

# FORMER CITI BANK

3011 COLLEGE AVE :: SNYDER, TX 79549

FOR SALE | OFFICE

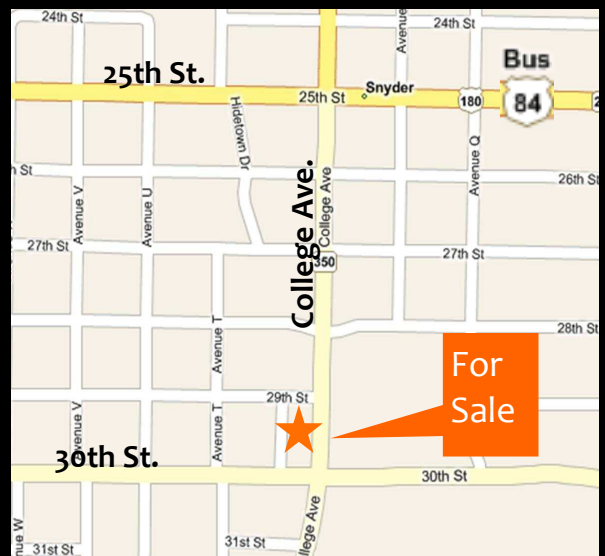


**DESCRIPTION ::** Located in downtown Snyder, this former bank has three drive-thru lanes and several offices. Centrally located in Texas, Snyder is less than two hours away from Midland, Odessa, Lubbock, and Abilene. This property has plenty of parking and is across the street from two strip centers.

**LOCATION ::** This bank is on the west side of College Avenue, on the northwest corner of College and 30th St. in downtown. Just 1.5 miles south of US Highway 84.

## OVERVIEW

PRICE	\$180,000
PRICE PER SF	\$29.59 SF
BUILDING SIZE	6,084 SF
LAND AREA	.85 of an acre
YEAR BUILT	1989



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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	4,766	11,512	12,466
AVG HH INCOME	\$52,638	50,212	49,914
EMPLOYEES	3,585	6,022	6,458
BUSINESSES	423	704	739

## TRAFFIC COUNTS

COLLEGE AVE @ 37TH ST	15,400 per day
COLLEGE AVE @ 26TH ST	7,700 per day
US HWY 84 @ AVE E.	9,100 per day

Source: STDB Online



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