

**FOR SALE**



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

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

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**SALES PRICE: \$1,995,000**

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**CONTACT INFORMATION:**

Created 5/24/19

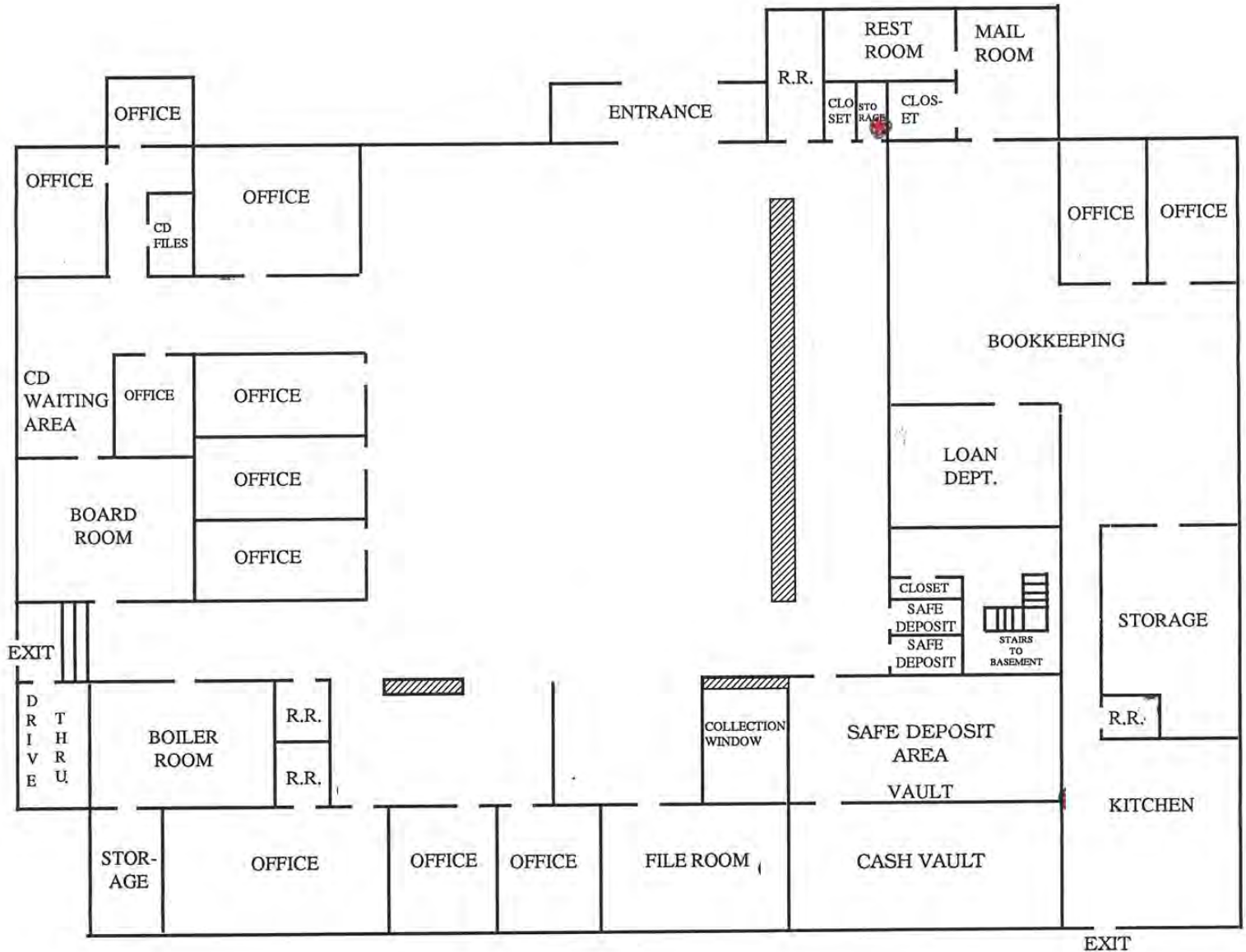
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835 Ross Street, Heflin, AL 36264

## PROPERTY OVERVIEW

<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.

