

FORMER CITIBANK

718 HUTCHINGS AVE. :: BALLINGER, TX 76821

FOR SALE | OFFICE

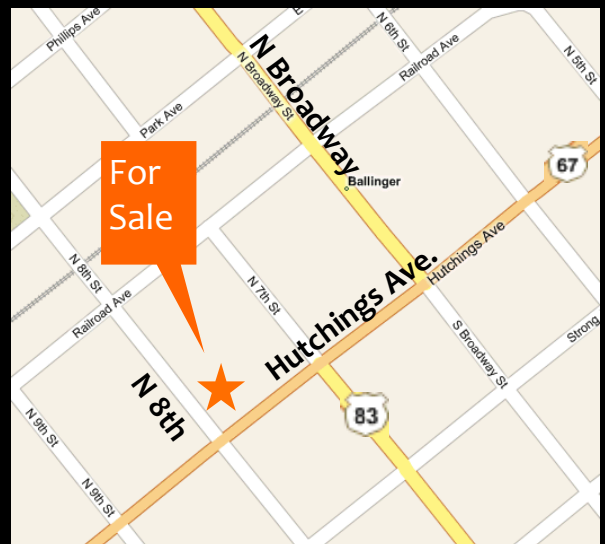


DESCRIPTION :: Located in downtown Ballinger, this former bank is located on the corner of N. 8th St. and Hutchings Ave. It features excellent visibility from either street and is positioned at a four-way stoplight. This building's beautiful white stone stands out amongst the typical downtown Ballinger buildings.

LOCATION :: This property is located on the north-east corner of Hutchings Ave. and N. 8th St. Located in close proximity to Highway 83 from either the north or south sides of town.

OVERVIEW

PRICE	\$95,000
PRICE PER SF	\$26.71 SF
BUILDING SIZE	3,557 SF
LAND AREA	3,600 SF
YEAR BUILT	1886



© 2009 Paul Johnson & Associates. All information is from sources deemed reliable and is subject to errors, omission, change of price or other conditions, prior sale, lease or withdrawal without notice.

Agent | Contact Information

:: Matthew Muzechenko
Associate
325.698.5661
Matt@PaulJohnsonRealtors.com

:: Paul Johnson & Associates
4633 S. 14th St.
Abilene, TX 79605
www.PaulJohnsonRealtors.com



FORMER CITIBANK

718 HUTCHINGS AVE. :: BALLINGER, TX 76821

FOR SALE | OFFICE



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	2,595	4,444	4,710
AVG HH INCOME	\$37,059	39,355	40,553
EMPLOYEES	1,205	1,632	1,671
BUSINESSES	211	252	259

TRAFFIC COUNTS

HUTCHINGS AVE @ N 6TH	5,400 per day
HUTCHINGS AVE @ N 12TH	7,500 per day
N BROADWAY @ MURRELL	6,700 per day

Source: STDB Online



© 2009 Paul Johnson & Associates. All information is from sources deemed reliable and is subject to errors, omission, change of price or other conditions, prior sale, lease or withdrawal without notice.

For more information on this property, please visit
www.PaulJohnsonRealtors.com

