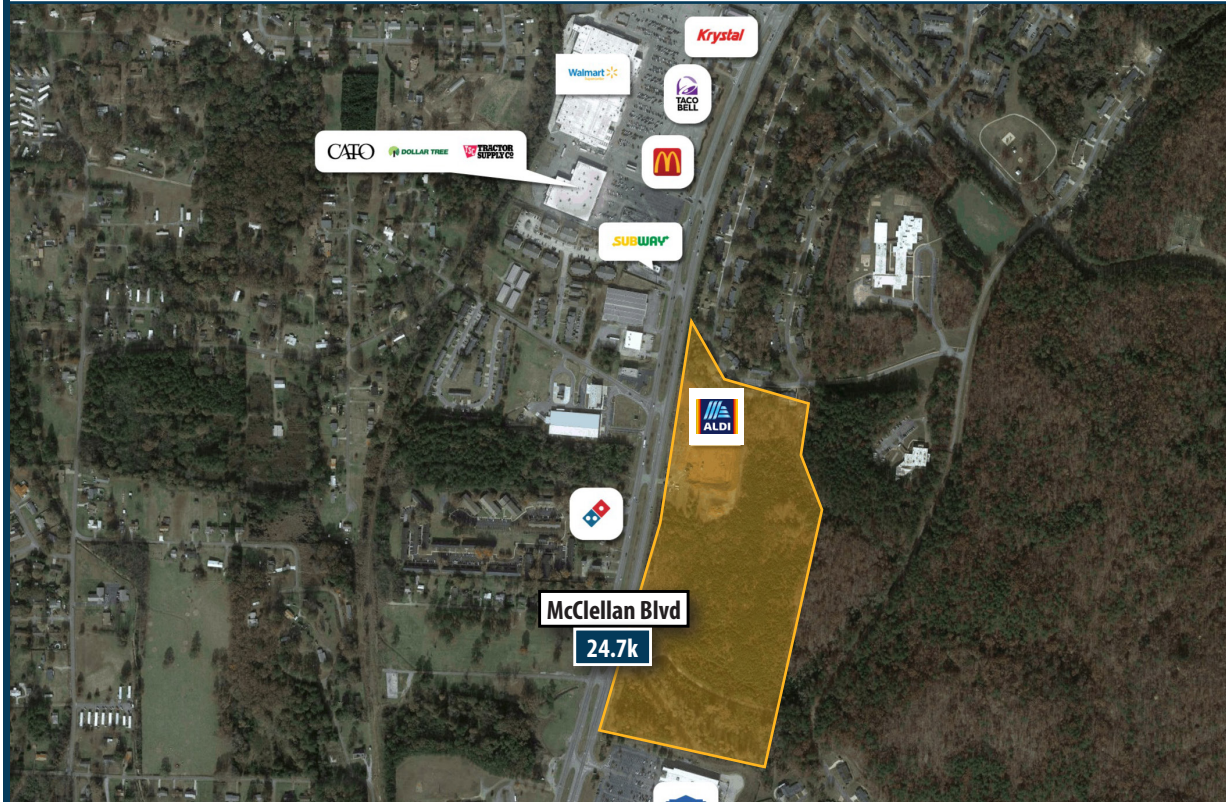




THE SUMMERALL SUBDIVISION | +/- 38 ACRES

Anniston, Alabama 36206



SPACE AVAILABLE

+/- 38 Acres

TRAFFIC COUNTS

McClellan Blvd - 24,900 AADT

Source: SitesUSA 2022

PUBLIC OWNED PROPERTY

Developer Contact - Luke Wingo
luke@blackwaterresources.com
205.972.9644

Pricing

Contact Luke Wingo

PROPERTY INFORMATION

- Developer will subdivide if necessary
- Access and other infrastructure work will soon be underway
- Close proximity to national retailers and restaurants
- Great visibility from highly traveled McClellan Blvd

DEMOGRAPHICS (based on 2023 data)

Variable	Community Population	RTA
2023 Population	21,521	53,866
Average HH Income	\$67,927	\$62,564
Median Age	41.06	37.37

CONTACT

Kyle Cofer, Project Director
The Retail Coach, LLC
kylecofer@theretailcoach.net
662.319.7144

Toby Bennington, Director of Planning &
Economic Development
City of Anniston
tbennington@anniston.al.gov

 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net RTA – Retail Trade Area; the geographic area from which

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.