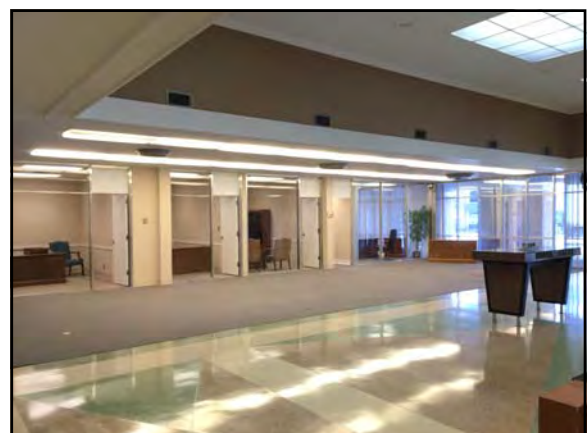






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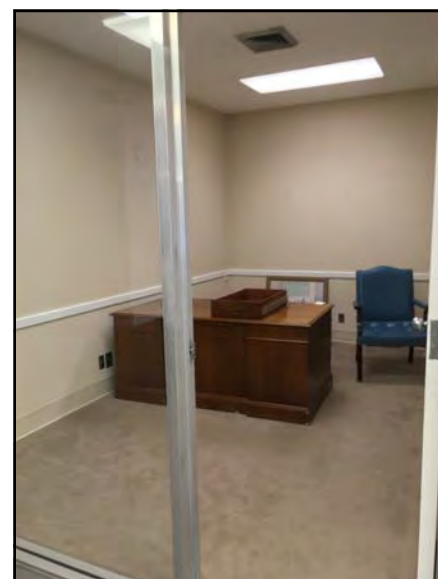
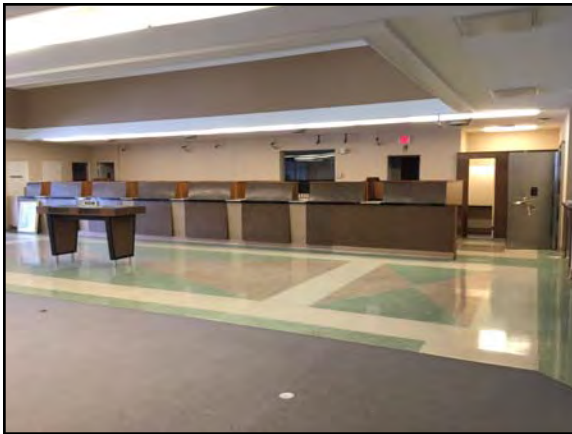
PHOTOS





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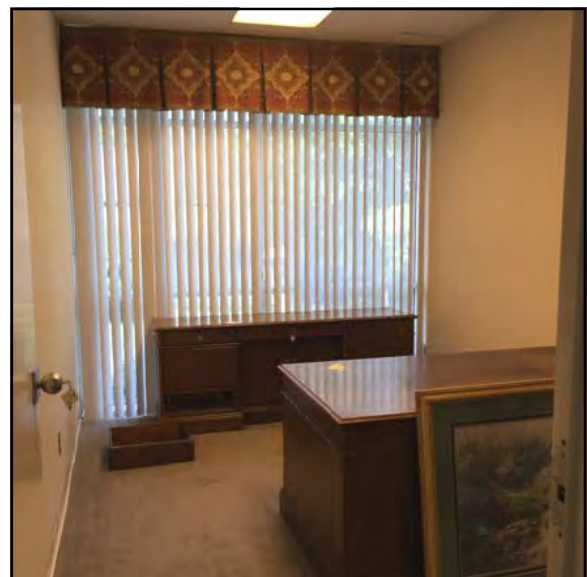






