

FOR SALE

TALLADEGA, AL

940+/- ACRES | RECREATIONAL LAND



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
PRINCIPAL
404.647.4999
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1642 Powers Ferry Road SE, Suite 250
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JOHN REX FUQUA
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HONDA

Honda Manufacturing of Alabama



Choccolocco Creek

Jackson Trace Rd

Turner Mill Rd



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Coosa River

Turner Mill Rd

Jackson Trace Rd

Choccolocco Creek



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Jackson Trace Rd

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OPPORTUNITY

Macallan Real Estate is pleased to present for sale The Walker Farm. This sportsman's paradise is nestled on the banks of the Choccolocco Creek, between Talladega Superspeedway and the 5-star, state-of-the-art CMP Marksmanship Park.

This property features a magnificent blend of upland pine timber, hardwood bottoms and irrigated cropland making it an excellent place to hunt deer, turkey, dove and duck.

Its proximity to I-20 paired with the booming growth of manufacturing jobs along I-20 ensures this is an excellent long-term investment opportunity.



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PROPERTY FEATURES

- 940 +/- acres
- Easy access to Interstate 20
- Approximately 7 miles/10min to downtown Talladega
- Less than 1 hour to Birmingham (55mi)
- Less than 2 hours to Atlanta (110mi)
- Across the street from state-of-the-art CMP Talladega Marksmanship Park
- Conservation Easement opportunity
- Approximately 7,500ft of frontage on Choccolocco Creek
- Approximately 4,600ft frontage on Jackson Trace Rd
- Approximately 8,000ft frontage on Turner Mill Rd
- Estimated Annual Taxes: \$1,500

Asking Price: ~~\$2,820,000 (\$3,000/ACRE)~~

\$2,632,000 (\$2,800/ACRE)



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FARMLAND

- 230+/- acres of irrigated farmland
- Historically has been farmed for wheat and corn
- Multiple wells on the property with rights to draw water from Choccolocco Creek.



