

Lodge for Sale Long Leaf Lodge



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74 Exchange Ave
Anniston, Alabama 36205

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Confidentiality & Disclaimer Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Long Leaf Lodge, 74 Exchange Ave, Anniston AL, 36205.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and NAI Horizon. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor NAI Horizon, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or NAI Horizon. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or NAI Horizon.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to NAI Horizon.

Section 01 - Investment Summary



Long Leaf Lodge

Property Summary

Long Leaf Lodge is privately owned and operated, and can be found on historic Ft. McClellan in Anniston, Alabama

Located in Alabama's Longleaf Region, at the foothills of the Chossolocco Mountains, Longleaf Lodge provides a serene environment amidst beautiful surroundings. The area is perfect around the Lodge for bike riding or walking.

The property consist of approximately 6 acres containing three separate buildings with approximately 26,003 total square footage.

Sale Price: \$1,850,000*

**For a qualified credit Buyer, the Seller is offering to finance the sale of the property with a full price offer and a down payment of not less than \$350,000. The balance of \$1,500,000 would then be payable at simple interest only of 6% APR for a period of three years and the entire balance would then balloon and be immediately due and payable to the Seller.*

Outdoor Amenities

- Newly finished large outdoor fenced pool with decking, newly installed roof, gazebo and grilling areas, perfect for family gatherings, get togethers and special events. Ample, convenient parking and lighting can be found adjacent to guest rooms.
- A small courtyard area with an adult swing and picnic table and includes additional seating.

Indoor Amenities

- 50 rooms
- All rooms include; two queen size bed's, complete kitchenettes, cable TV with HBO, and free Wi-Fi.
- Coin operated laundry facilities