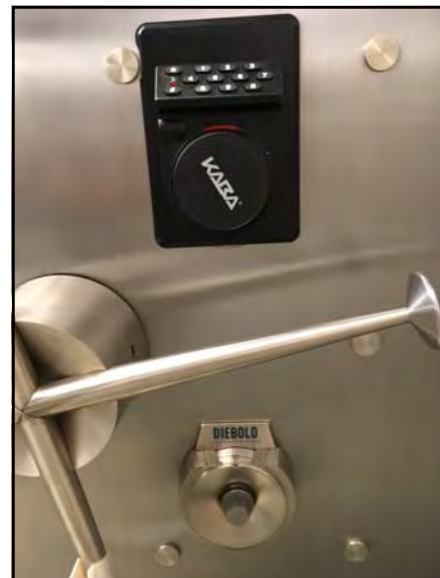
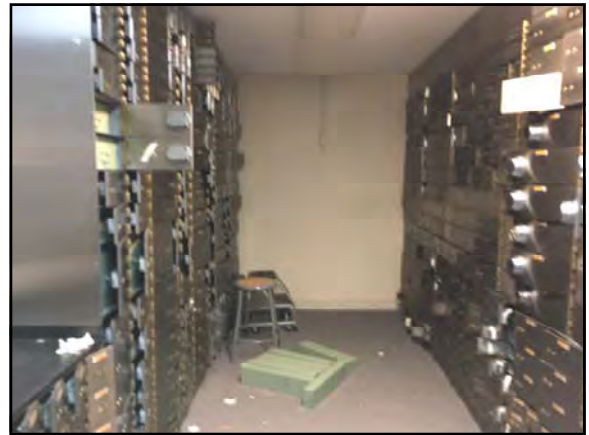
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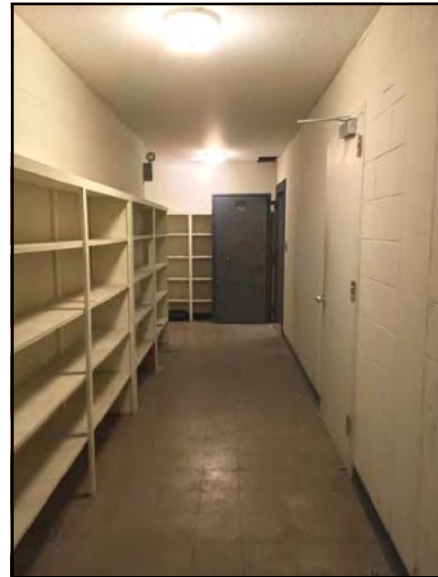


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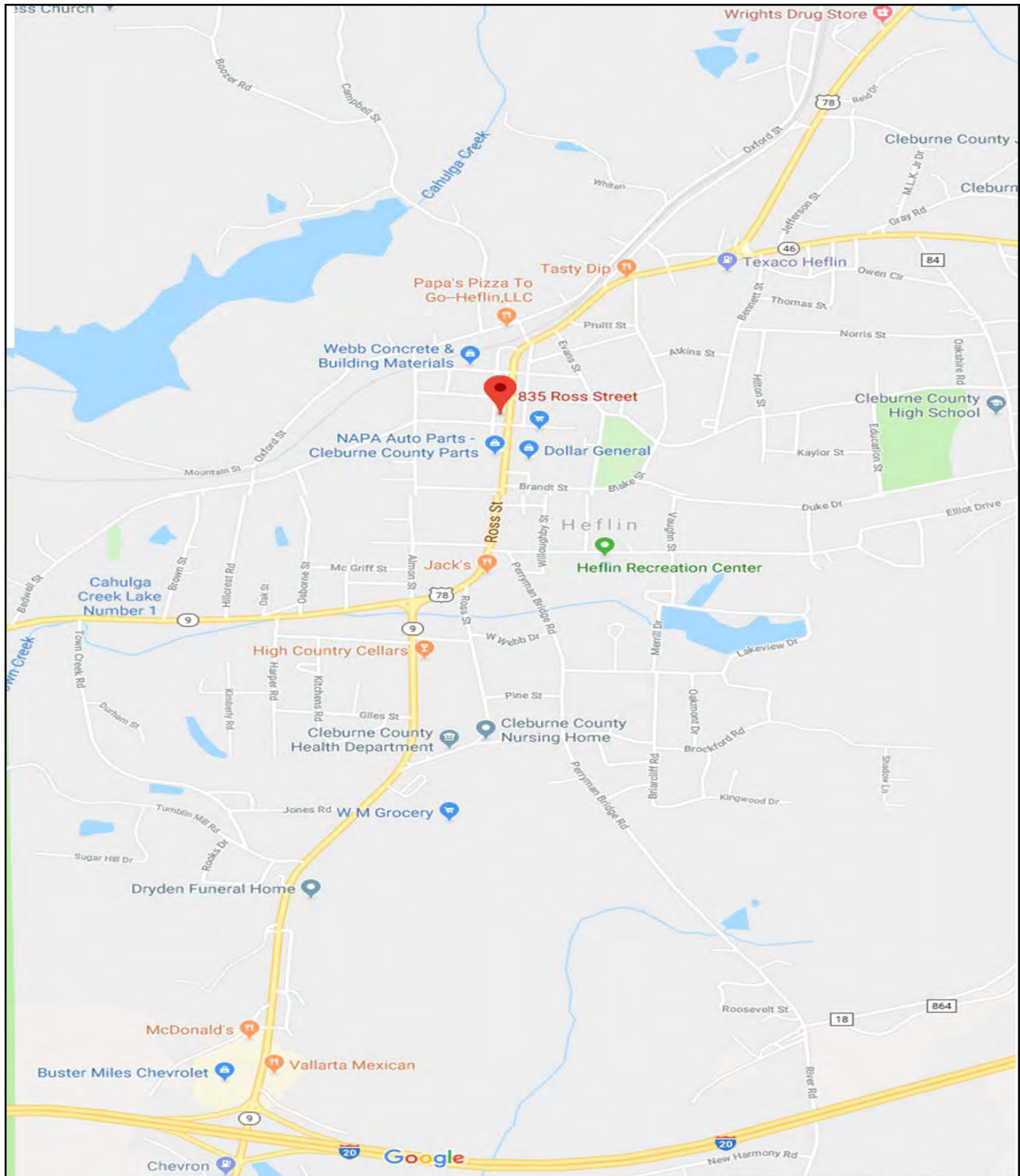
AERIAL MAP / AERIAL TAX MAP





