



LeRoy Garza

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**2032 S US Highway 281**  
2,408 SF Specialty Building Offered at \$85,000 in Falfurrias, TX



## EXECUTIVE SUMMARY

Perfect Owner User Property  
Partial Fenced Yard  
16' Clear Height  
Zoned C-3

Built Out Office and Restroom  
Access to IH-69 - US 281  
Owner Financing Available

## PROPERTY FACTS

Price	\$85,000	Lot Size	0.64 AC
Price Per SF	\$35	Building Size	2,408 SF
Sale Type	Owner User	No. Stories	1
Property Type	Specialty	Year Built	1994
Property Subtype	Contractor Storage Yard	Opportunity Zone	Yes <a href="#">i</a>
Building Class	C		

## AMENITIES

- Signage

## PROPERTY TAXES

Parcel Number	05200-0009-008-16	Improvements Assessment	\$23,592
Land Assessment	\$0	Total Assessment	\$23,592

## ZONING

Zoning Code                      **Commercial (This offering is for +/- 1/2 Acre commercial property.)**

MAP OF 2032 S US HIGHWAY 281 FALFURRIAS, TX 78355



ADDITIONAL PHOTOS



Building Photo



Other



Other



Other



Building Photo

**Listing ID:** 28996904

**Date Created:** 7/14/2023

**Last Updated:** 8/16/2023

**Address:** 2032 S US Highway 281, Falfurrias, TX

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