

For Sale on Market

**\$250,000**

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## TBD DUNCAN, , TX 78064

8.42-acre tract with roughly 700 feet of frontage and visibility along US 281 near Leming. Access is from Duncan Rd via public road frontage. Outside city limits with no municipal zoning, this site is positioned for highway oriented uses such as fuel, convenience, retail, service, contractor yard, equipment or RV storage, or a mixed use frontage concept, while keeping the balance of the acreage for long term land banking. The frontage supports strong signage presence and a clear line of sight for passing traffic, with room to design parking, circulation, and pad locations based on an end user plan. Quick proximity to Pleasanton and the broader US 281 corridor to San Antonio. Water and electricity are nearby. Septic would be needed. Buyer can shape the land to their intended layout. Ideal for an investor, builder, or developer targeting visibility now with upside later. Conceptually, the frontage can support one or more pad sites while the remainder serves as flexible expansion, staging

### GENERAL DESCRIPTION

**Subdivision:** N/A  
**Property Type:** Lots  
**Lotsize:** 366,775  
**MLS# / Area:** SA1947444



Presented By  
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Keller Williams Heritage

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Visit <https://www.har.com/SA1947444> for more information