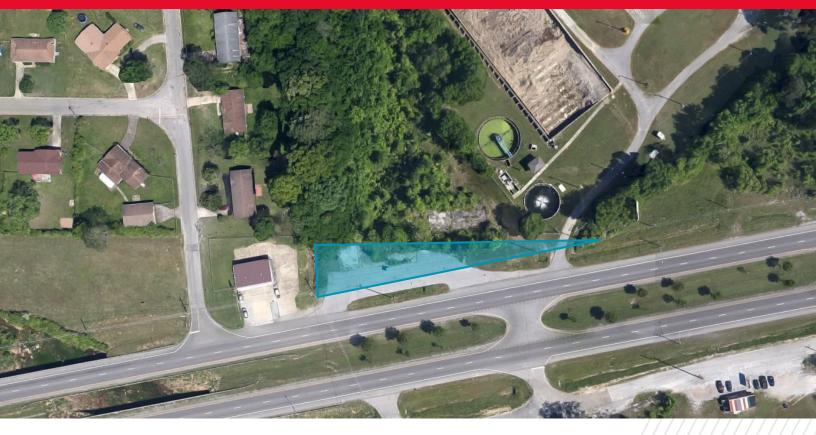






FOR SALE 6108 McClellan Boulevard Anniston, Alabama

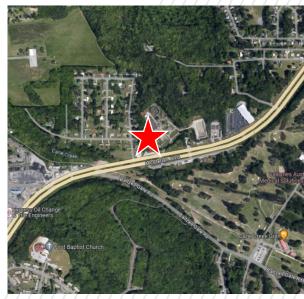


PROPERTY HIGHLIGHTS

This is undeveloped land that's partially paved. The site is on a busy four-lane road with great visibility. It is neighboring small homes and is next to Fort McClellan (Army). In addition to Fort McClellan the property is near Pelham Park and several retail and restaurants.

BUILDING SF	N/A
LAND SF	14,038
YEAR BUILT	N/A
PARKING	Minimal
TRAFFIC COUNTS	20,580 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	1,798
3-MILE (POP.)	15,069
MED. INCOME	\$50,902
SPACE USE	General Retail



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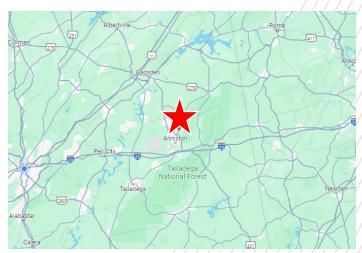
ADDITIONAL INFORMATION

The site is in front / beside a neighborhood entrance and the McClellan Wastewater Treatment Plant, Several hotels, restaurants and nature trails are nearby. It is only a 2-minute drive to Walmart, a 13-minute drive to Highway 78 and I-20 and a 21-minute drive to Anniston Regional Airport.



LEGAL INFORMATION

TAX PARCEL ID	18-05-16-2-001-008.000
2023 RE TAXES	\$384.19
ZONING	General Retail



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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