

# For Sale

**1.16 Acre - \$68,000**

US 281/I-69 Falfurrias, Texas

**Utilities:** City services at curbside

**Access:** Situated on the Freeway exit

**Topology:** Flat and ready for construction

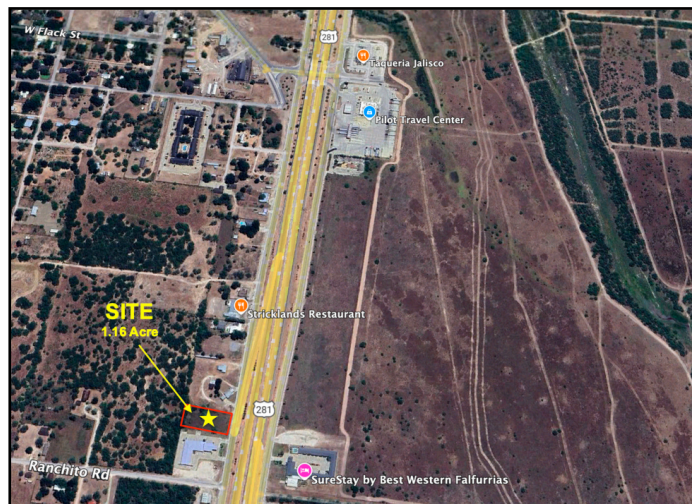
**Commerce:** Sits on the city motel district

## READY FOR DEVELOPMENT

- ◆ Discover a remarkable business opportunity with our 1.16-acre commercial development site in the heart of Falfurrias, Brooks County, Texas. This prime piece of real estate is perfectly situated to maximize visibility and traffic, making it an ideal location for any business venture.
- ◆ Whether you're looking to establish a retail center, a professional office space, or a dining establishment, this versatile property offers endless potential. With easy access to major roadways and surrounded by thriving businesses. The site is positioned at the crossroads.

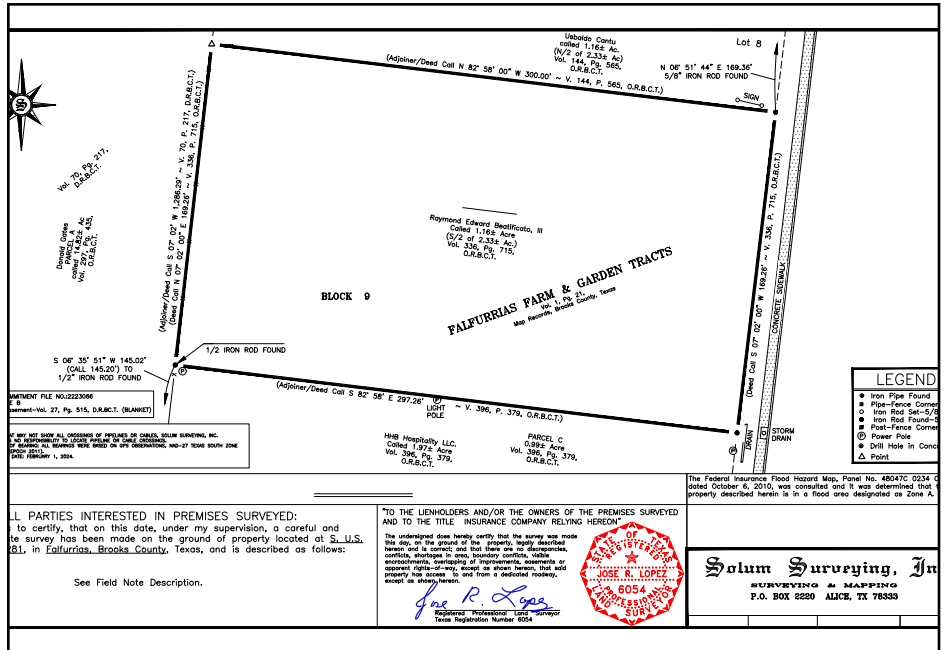
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**Freeway View**



**Prime Access Opportunity on High Traffic Freeway**

**Strategic Location:** Direct access to one of the region's busiest freeways, ensuring your business remains highly visible and easily accessible to thousands of potential customers daily.

**Enhanced Connectivity:** Situated at a pivotal junction, this location not only serves local traffic but also attracts commuters and long-distance travelers, amplifying customer reach exponentially.

**Effortless Ingress and Egress:** Expertly designed entry and exit ramps minimize congestion and provide smooth transitions from the freeway to your doorstep, enhancing customer satisfaction and repeat visits.

**Ample Exposure:** Take advantage of the high traffic flow to boost brand visibility and awareness with strategic signage and marketing placements visible from the freeway.