

# CENTURY 21<sup>®</sup>

Judge Fite Company



2014 2ND S  
PLEASANTON, TX 78064



\$1,000,000



0 sqft

## DESCRIPTION

Two adjoining tracts-2014 2nd St and 2024 2nd St-are sold together, totaling 5.67 acres inside Pleasanton city limits on U.S. 281/Second St. This is a high-visibility, easy-access site just minutes to Downtown Pleasanton, SH-97, shopping, dining, and a straight shot to San Antonio-the kind of frontage that helps projects lease faster and market easier. The land's workable depth and shape make it simple to plan an RV park, duplex/townhome build-to-rent, garden-style apartments, self-storage/flex, or a hybrid with neighborhood commercial up front and housing behind (all subject to City approvals). You can also phase the project: start with RV or surface-parking cash flow while you entitle vertical improvements, then move into BTR/duplex or multifamily for long-term yield and a stronger exit. City utilities are nearby (buyer to verify water/sewer taps, capacity, and fees), which can shorten timelines versus raw rural land. Land only and priced to sell-a straightforward, strategic play for developers, 1031 buyers, and long-term holders who want scale, exposure, and access on a proven growth corridor. Bring your concept, confirm zoning/entitlements with the City of Pleasanton, pull U.S. 281 traffic counts, and put this corridor location to work.

**PROPERTY TYPE:** Commercial - Other  
**MLS STATUS:** Active  
**MLS:** 1907100  
**YEAR BUILT:** 1950  
**COUNTY:** Atascosa  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 09/12/2025

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**800.451.8055**

**AREA:** 2900  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:**  
**LOT SIZE (SQFT):**

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Maria Ferreira

**PHONE:** 888.519.7431

**BROKERED BY:** eXp Realty