

FOR SALE



PROPERTY VIDEO: <https://youtu.be/MClmUQWahQw>

**FORECLOSED BANK PROPERTY - BELOW APPRAISED VALUE**



**10,619± SF Bank Building  
1.09± Acres**

**835 Ross Street  
Heflin, Cleburne County, Alabama 36264**

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**REDUCED SALES PRICE: ~~\$1,995,000~~ \$895,000**

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**CONTACT INFORMATION:**

Revised 6/22/20

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835 Ross Street, Heflin, AL 36264

PROPERTY OVERVIEW

<b>PROPERTY VIDEO:</b>	<a href="https://youtu.be/MClmUQWahQw">https://youtu.be/MClmUQWahQw</a>
<b>LOCATION:</b>	Subject property is located on the west side of Ross Street, approximately two (2) miles north of Interstate 20.
<b>BUILDING INFORMATION:</b>	<p>10,619± SF Bank Building</p> <ul style="list-style-type: none"> <li>- Formerly occupied by BB&amp;T</li> <li>- Five (5) Teller stations</li> <li>- Thirteen (13) Private offices</li> <li>- Waiting Area</li> <li>- Boardroom</li> <li>- Kitchen</li> <li>- Large Open area with cubicles</li> <li>- Four (4) Drive-thru lanes</li> <li>- File Room</li> <li>- Storage Rooms</li> <li>- Boiler Room</li> <li>- Basement</li> </ul>
<b>CONSTRUCTION:</b>	Stucco, wood frame
<b>YEAR BUILT:</b>	1964
<b>SITE INFORMATION/ ACCESS:</b>	<ul style="list-style-type: none"> <li>• 1.09± Acres</li> <li>• Three Parcels: 18-15-02-09-1-004-017; 18-15-02-09-1-004-016; and 18-15-02-09-1-004-015</li> <li>• Access to property by Ross Street and West College Drive</li> </ul>
<b>TOPOGRAPHY:</b>	Level, at street grade
<b>FLOOR:</b>	Carpet, Linoleum, Tile
<b>ROOF:</b>	Asphalt shingles
<b>PLUMBING:</b>	Five (5) restrooms
<b>CEILING/LIGHTING:</b>	Acoustical ceiling panels, 12', Fluorescent & pendant light fixtures
<b>HVAC:</b>	Forced air furnace
<b>SPRINKLER SYSTEM:</b>	Wet
<b>SECURITY SYSTEM:</b>	Lock and key; closed circuit television
<b>PARKING:</b>	15 Asphalt paved parking spaces
<b>ZONING:</b>	Central Business District
<b>UTILITIES:</b>	<ul style="list-style-type: none"> <li>• All utilities serve the property.</li> <li>• Electrical: 480V capacity, triple feed wiring</li> </ul>
<b>TRAFFIC COUNT:</b>	<ul style="list-style-type: none"> <li>• 4,000 vehicles per day on Ross Street</li> <li>• 31,570 vehicles per day on Interstate 20</li> </ul>
<b>NEIGHBORHOOD:</b>	Retail, office, high school and single-family residential.

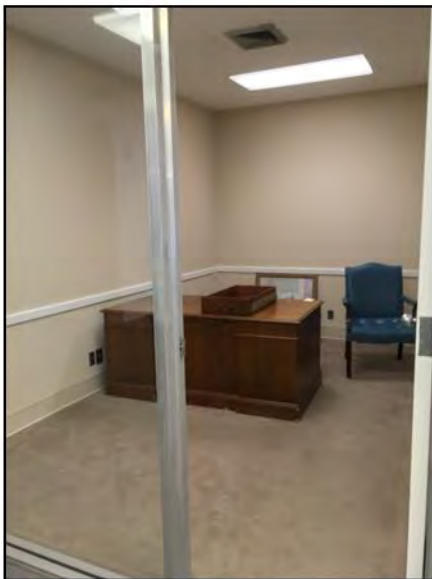
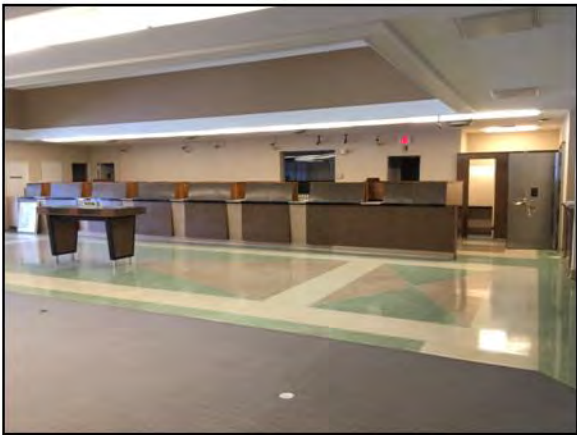