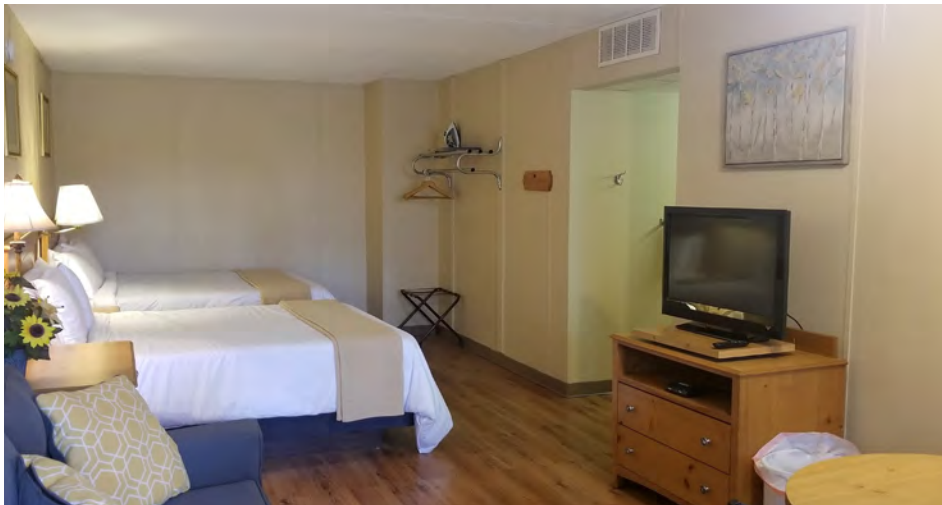
Long Leaf Lodge

Exterior Property Photos



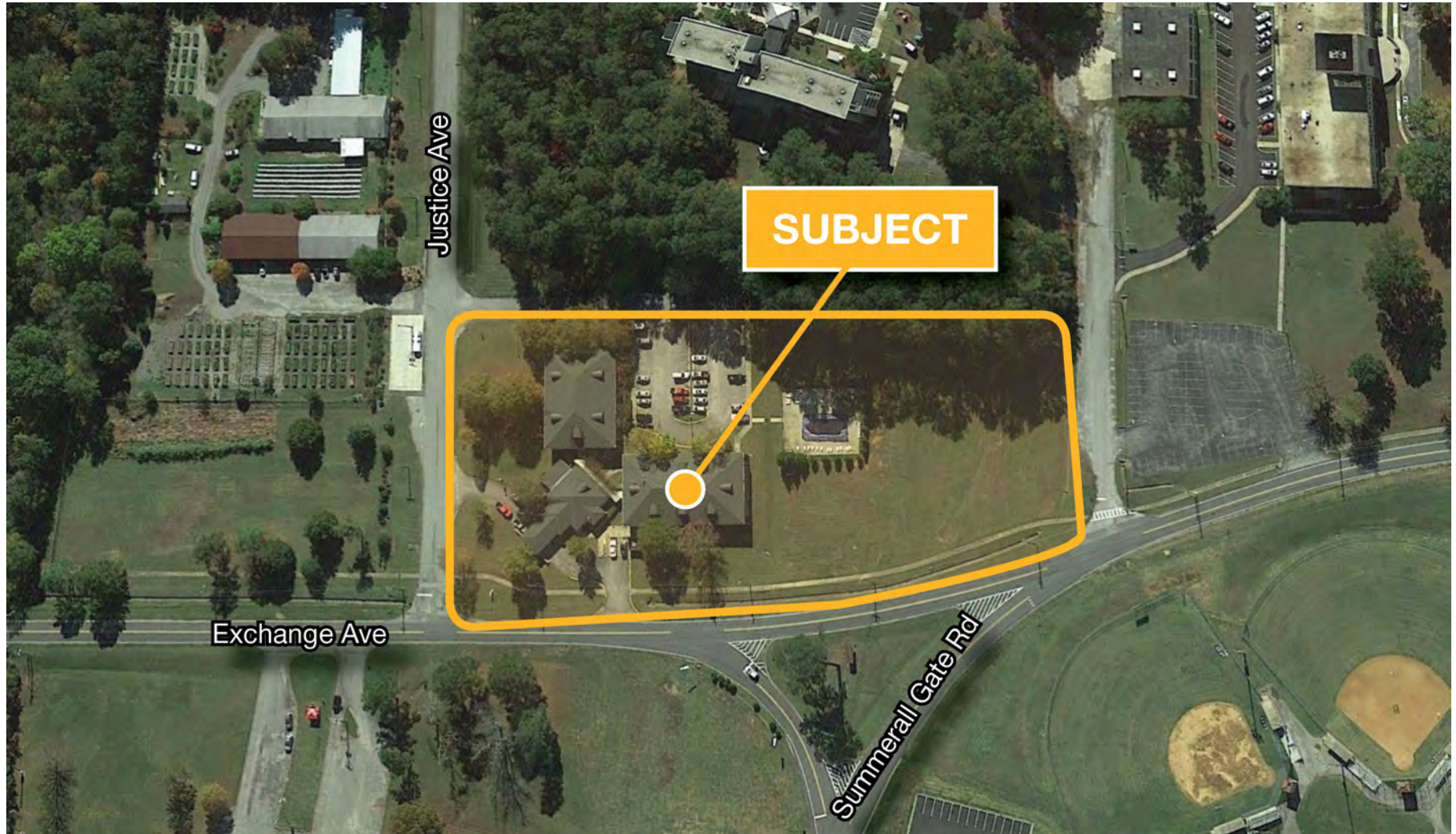
Long Leaf Lodge

Interior Property Photos



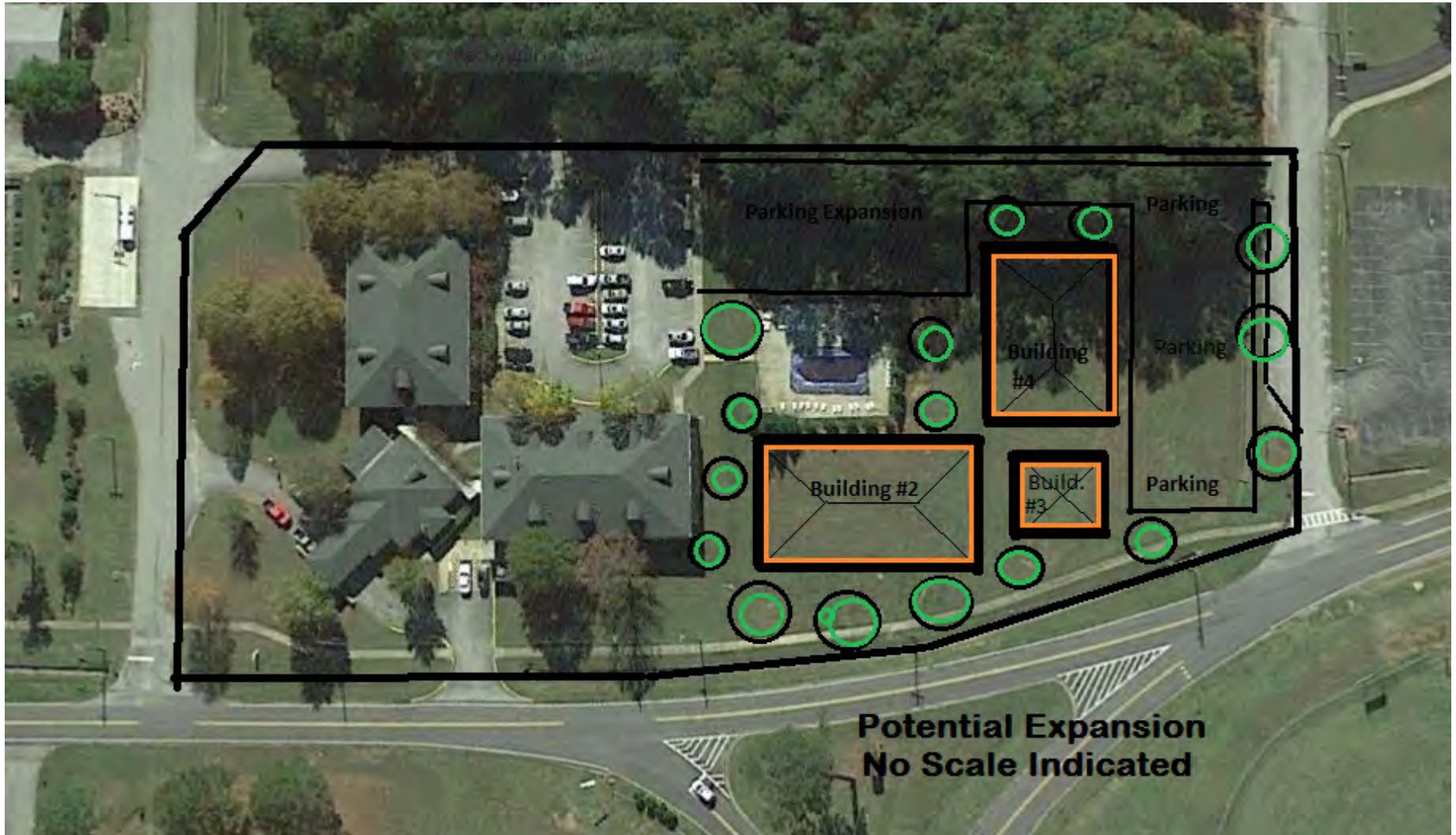
Long Leaf Lodge

Property Aerial



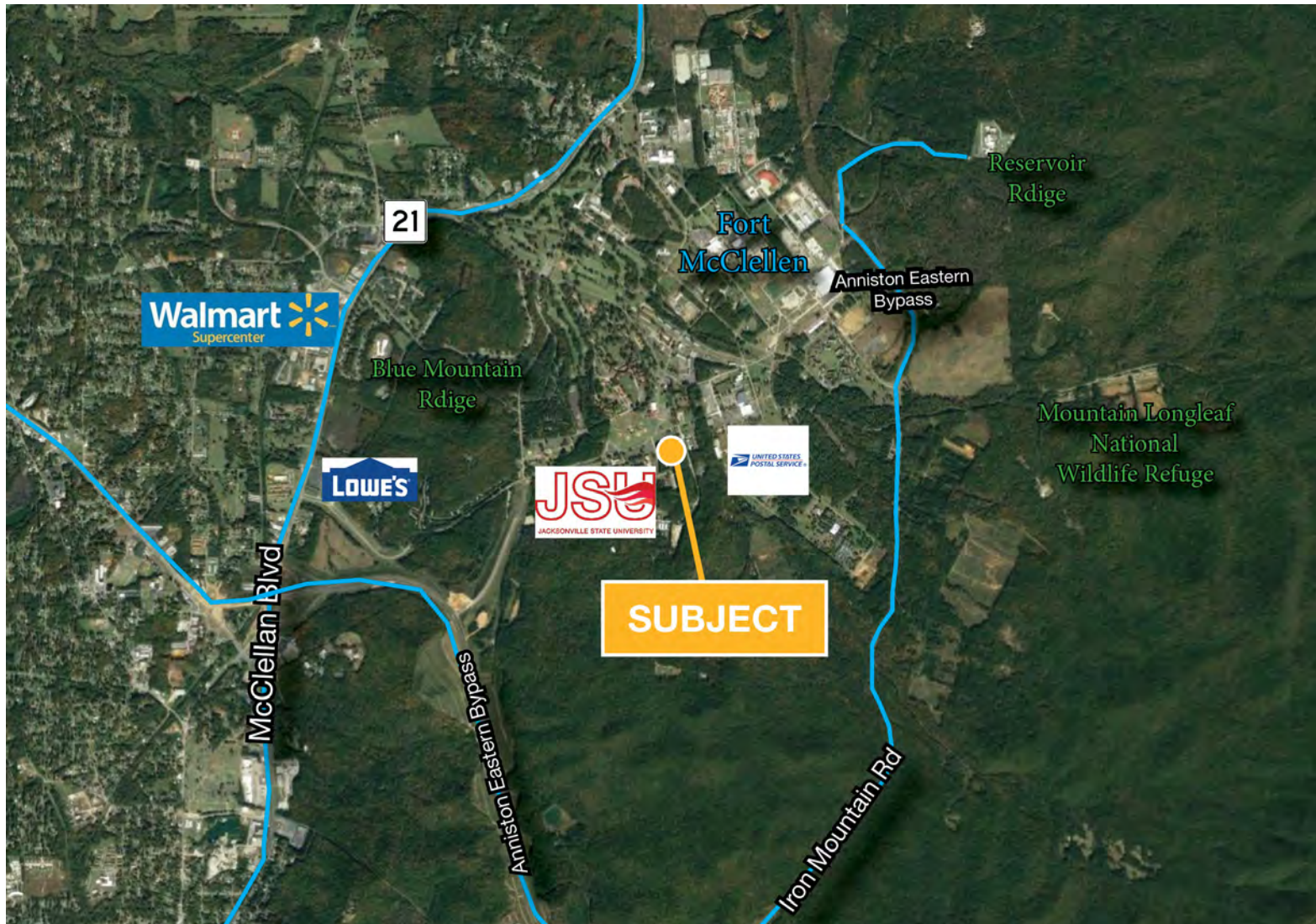
Long Leaf Lodge

Proposed Expansion Schematic



Long Leaf Lodge

Area Amenities Aerial



Section 02 - Guest Overview



Long Leaf Lodge

Guest Information

Long Leaf Lodge has a government contract with the Northeast Law Enforcement Agency and house their cadets for training throughout the entire year. Their contract calls for 36 rooms, every week, Sunday through Thursday. At the beginning of each new session, the cadets are housed for 10 days. Cadets are required to make their own beds and clean their rooms during their stay. Upon departure, they bring their laundry to the laundry room for housekeeping. Long Leaf does not provide towels or any other amenities in the rooms except bedding. The agency is very happy with Long Leaf Lodge and their facility, as Jacksonville State University Annex is right next-door for their classroom training. A letter can be provided that the Northeast Law Enforcement do not plan to move from our location.

Otherwise, the regular guests consist of contractors, family reunions, college reunions, Travelocity guests, local events repeat guests etc.