THE SUMMERALL SUBDIVISION | +/- 38 ACRES

Anniston, Alabama 36206

SITE PLAN



 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



THE SUMMERALL SUBDIVISION | +/- 38 ACRES

Anniston, Alabama 36206

FINAL PLAT



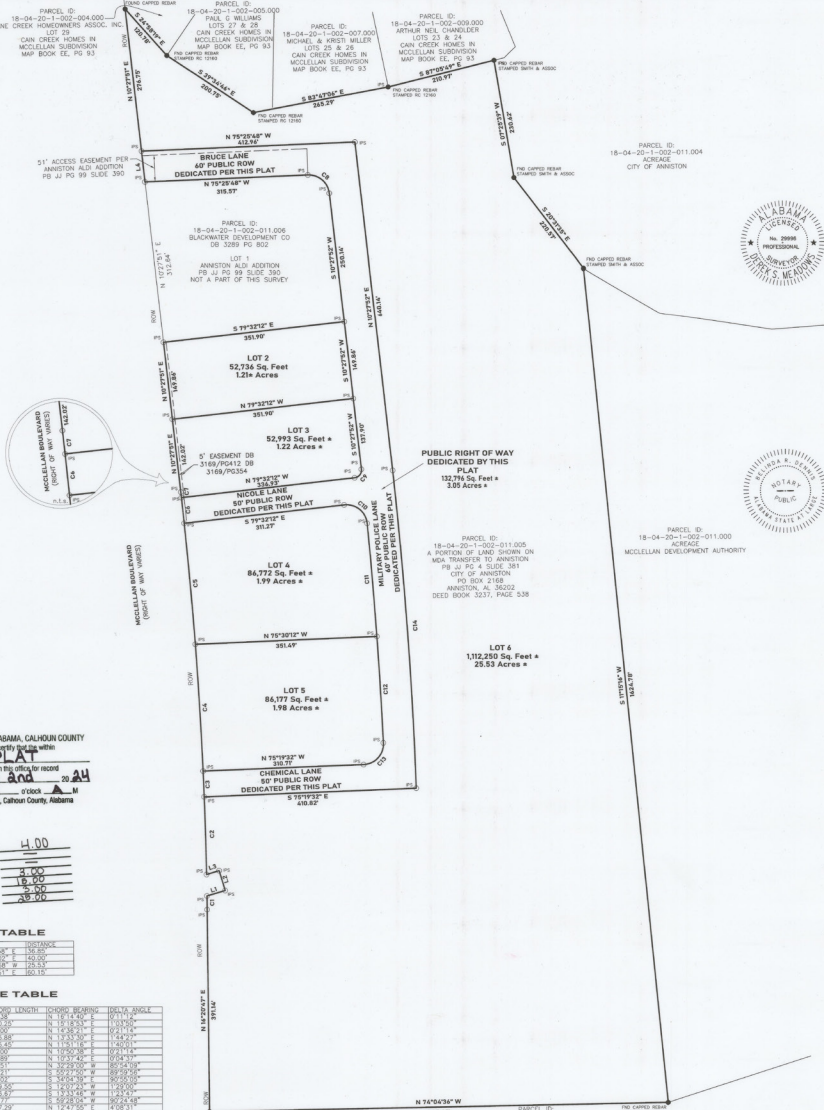
SCALE IN FEET
1" = 100'

North arrow and bearings shown herein are based on Transverse Mercator Projection - Alabama East Zone - NAD 83 utilizing 2011 Using Geoid Potential System (GPS) and derived by static observation, using State Station Designation AL0208 400, PD 043445 Control Station 03999790 Convergence Factor = 4.00 05.3

According to the Flood Insurance Rate Map (FIRM) for Calhoun County, Alabama (Community-panel number 01050304E, dated March 16, 2010), all of the subject property lies within Zone X, defined as "areas determined to be outside the 500-year annual chance floodplain."