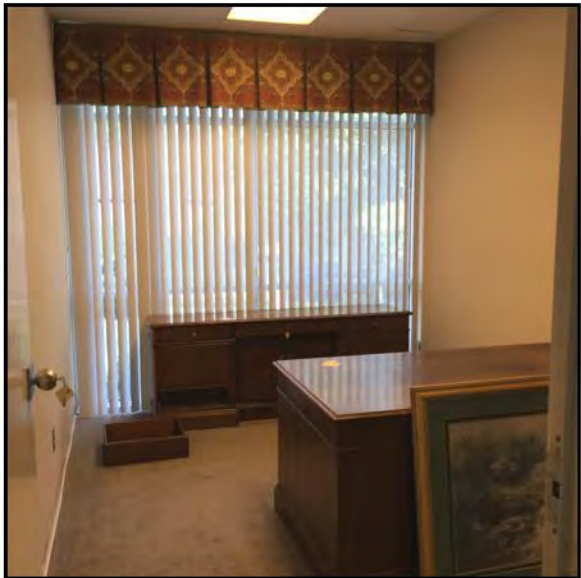


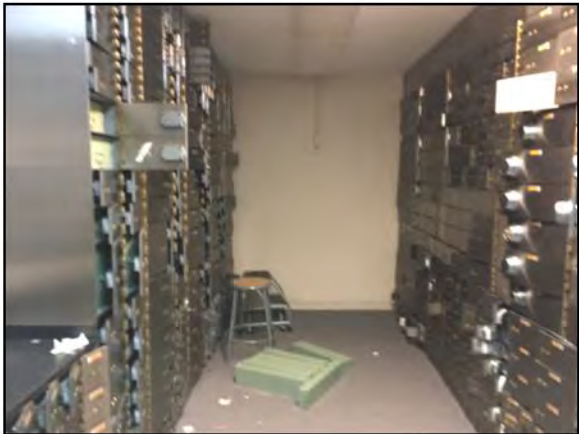
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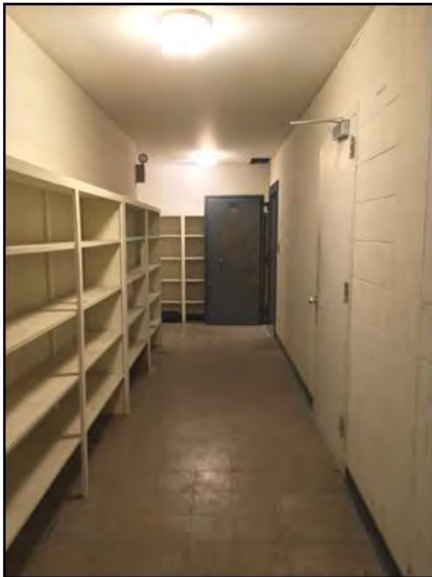
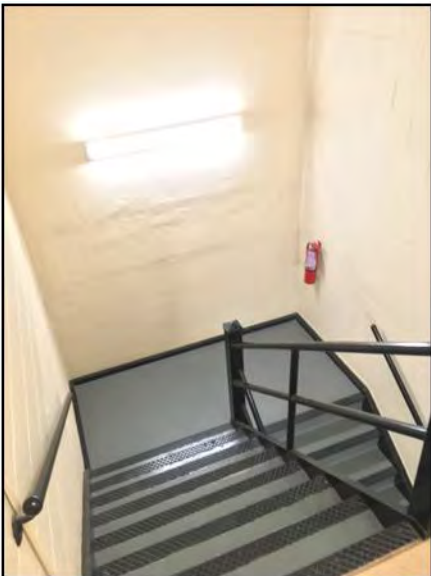
PHOTOS



