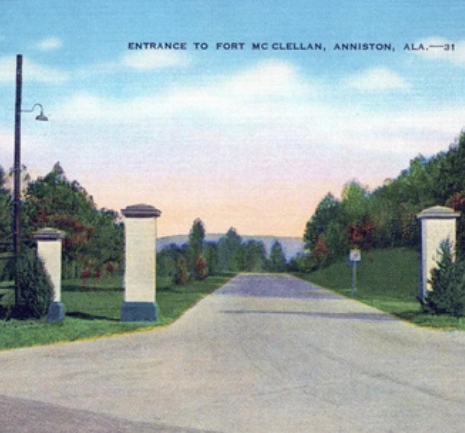
Post Hospital, Ft. McClellan, Anniston, Ala.



OFFICERS' QUARTERS, FORT MC CLELLAN.



OFFICERS' CLUB, FORT MC CLELLAN, ANNISTON, ALA.—28



ENTRANCE TO FORT MC CLELLAN, ANNISTON, ALA.—31

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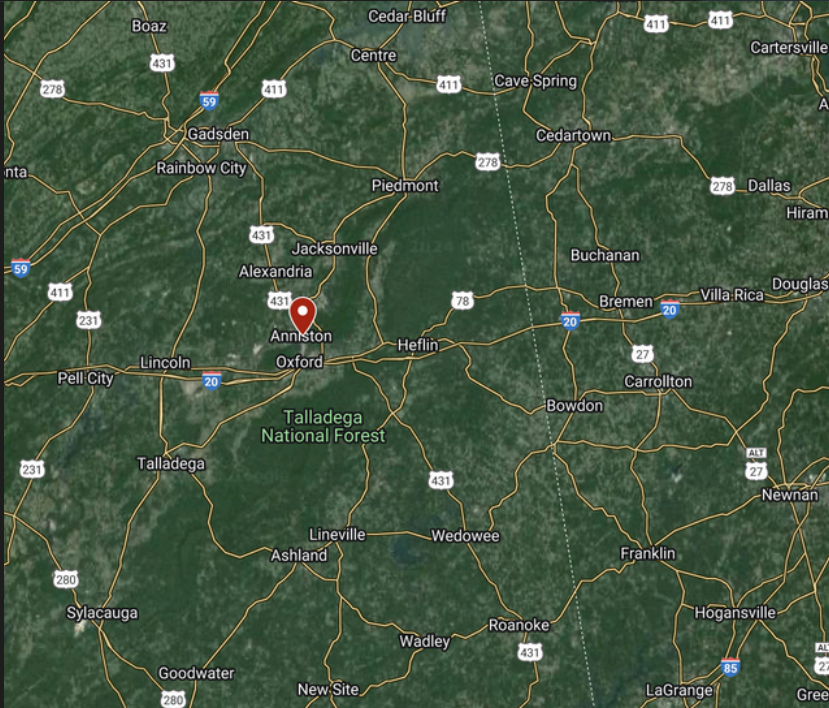
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ANNISTON ALABAMA

Anniston, Alabama, a city nestled in the foothills of the Appalachian Mountains, is an intriguing blend of southern charm, a dynamic economy, and a diverse array of recreational activities. From its rich historical heritage to its natural beauty, Anniston provides a vast canvas for exploration and leisure. The city's history is beautifully encapsulated in its many museums and historical sites. Anniston's vibrant arts scene is marked by the presence of several art galleries and cultural festivals, further enhancing its cultural richness. Surrounded by lush greenery and rolling hills, Anniston offers plentiful outdoor recreational opportunities. The city is home to several parks and trails, including the Chief Ladiga Trail, a popular destination for cycling and hiking enthusiasts. Its robust and diversified economy provides a stable environment for businesses and workers, while its rich cultural heritage and natural beauty offer a wide range of activities for residents and visitors alike. This unique combination makes Anniston a rewarding place to live, work, and play.



