

\$399,990 - 1902 Pecan Valley, San Antonio

MLS® #1867321

\$399,990

Bedroom, Bathroom,
Land on 0.38 Acres

PASADENA HEIGHTS, San Antonio, TX

PRIME DOWNTOWN SAN ANTONIO
DEVELOPMENT OPPORTUNITY - 3 LOTS
READY TO BUILD! Unlock the potential of
downtown San Antonio with this rare offering
of THREE contiguous lots totaling 0.379 acres
- perfectly positioned in one of the city's most
exciting and rapidly transforming
neighborhoods! Whether you're an investor,
builder, or visionary developer, this
shovel-ready property is your canvas for
success. The sale includes full structural plans
and a comprehensive geotechnical
engineering study, saving you valuable time
and resources in the development process.

Property Highlights: * Total Size: 0.379
acres (combined) * Location: Downtown
San Antonio - minutes from the River Walk,
Pearl District, and major highways *
Development-Ready: Structural plans and
soil/engineering studies included *
Zoning: Ideal for multifamily, mixed-use, or
urban infill development (verify with city) *

Area Growth: Situated in a booming,
up-and-coming district surrounded by new
residential, commercial, and cultural projects
Why This Property? Opportunities like this
are rare - especially in a market as dynamic as
San Antonio. With plans in hand and
groundwork already done, you're one step
ahead in a neighborhood that's attracting
increasing attention for its charm, walkability,
and upward trajectory. Don't miss your
chance to be part of downtown San Antonio's
future. Build, invest, and watch your vision



rise!

Essential Information

MLS® #	1867321
Price	\$399,990
Acres	0.38
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	1902 Pecan Valley
Area	1900
Subdivision	PASADENA HEIGHTS
City	San Antonio
County	Bexar
State	TX
Zip Code	78210

Amenities

Amenities	None
Utilities	Well Allowed, Electric, Telephone, