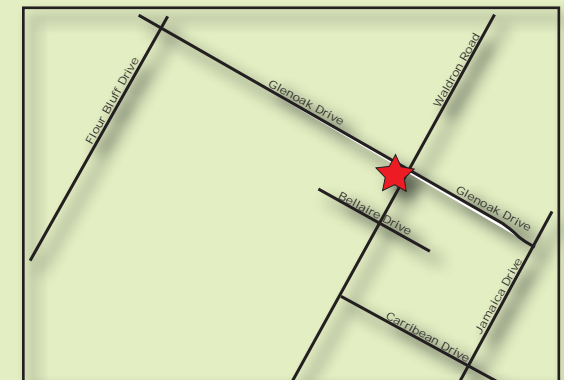


# FOR SALE

COMMERCIALLY ZONED  
DEVELOPMENT OPPORTUNITY  
Highway 281, Falfurrias, TX 78355



**Size:** Approximately 5.158 acres.  
**Price:** \$280,853.10  
**Legal Description:** LOT 7, BK 9 FALFURRIAS FARM AND GARDEN TRACT  
**Comments:** Approximately 5.158 acres of commercially zoned land immediately south of Wal-Mart on Highway 281 in Falfurrias. The property has excellent frontage on Highway 281 with possible cross traffic access that could be established with the existing Wal-Mart. No gas is currently sold at this Wal-Mart location. New TXDOT highway changes include a 5 lane overpass which re-situates this property to become the first exit opportunity following the DPS Weigh Station. Excellent opportunity for a travel center, restaurant or other retail service business.



**Joe Adame & Associates, Inc.**  
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE

[www.joeadame.com](http://www.joeadame.com)

*For more information please contact:*

**Mark Adame, CCIM, SIOR**  
361-880-5888  
[mark@joeadame.com](mailto:mark@joeadame.com)

**Laura Schaberg**  
361-880-5888  
[laura@joeadame.com](mailto:laura@joeadame.com)

Full Service Commercial and Industrial Real Estate

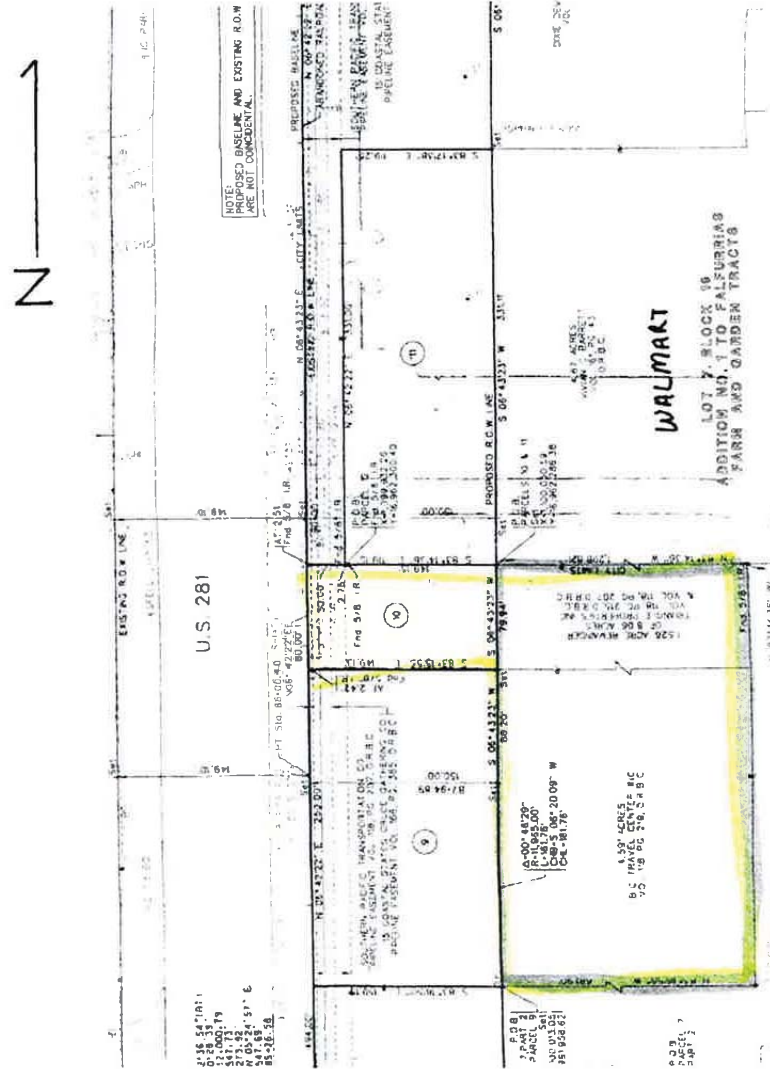
◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