Local Arts & Culture

Anniston has been a cultural center for Northeast Alabama for many years. The Alabama Shakespeare Festival was established here in 1972 and remained in Anniston until moving to Montgomery in 1985. The Knox Concert Series produces "The Nutcracker" every December, and the Community Actors' Studio Theatre (CAST) community theatre organization performs plays, musicals, and revues featuring local performers, actors, and musicians. CAST also features specially funded programs to educate area children in the arts for free. Local museums include the Anniston Museum of Natural History and the Berman Museum of World History, which feature mummies, dioramas of wildlife, prehistoric and historic artifacts, and many other themes interpreted through high-quality exhibits

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ECONOMIC BASE

Existing Jobs Overview

The following is a summary of Anniston's existing jobs base:

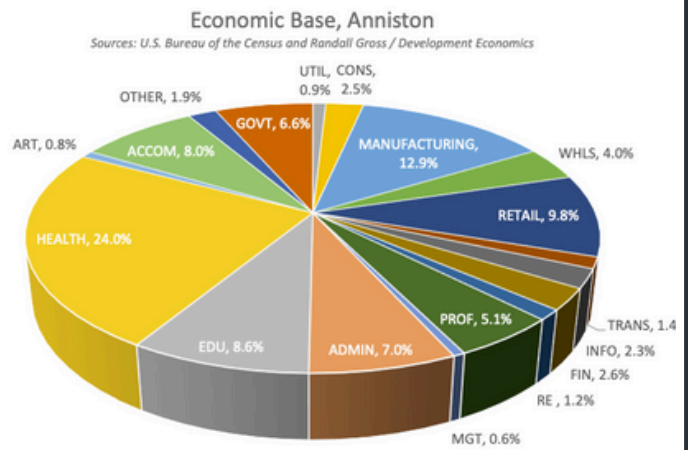
- 17,500 total jobs currently exist in Anniston
- Key Job Sectors include: Health Care (24%) and Manufacturing (13%)
- Anniston anchors the Anniston-Oxford Metropolitan Statistical Area (MSA)
- Adjacent MSAs include the Birmingham and Atlanta MSAs

Largest Regional Employers (200+ jobs)

Employer	Approximate # of Jobs
Anniston Army Depot	4,300
Honda Mfg. Alabama (Talladega)	4,200
Jacksonville State University	2,000
AL Regional Medical Center	2,000+ (plus 200+ physicians)
New Flyer (N.A. Bus Industries)	750
FEMA Center for Domestic Prep.	665 (staff + contractors)
Calhoun County Schools	600
Tyler Union Waterworks/UFO	485
BAE Systems	450
Kronospan	420
Bridgewater Interiors	375
International Auto Components	360
General Dynamics Land Systems	340
BR Williams	310
FabArc Steel	305
Doncasters	250
General Dynamics OTS	230
Anniston City School System	200
M&H Valve	200



Tank manufacturing at the Anniston Army Depot. Source: Wikipedia



Anniston Employment

- *Job Losses & Gains:* lost 2,500 jobs (-13%) in 2002-2010, but has regained 600 jobs (3)
 - Manufacturing lost 1,600+ jobs in 2002-2010, but has since regained 540 jobs
- *Consistent Growth:* health care and wholesale trade sectors
- *Continued Losses:* information services, education and construction sectors

Anniston Labor Force

- *Labor Force Participants:* 8,132 (17.6% of the Anniston-Oxford MSA)
- *Labor Force Participation Rate:* 44.6% (compared to the US rate of 60.2%)
- *Unemployment Rate:* 4.8% (3rd highest among Alabama cities per AL-DOL)
 - Down from 12.2% during COVID / May 2020 (4th highest among Alabama cities)
 - Anniston's rate is still lower than the national average of 5.8% (US-BLS)

Anniston-Oxford MSA

- *Overall Job Gains:* 830 jobs (2.0%) since 2002
- *Job Losses & Gains:*
 - 2,000 mfg. jobs lost, but 900 jobs gained each in tourism and health care
- *Unemployment Rate:* 3.4% / down from 7.6% during COVID (May 2020)

ANNISTON ALABAMA

“FIRST THING YOU SEE WHEN YOU GO TO THE CALHOUN COUNTY ECONOMIC DEVELOPMENT COUNCIL IS: “NEAR ATLANTA, NEAR BIRMINGHAM, NEAR PERFECT” - CALHOUN COUNTY ECONOMIC DEVELOPMENT COUNCIL

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FOR MORE INFORMATION

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