

LAND FOR SALE

5422 McClellan Blvd | Anniston, AL 36206



*Approximate property lines shown; not a survey

PRIME REDEVELOPMENT OPPORTUNITY

±3.04 AC Land in a Growing Anniston Location

- \$1,050,000
- McClellan Blvd frontage with approximately 28,919 VPD
- Zoned SC (Suburban Corridor) – Commercial and mixed-use development



NORTH VIEW



TSC TRACTOR SUPPLY CO
DOLLAR TREE
NAPA AUTO PARTS

Walmart

CIRCLE K **Arby's** **PAPA JOHN'S**
EXPRESS OIL CHANGE 10 MINUTE SERVICE **SONIC** **Jack's**

MURPHY USA **TACO BELL**

SUBWAY

South 0.1 mi
ALDI **Starbucks** **MAVIS TIRE & BRAKES**

Advance Auto Parts

Advance Auto Parts



SOUTH VIEW



McClellan Blvd

McClellan Blvd





LOCATION DESCRIPTION

This property offers a prime location adjacent to Walmart, ensuring steady activity and convenient access to daily needs. Nearby destinations like Quintard Mall and popular local restaurants further enhance convenience. The area is experiencing ongoing growth, creating a supportive business environment, and Jacksonville State University is also close by, providing a consistent customer base from students and faculty.

NEARBY RETAILERS

- Walmart
- Advance Auto Parts
- Aldi
- Starbucks
- Tractor Supply
- NAPA Auto Parts
- Dollar Tree
- Cato
- Murphy USA
- Mavis Tire

DEMOGRAPHICS – 10 MILE RADIUS



93,633

Total Population



\$53,263

Median HH Income



37,880

Total Households



39.8

Median Age



3,535

Total Businesses



38,078

Total Employees

CONTACT INFORMATION

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