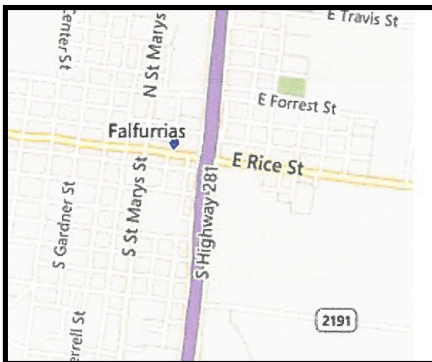




**EXCELLENT UPSIDE  
INVESTMENT**

**Price Reduced!!  
\$65,000.00**



## Property Summary

This property is located in busy downtown Falfurrias, Texas near the corner of Bus. 281 and FM 285. It sits on a high traffic local street corner.

It is surrounded by several local businesses in the heart of the city.

The stand-alone building is a perfect location for any type of retail, medical office or restaurant business.

**Contact:**  
**LeRoy J Garza**  
Cell: 979-236-6548 or  
**Daniel D Ramos**  
Cell: 361-425-2708  
**LJG COMM LLC**  
21750 Hardy Oak Blvd.  
Suite 102-165  
San Antonio, TX 78258



# Property Highlights

- Property size 50' x 70'
- 3500 sq. ft.
- High Traffic Corner
- Heart of Downtown
- Easy Access to Hwy. 281
- Nicely Carpeted w/Vinyl Tile
- High Ceilings w/ Ornate Designs
- Built-In Bookcases
- Plenty Backroom Storage

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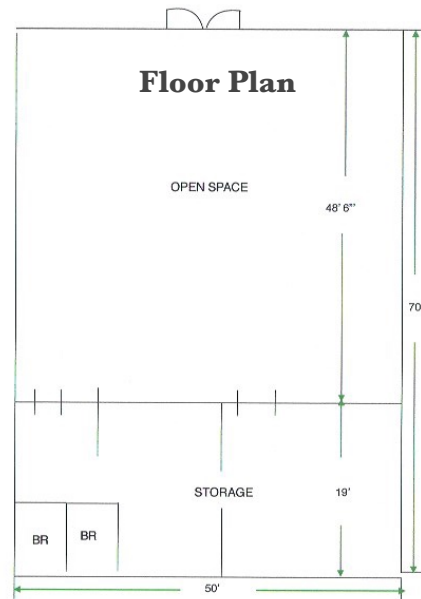
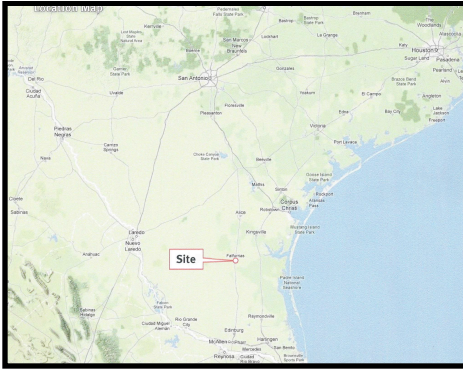
## Local Retailers



The information herein was obtained from sources believed reliable. However, LJG COMM, LLC makes no guarantees, warrants or representation as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. All areas and dimensions are approximate.



## Site Location



## Demographics

Population	1 Mile	3 Mile	5 Mile
<b>2015 Total Population:</b>	419	5,660	6,713
<b>2020 Population:</b>	426	5,723	6,771
<b>Pop Growth 2015-2020:</b>	1.67%	1.11%	0.86%
<b>Average Age:</b>	37.40	37.20	37.20
Households			
<b>2015 Total Households:</b>	155	2,070	2,429
<b>HH Growth 2015-2020:</b>	1.94%	1.26%	0.95%
<b>Median Household Inc:</b>	\$21,739	\$20,867	\$22,204
<b>Avg Household Size:</b>	2.70	2.70	2.70
<b>2015 Avg HH Vehicles:</b>	1.00	1.00	1.00
Housing			
<b>Median Home Value:</b>	\$56,043	\$57,771	\$58,977
<b>Median Year Built:</b>	1965	1966	1967

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## Traffic Count

Collection Street	Cross Street	Traffic Vol	Year	Distance
US Hwy 281	Baluarte Creek Rd	12,047	2014	0.55 mi
Baluarte Creek Rd	US Hwy 281	331	2014	0.84 mi
E Noble St	S Railroad St	777	2014	1.32 mi
FM 2191	E Noble St	1,792	2014	1.43 mi
E Rice St	S Lasater St	5,301	2014	1.80 mi

Made with TrafficMetrix® Product

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