Section 03 - Area Overview



Long Leaf Lodge

City of Anniston

Anniston, Alabama is located in Calhoun County which is 45 miles East of Birmingham, Alabama and 83 miles West of Atlanta, Georgia

Anniston is full of rich history, it was first settled in the 1860's during the American Civil War. The steel industry flourished in this area due to the city's rich mineral resources. In 1870, it was incorporated as a "company town". Later on, it was renamed Annie's Town after Annie Scott Tyler, wife of Alfred L. Tyler who was president of the railroad. The city of Anniston was reincorporated on July 3, 1883.

Anniston was awarded the prestigious All American City Award in 1978. In 2004, over 24,000 people are choosing to make Anniston their home. This brief glimpse into the growth of Anniston should encourage the generations that follow to continue in the careful planning of future economic development and quality of life for its citizens and surrounding communities.



City Facts

- 2018 Population Est.: 22,097
- Incorporated: 1860's
- Reincorporated: 1883
- Size: Approx. 45.66 miles

Workforce

The goal of the Anniston Economic Development Department is to grow jobs and new wealth within the City of Anniston.

The Anniston Department of Economic Development assists companies in corporate, manufacturing, and retail development. Our economic development department is proactive and targeted on business sectors based on our workforce and resource strengths.

In Anniston, we desire to grow our business base through the creative use of real estate development practices in addition to continuing to provide quality infrastructure for our businesses. Our priorities will be extended toward value-added projects that bring in wealth from outside of the Anniston Region.

In addition to Corporate Development, the Department of Economic Development is also engaged in retail and downtown development. Plans are underway to follow the best practices to take the downtown in around Noble Street and bring new dollars to its development.

We embrace that we are a part of a greater region along Interstate 20 and that many of the businesses that are located in Anniston depend on the vast resources which are located in Anniston and our neighboring communities.

[Click to View Full Economic Development Profile](#)

Long Leaf Lodge

Nearby Attractions & Features

- Anniston Gymnasium
- Aquatic Center adjacent to Lodge
- Jacksonville State University
- Gadston College
- Talledega Speedway
- Duggar Mountain
- National Wilderness Area
- Talledega National Forest
- Pinhoti National Millennium Trail
- Chief Ladiga Trail
- Cheaha National Wilderness Area
- Mountain Longleaf national Wildlife Refuge
- Anniston Museum of Natural history
- Berman Museum
- Cane Creek Golf Course
- Robert Trent Jones