835 Ross Street, Heflin, AL 36264

LOCATION MAP





## Demographic and Income Profile

Cleburne County, AL  
Cleburne County, AL (01029)  
Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	14,972	15,106	15,022			
Households	5,891	5,956	5,927			
Families	4,196	4,170	4,123			
Average Household Size	2.51	2.51	2.50			
Owner Occupied Housing Units	4,562	4,642	4,642			
Renter Occupied Housing Units	1,329	1,314	1,285			
Median Age	40.6	42.0	43.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.11%	0.42%	0.83%			
Households	-0.10%	0.44%	0.79%			
Families	-0.23%	0.29%	0.71%			
Owner HHs	0.00%	0.72%	1.16%			
Median Household Income	1.21%	2.38%	2.50%			
		2018	2023			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		1,252	21.0%	1,143	19.3%	
\$15,000 - \$24,999		719	12.1%	669	11.3%	
\$25,000 - \$34,999		828	13.9%	843	14.2%	
\$35,000 - \$49,999		894	15.0%	818	13.8%	
\$50,000 - \$74,999		953	16.0%	922	15.6%	
\$75,000 - \$99,999		612	10.3%	653	11.0%	
\$100,000 - \$149,999		433	7.3%	539	9.1%	
\$150,000 - \$199,999		171	2.9%	236	4.0%	
\$200,000+		94	1.6%	104	1.8%	
Median Household Income		\$37,259		\$39,572		
Average Household Income		\$52,712		\$59,071		
Per Capita Income		\$20,981		\$23,506		
	Census 2010	2018	2023			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	938	6.3%	882	5.8%	804	5.4%
5 - 9	942	6.3%	985	6.5%	938	6.2%
10 - 14	997	6.7%	939	6.2%	1,017	6.8%
15 - 19	1,080	7.2%	807	5.3%	901	6.0%
20 - 24	769	5.1%	775	5.1%	628	4.2%
25 - 34	1,623	10.8%	1,855	12.3%	1,603	10.7%
35 - 44	2,062	13.8%	1,836	12.2%	1,909	12.7%
45 - 54	2,149	14.4%	2,042	13.5%	1,892	12.6%
55 - 64	2,051	13.7%	2,114	14.0%	2,130	14.2%
65 - 74	1,385	9.3%	1,806	12.0%	1,904	12.7%
75 - 84	737	4.9%	798	5.3%	1,009	6.7%
85+	239	1.6%	267	1.8%	287	1.9%
	Census 2010	2018	2023			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	14,079	94.0%	14,151	93.7%	14,067	93.6%
Black Alone	498	3.3%	448	3.0%	448	3.0%
American Indian Alone	51	0.3%	71	0.5%	71	0.5%
Asian Alone	23	0.2%	28	0.2%	28	0.2%
Pacific Islander Alone	10	0.1%	9	0.1%	9	0.1%
Some Other Race Alone	151	1.0%	190	1.3%	190	1.3%
Two or More Races	160	1.1%	209	1.4%	209	1.4%
Hispanic Origin (Any Race)	307	2.1%	379	2.5%	379	2.5%