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Highway 281, Falfurrias, TX 78355

PLAT



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**Laura Schaberg**

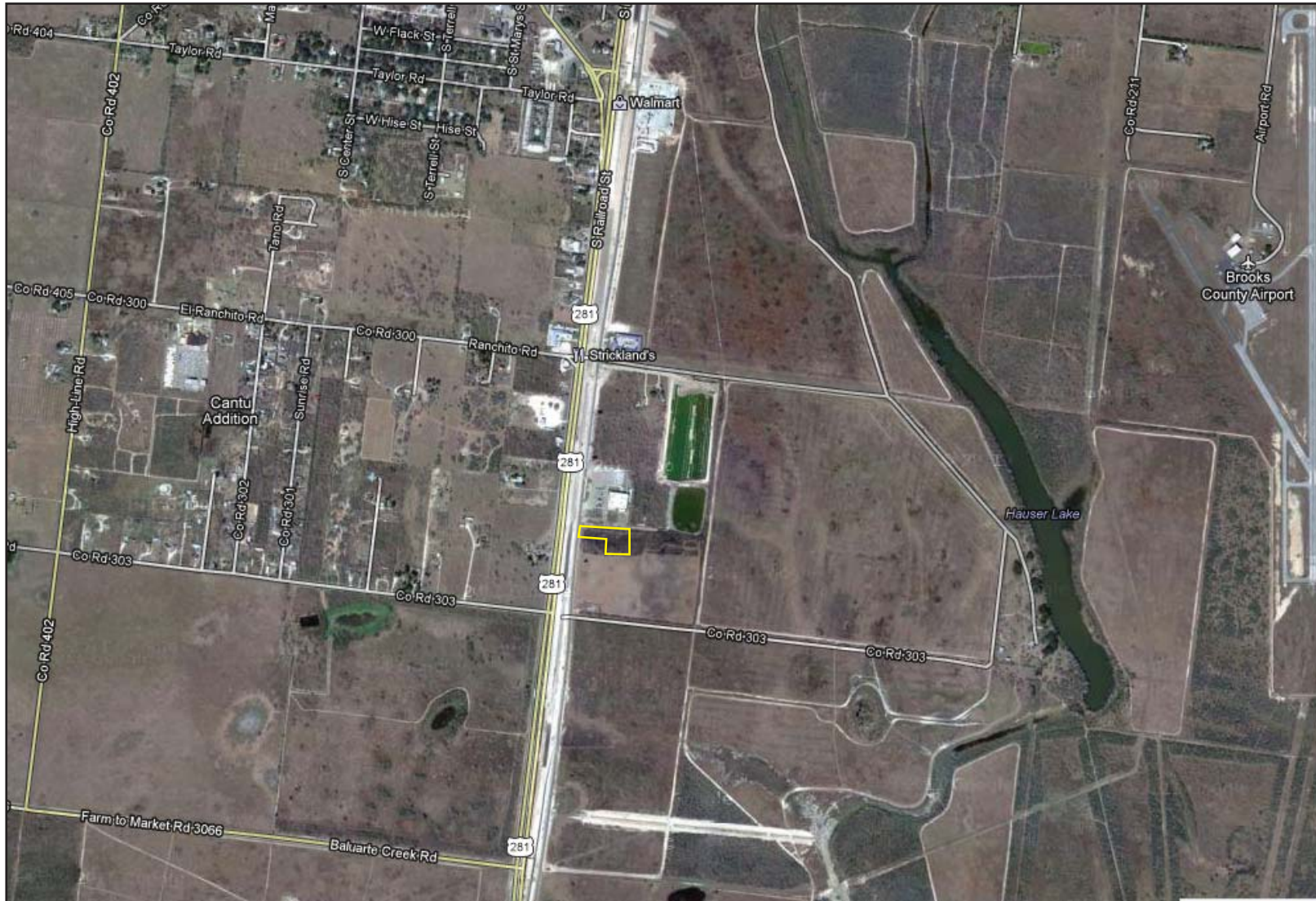
361-880-5888

[laura@joeadame.com](mailto:laura@joeadame.com)

4550 Corona Drive, Corpus Christi, Texas 78411 Phone 361.880.5888 Fax 361.880.5883 [www.joeadame.com](http://www.joeadame.com)

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