LEGEND

- BORN PRT FOUND
- BORN PRT SET (1/8" REBAR +/- CAP)
- △ CALCULATED POINT



The undersigned, as Director of Public Works of the City of Anniston, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 26 day of June, 2024.

The undersigned, as Director of Planning of the City of Anniston, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 26 day of June, 2024.

The Health Department signature is for recording purposes and signifies that the Department is aware of the development and sees no obvious impediments to the planned central sewer system serving the lots as it was presented.

The undersigned, as authorized by the Calhoun County Engineer Department, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 27 day of June, 2024.

THE STATE OF ALABAMA, CALHOUN COUNTY
I, Jack Droper, Clerk of Court, do hereby certify that this is a true and correct copy of the original as recorded in my office on this day of June, 2024.

Marital Health Fee: 4.00
Map Tax: 3.00
Cert. Fee: 10.00
Rec. Fee: 5.00
Inst. Fee: 25.00
Total: 47.00

LINE	BEARING	LENGTH	CURVE	CHORD	BEARING	CHORD
1	N 75°28'42" W	121.74	1	121.74	N 75°28'42" W	121.74
2	S 87°51'00" E	240.00	1	240.00	S 87°51'00" E	240.00
3	N 75°28'42" W	121.74	1	121.74	N 75°28'42" W	121.74
4	N 102°24'12" E	200.15	1	200.15	N 102°24'12" E	200.15

CHORD	ARC	LENGTH	CHORD	BEARING	CHORD
121.74	121.74	121.74	121.74	N 75°28'42" W	121.74
240.00	240.00	240.00	240.00	S 87°51'00" E	240.00
121.74	121.74	121.74	121.74	N 75°28'42" W	121.74
200.15	200.15	200.15	200.15	N 102°24'12" E	200.15

STATE OF ALABAMA
COUNTY OF CALHOUN
I, Derek S. Meadows, a registered Surveyor of Anniston, Alabama, hereby certify that I have surveyed the property of the City of Anniston, Calhoun County, Alabama and describe as follows:

A PORTION OF:
MCCLELLAN DEVELOPMENT AUTHORITY MDA TRANSFER TO ANNISTON COMMERCIAL PARCEL 2 BOUNDARY SURVEY, AS RECORDED IN PLAT BOOK JJ, PAGE 4 (SLIDE 381) IN THE PROBATE OFFICE OF CALHOUN COUNTY, ALABAMA.

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys, and public grounds and giving the bearings, length, width, and name of the streets, said map further showing the relation of the land so platted to the Government Survey, and that permanent monuments have been placed at points marked thus (by small, solid circles on said plat or map) as shown herein.

WITNESS my hand and the 25th day of June 2024.
Derek S. Meadows
Surveyor
Alabama Registration No. 29996

OWNER:
City of Anniston
Jack Droper
Mayor

STATE OF ALABAMA
CALHOUN COUNTY
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Corporate Partner of Gonzalez-Strength & Associates, Inc., as Surveyor, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the 25th day of June, 2024.

Robert R. Dennis
Notary Public
My commission expires: 2/24/28

STATE OF ALABAMA
CALHOUN COUNTY
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jack Droper, as Mayor of the City of Anniston, Alabama, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the 26th day of June, 2024.

Allyssa D. Beuchler
Notary Public
My commission expires: March 30, 2025

The undersigned, as authorized by the Calhoun County Planning Commission, Alabama, hereby approved the within plat for the recording of same in the Probate Office of Calhoun County, Alabama, this the 26 day of June, 2024.

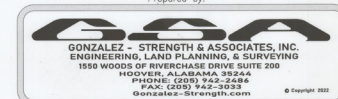
Mark...
Planning Commission Chairman
Calhoun County, Alabama

FINAL PLAT THE SUMMERALL SUBDIVISION PLAT NO. 1

A parcel of land being situated in the Northeast 1/4 of Section 20, Township 15 South, Range 8 East, Calhoun County, Alabama.