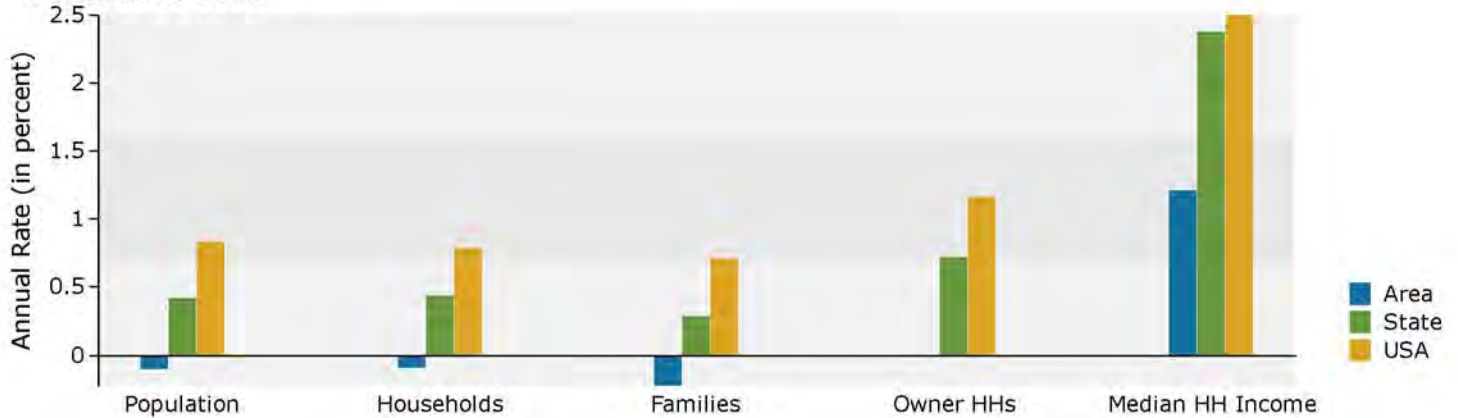
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

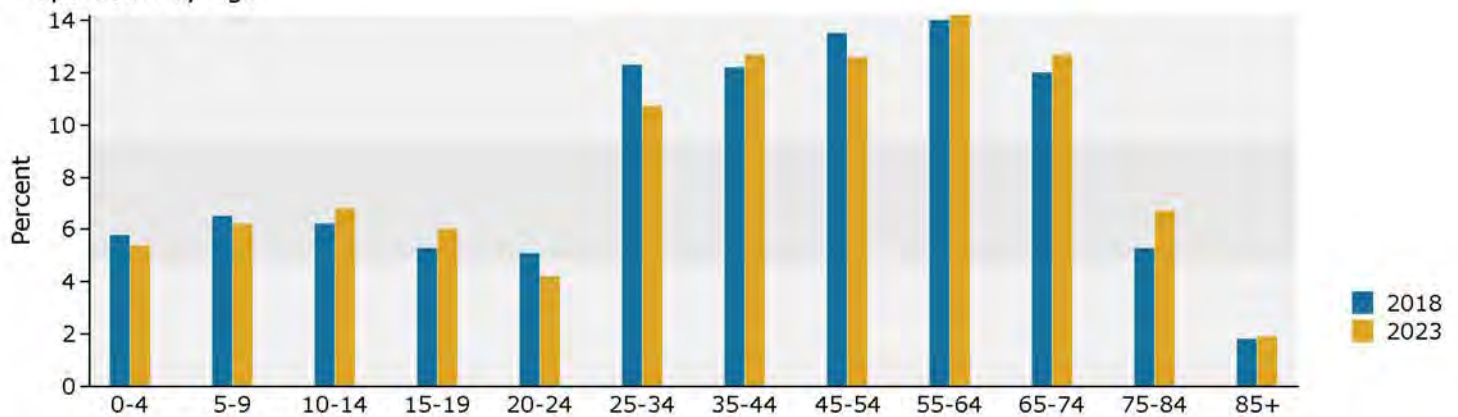
January 25, 2019



Trends 2018-2023



Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.5%