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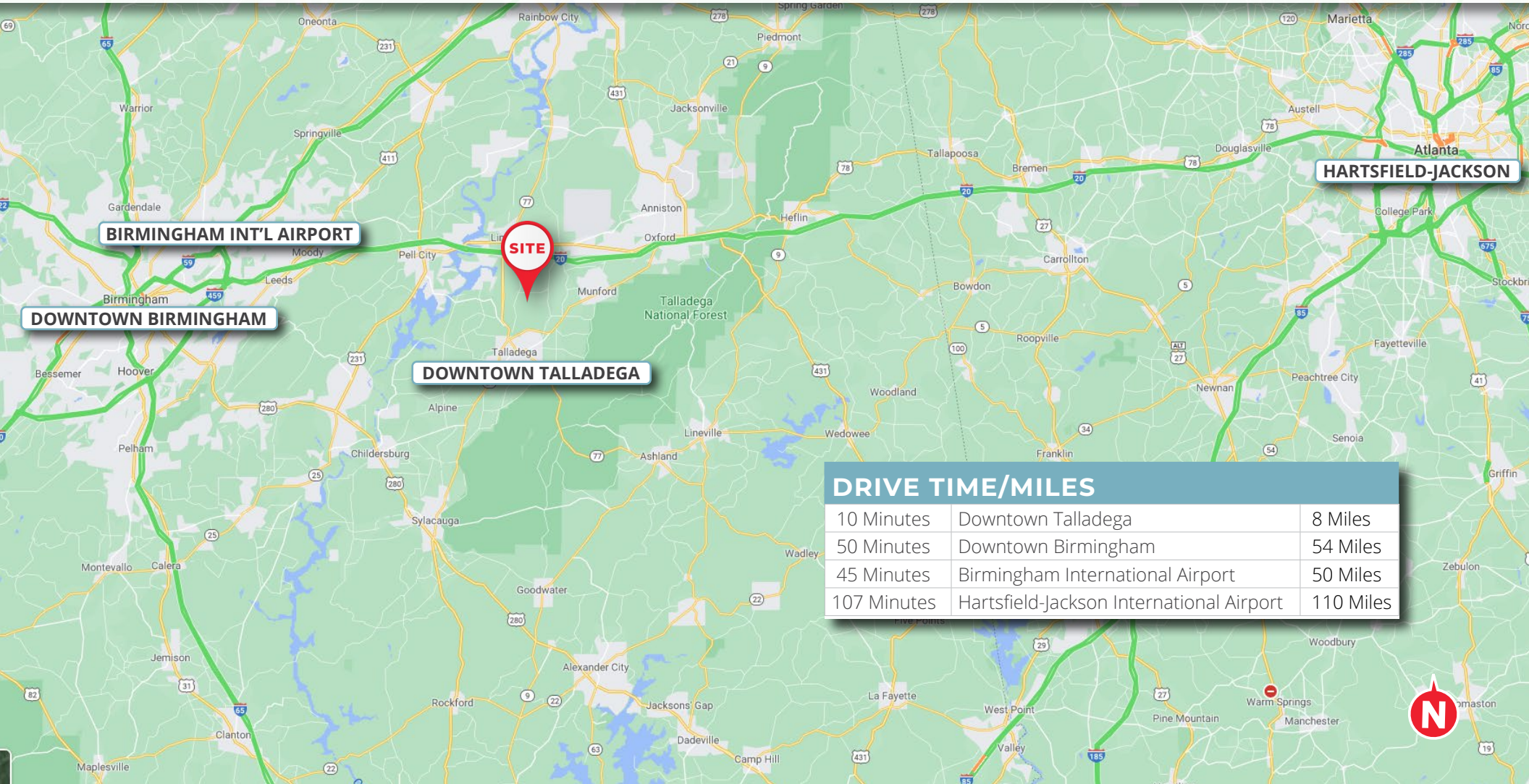
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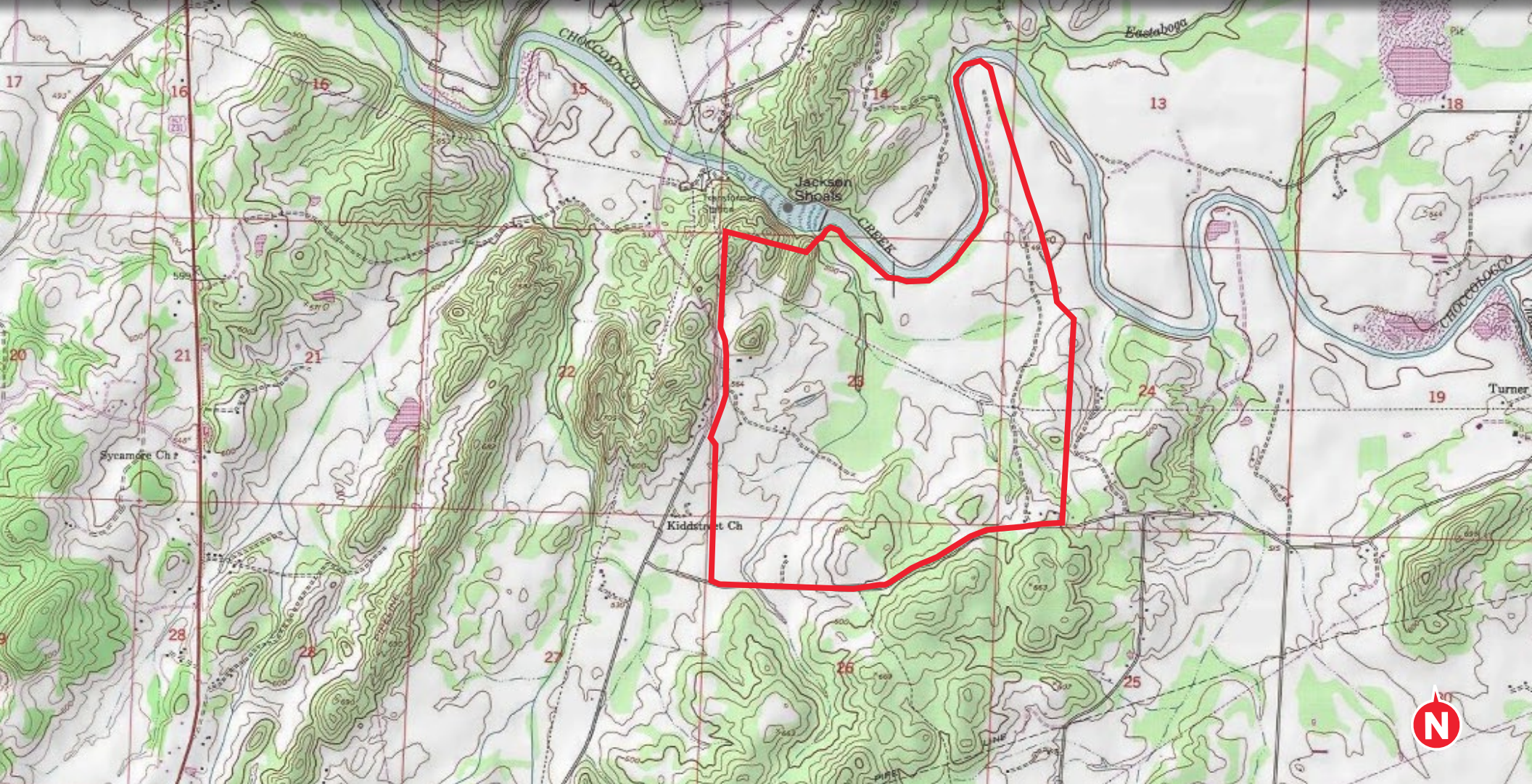
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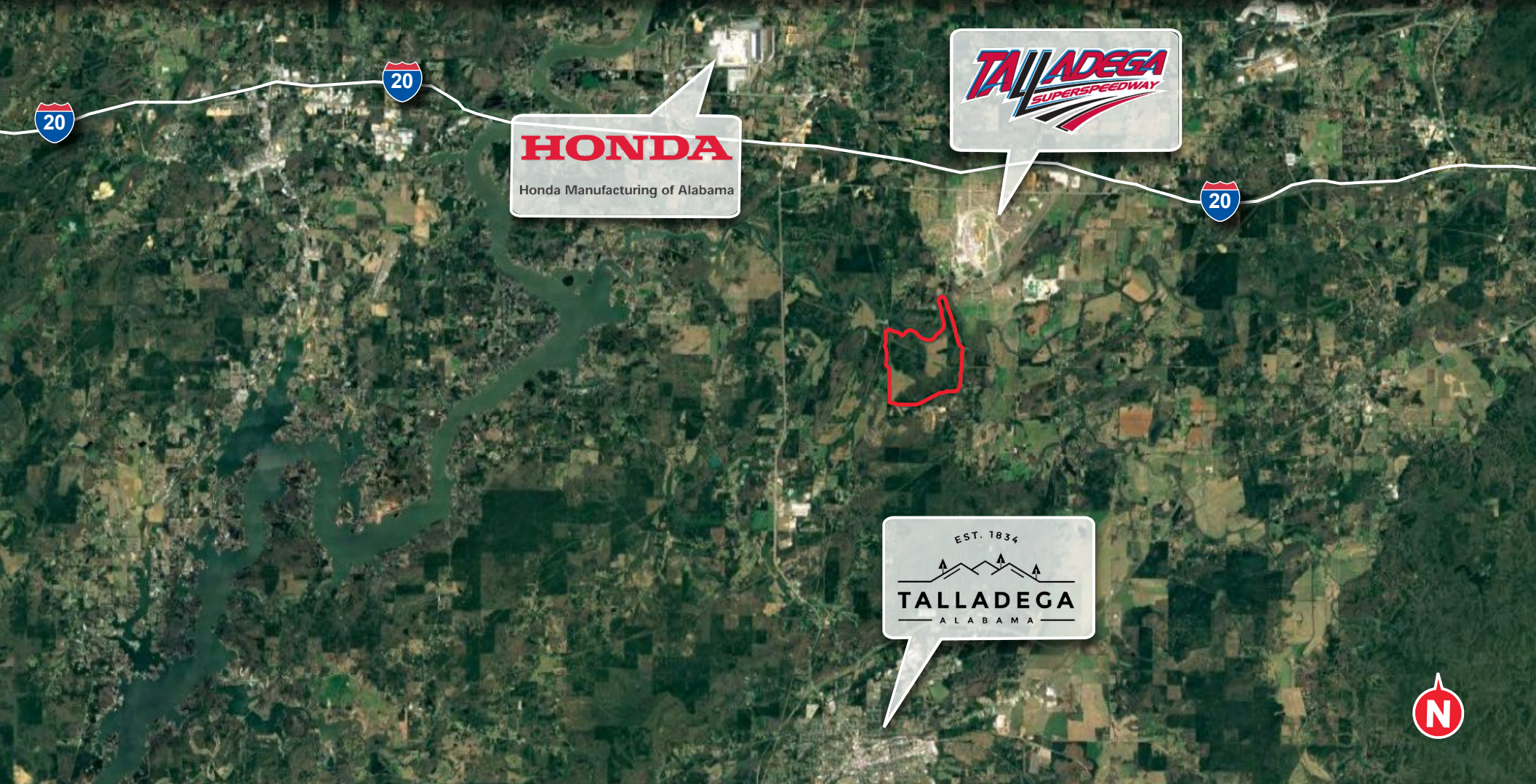
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AREA OVERVIEW