Prepared for: CITY OF ANNISTON

Prepared by:



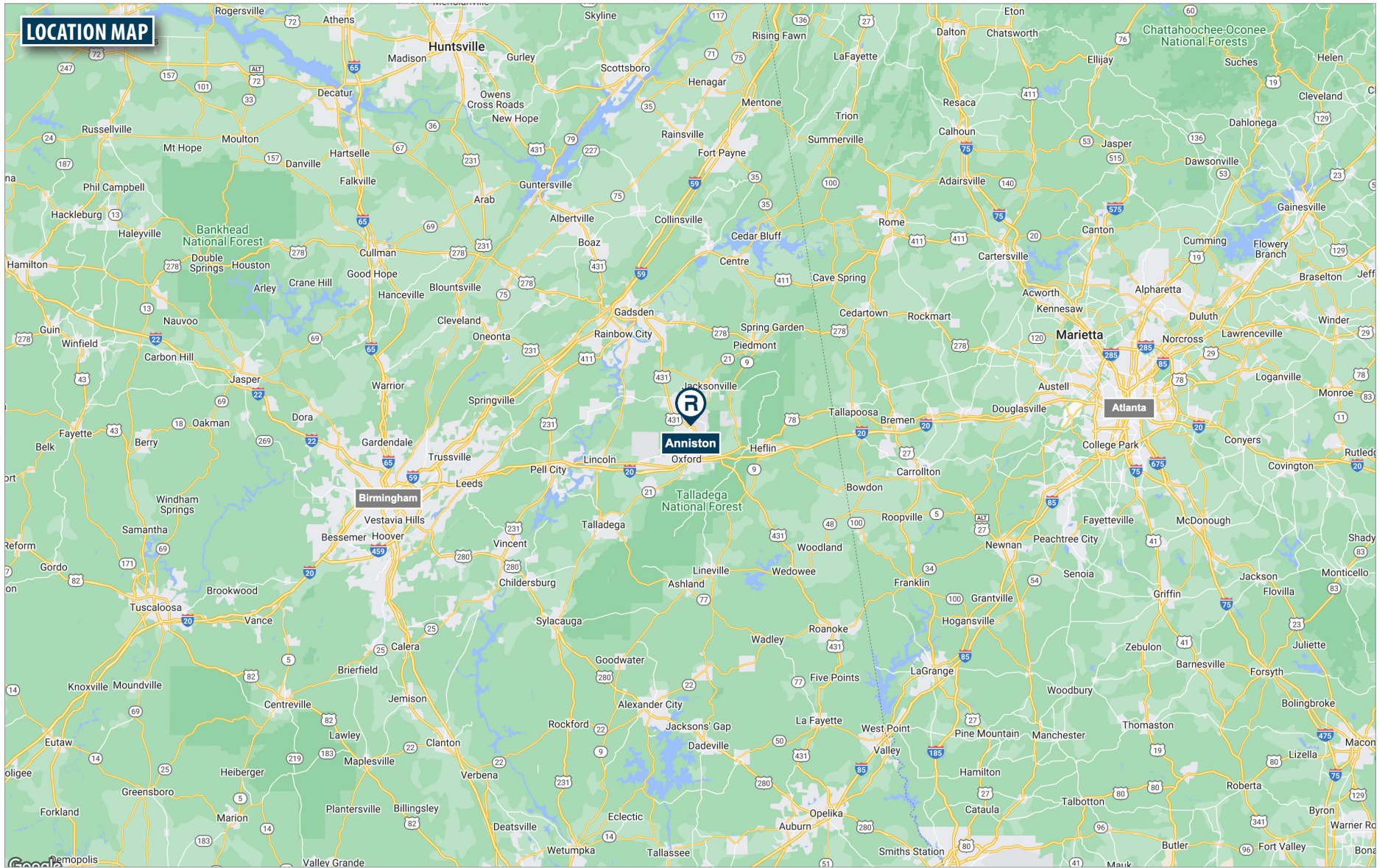
SHEET 1 OF 1 JUNE 2024 JOB #23-0597


PLAT BOOK KK PAGE 80 SLIDE 399



THE SUMMERALL SUBDIVISION | +/- 38 ACRES

Anniston, Alabama 36206



