

**FOR SALE**

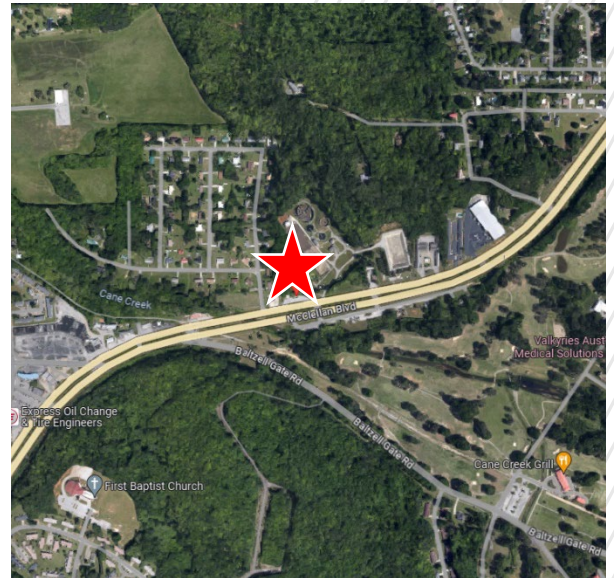
**6108 McClellan Boulevard  
Anniston, Alabama**



**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.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	14,038	<b>1-MILE (POP.)</b>	1,798
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	15,069
<b>PARKING</b>	Minimal	<b>MED. INCOME</b>	\$50,902
<b>TRAFFIC COUNTS</b>	20,580 VPD	<b>SPACE USE</b>	General Retail



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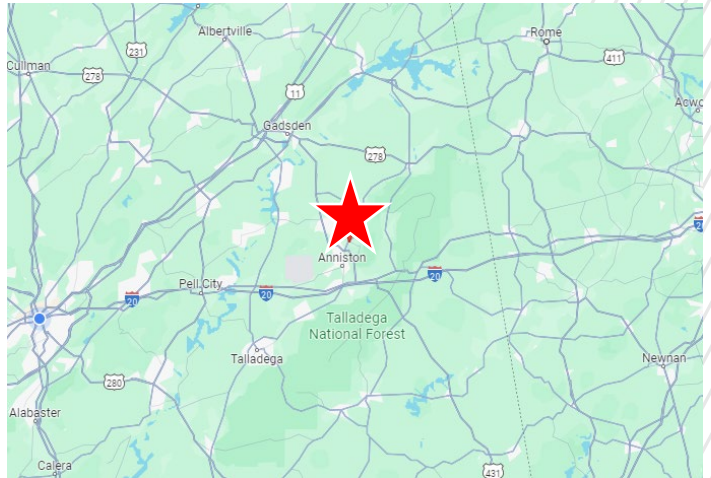
### ADDITIONAL INFORMATION

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

<b>TAX PARCEL ID</b>	18-05-16-2-001-008.000
<b>2023 RE TAXES</b>	\$384.19
<b>ZONING</b>	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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