Incorporated in 1835, Talladega is most well-known for the Talladega Superspeedway, which plays host to the Yellwood 500 and Geico 500, both NASCAR Cup series races. The draw from these two events is estimated to be above 300,000 spectators each year.

Additionally, the International Motorsports Hall of Fame is directly adjacent to the track and is open year-round to the public.

Just North of the subject property, Honda operates a \$2.6 billion manufacturing facility that currently employs 5,000 and is planning to expand operations. At 5,000 employees, Honda is the leading employer in the county, followed by a Honda parts supplier, New South Express(1,500) and The Alabama Institute for the Deaf and Blind(1,266).



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DOWNTOWN TALLADEGA

The city of Talladega is the county seat of Talladega County and accounts for 24 square miles of the county with a population of roughly 15,000 residents. It was established in the direct vicinity of thriving Creek Native American civilizations that were documented there well into the 1700s.

The top workforce industries in Talladega are education, healthcare and social assistance with 28%, manufacturing with 25.2%, and retail trade with 10.3%.



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CMP TALLADEGA MARKSMANSHIP PARK

- 5-star shooting range directly across Turner Mill Rd
- Offers rifle range with 54 positions, electronically scored targets at 200, 300, 600 yds
- Separate rifle ranges of 100 yds (35 positions) and an unknown distance range
- 25 & 50 yds electronically scored pistol range
- 15 action pistol bays that accommodate 3-gun and other competitions
- 15 station, 1 mile clays loop, trap field, 5 skeet fields and a 5-stand field
- 13,000sqft clubhouse with classrooms, lounge and pro shop for ammunition and firearm sales



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