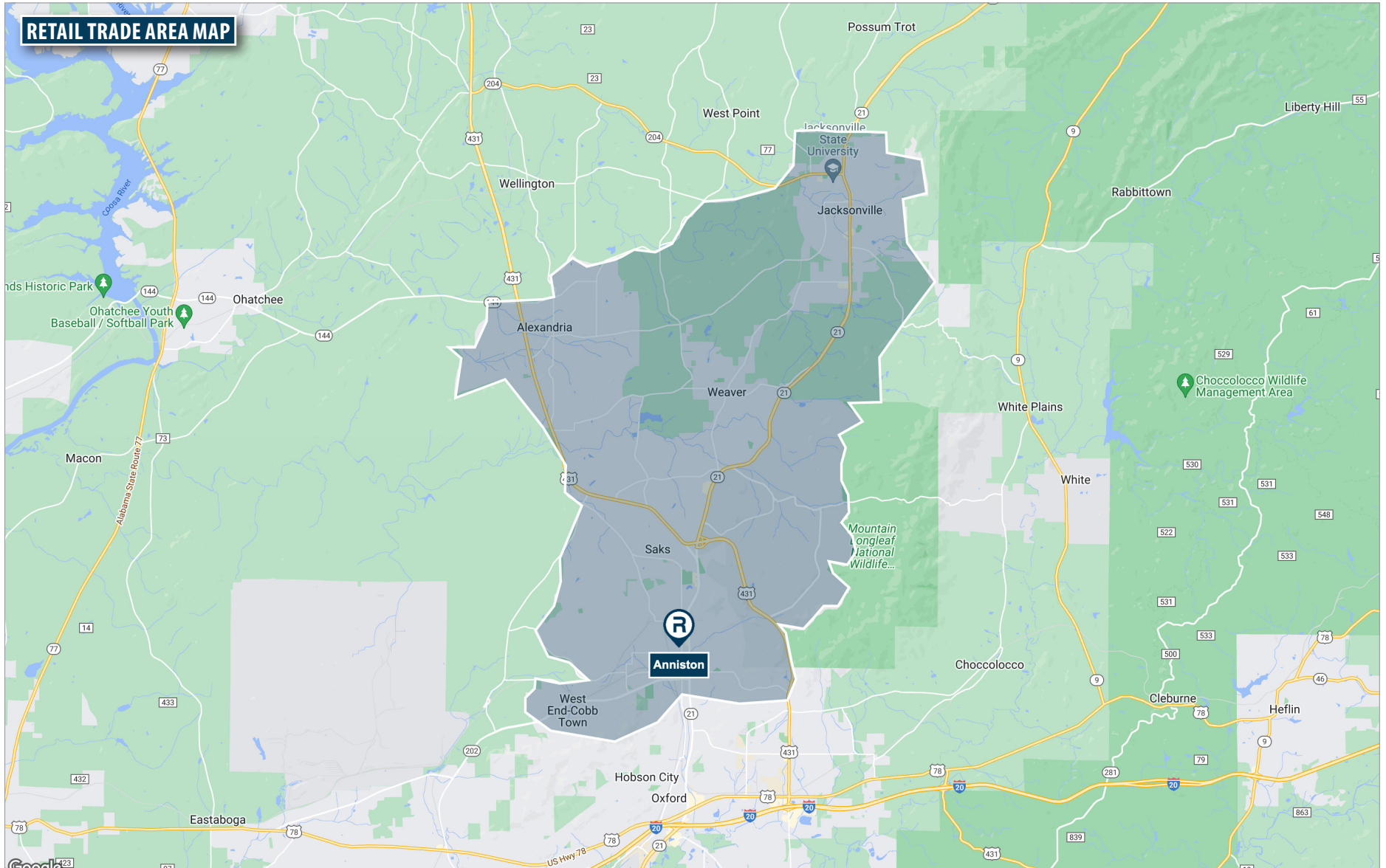
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



THE SUMMERALL SUBDIVISION | +/- 38 ACRES

Anniston, Alabama 36206



 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

