

695 BIG SHADES RD
BIG SHADES SUBD.
CON CAN, TX 78801



REAL ESTATE IS OUR BUSINESS.....
OUR ONLY BUSINESS!



FEATURES

- **CLOSE TO GARNER & CON CAN**
- **WELL**
- **SEPTIC**
- **ELECTRICITY**
- **NO HUNTING**
- **LONG CANYON VIEWS**
- **EASEMENT ROAD FRONTRAGE**
- **CORNER LOT**
- **GREAT LOCATION**
- **MANY OAKS**

**FRIOT CANYON
REAL ESTATE**

102 WEST RR 337
P.O. Box 1489
LEAKY, TX 78873
830-232-4500 OFC
830-232-4501 FAX



Fabulous 6.62 acres with gorgeous hill country mountain views located in the beautiful Frio Canyon near Garner State Park, gorgeous Frio River, and resort town of Con Can. Cool off & relax in the small cozy cabin. Property has electric, well, septic installed and phone available. One-of-a-kind, corner lot in a great location. Tremendous investment and residential use with nearby parks and rivers.

Listed at \$270,000.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