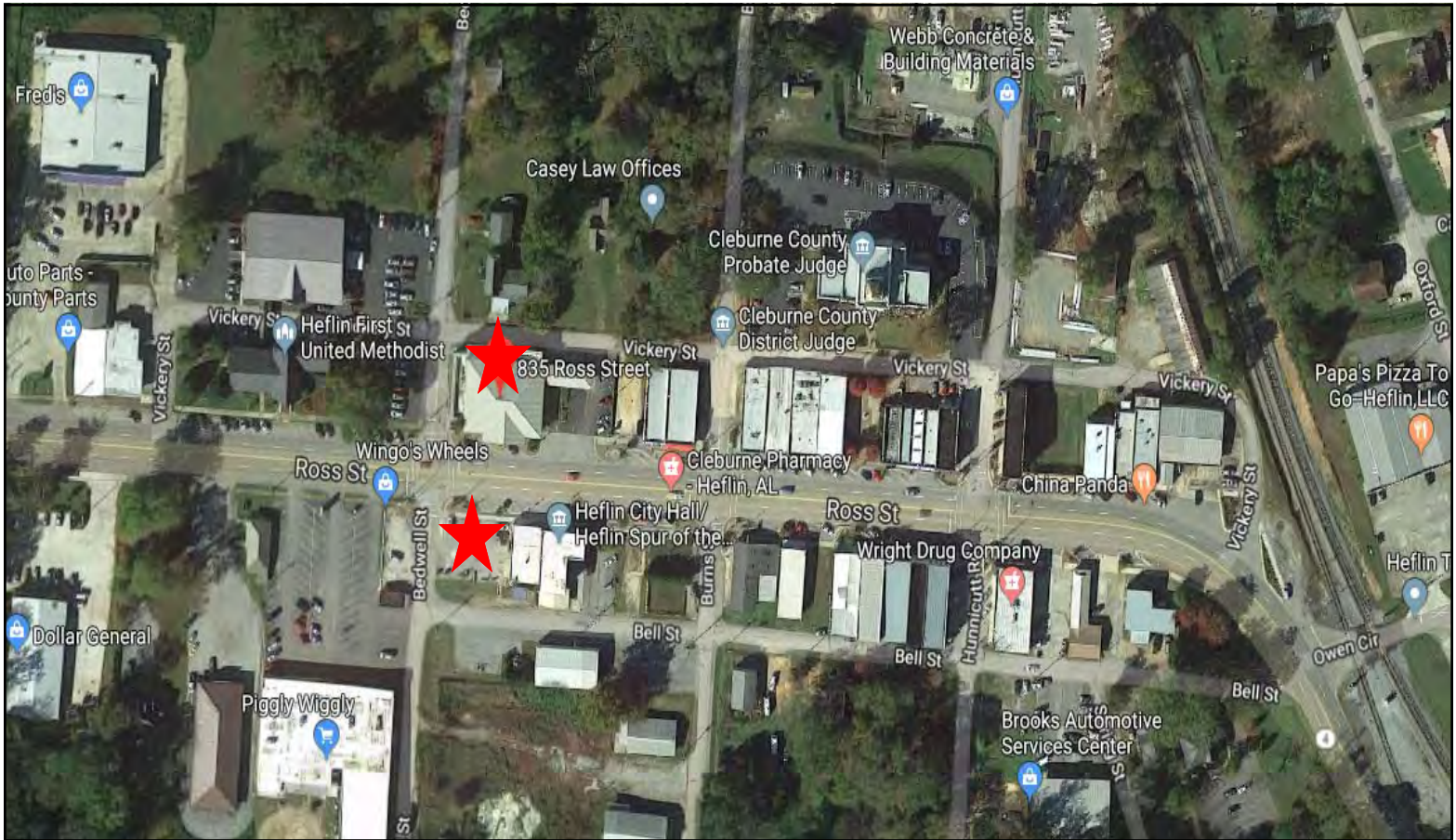






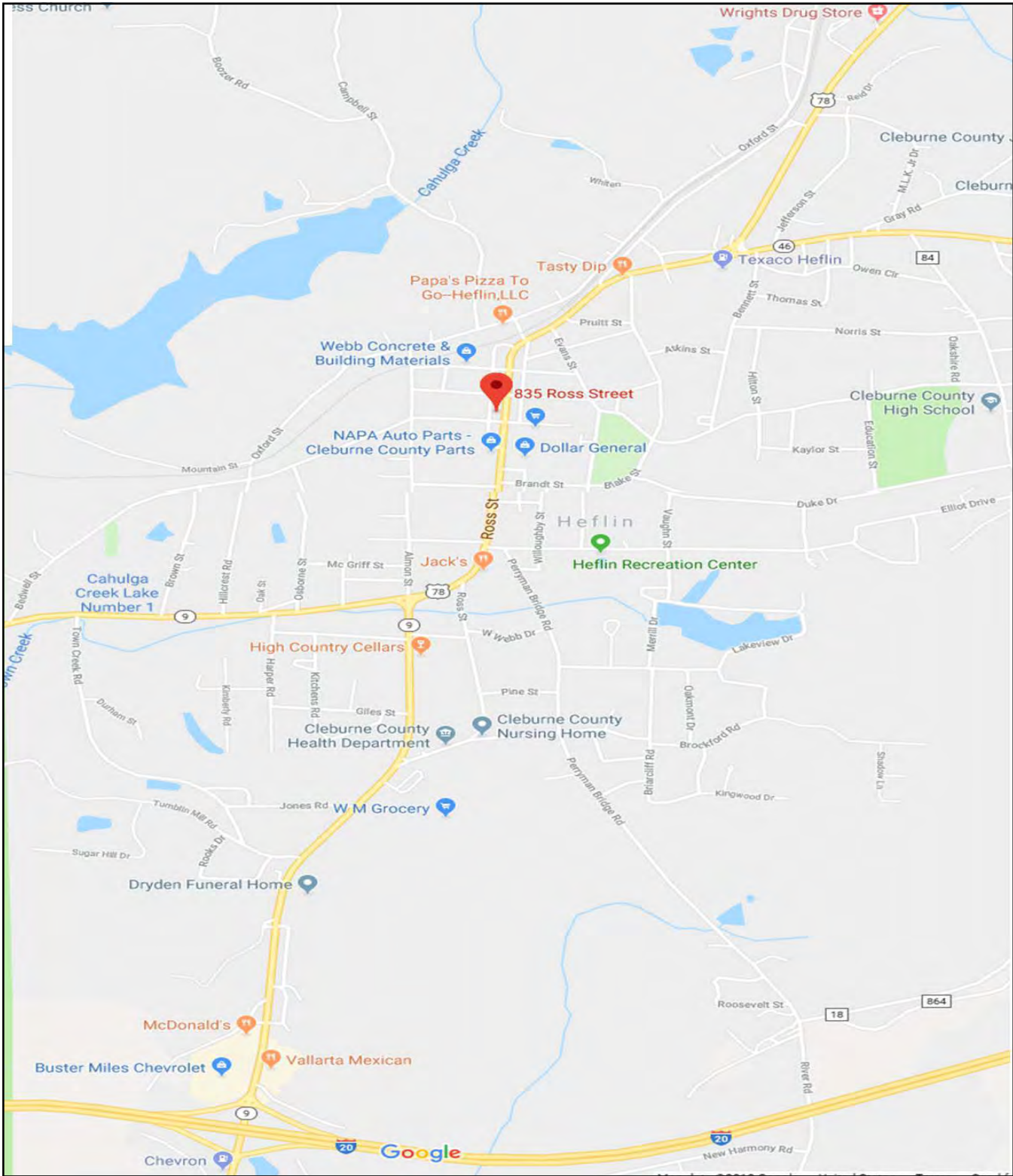








**835 Ross Street, Heflin, AL 36264** / **LOCATION MAP**



## KEY FACTS

15,180

Population



Average Household Size

42.2

Median Age

\$40,333

Median Household Income

## EDUCATION

21%

No High School Diploma


 39%  
High School Graduate

 26%  
Some College

 13%  
Bachelor's/Grad/Prof Degree

## BUSINESS



353

Total Businesses



2,791

Total Employees

## EMPLOYMENT



52%

White Collar



39%

Blue Collar



9%

Services



Unemployment Rate

## INCOME



\$40,333

Median Household Income



\$22,178

Per Capita Income



\$68,649

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Difference	
<\$15,000	18.8%	+4.0%	
\$15,000 - \$24,999	15.4%	+3.5%	
\$25,000 - \$34,999	10.5%	0	
\$35,000 - \$49,999	12.4%	-0.9%	
\$50,000 - \$74,999	19.7%	+2.1%	
\$75,000 - \$99,999	8.9%	-2.5%	
\$100,000 - \$149,999	8.4%	-4.2%	
\$150,000 - \$199,999	4.3%	+0.3%	
\$200,000+	1.6%	-2.2%	