

OFFERING MEMORANDUM

# AVAILABLE FOR SALE



13.88 ± Acres

500'

Farm to Market 1784



5329 FM 1784, Pleasanton TX 78064

EXCLUSIVELY MARKETING BY

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REAL ESTATE ORGANIZATION LLC

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EXECUTIVE  
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

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MARKET  
OVERVIEW

San Antonio, Texas

Location Attractions

# 1

## EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 13.88 ± acres on FM 1784. The land is predominantly flat, with a mix of open fields and mature trees, creating a picturesque setting. With its substantial size, the property provides versatility for a range of potential uses, such as residential development, agricultural purposes, or commercial ventures. The OCL zoning provides advantageous flexibility, enabling potential buyers to avoid certain city regulations and restrictions.. This property has 500 ± linear ft on FM 1784 and is ready to be developed.

# Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE:

13.88 ± acres

ZONING :

OCL

FRONTAGE:

500 ± Linear Ft on FM 1784

UTILITIES ON SITE:

Electricity | Water | Septic

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

CONTACT US



## Property Highlights

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- Previously a storage for drilling rigs, heavy machinery and 18 wheeler parking
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- Outside City Limits
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- Industrial | Commercial | Residential | Agricultural
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- High Traffic Counts and High Visibility

34,000 VPD on I-37

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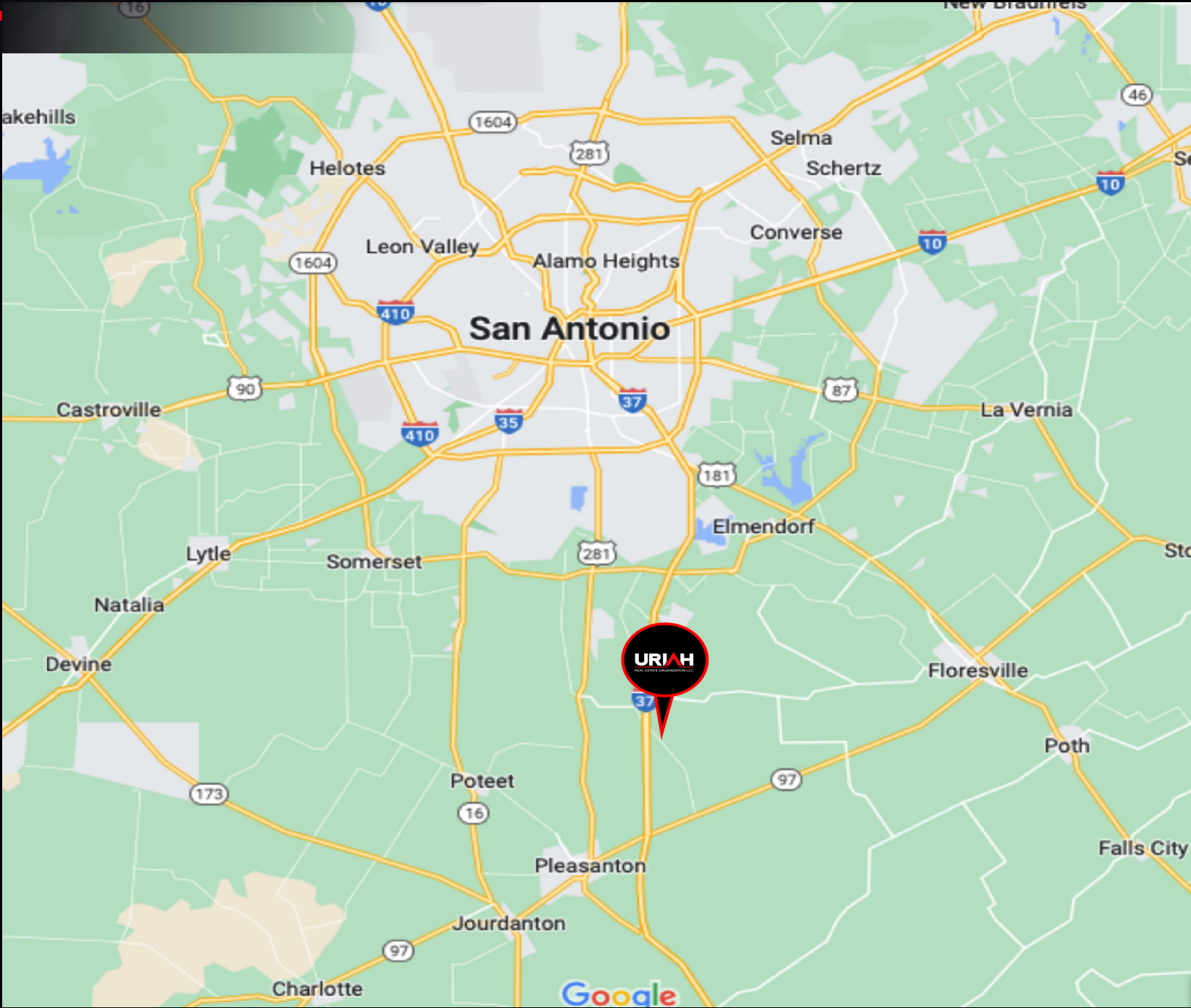
# Nearby Amenities

Atascosa RV Park



Farm to Market 1784

# Location Map





13.88 ± Acres

500'

Farm to Market 1784





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MARKET  
OVERVIEW



## Pleasanton, Texas

The real estate market in Pleasanton offers a mix of residential, commercial, and industrial properties. The city has seen steady growth in recent years, with new housing developments and commercial projects being constructed. The cost of housing in Pleasanton is generally more affordable compared to nearby larger cities like San Antonio. Pleasanton's economy is diverse, with several industries contributing to its growth. The city is known for its strong presence in the oil and gas industry, with many companies involved in exploration, production, and services. Agriculture, including ranching and farming, also plays a significant role in the local economy. Additionally, retail, healthcare, and education sectors contribute to the economic activity in Pleasanton.

- Situated on FM 1784, the property benefits from excellent connectivity and accessibility. Atascosa, a thriving community in Texas, is known for its rural charm and close proximity to major urban centers. The property's location provides easy access to nearby highways and thoroughfares, facilitating transportation and enhancing its appeal for potential buyers. Its strategic position within a growing area adds further value to the investment. Pleasanton has a relatively low unemployment rate compared to the national average, largely due to the presence of various industries. The oil and gas sector provides numerous job opportunities, ranging from engineering and technical positions to administrative and support roles. Other major employers in the area include healthcare facilities, educational institutions, and retail establishments. ---

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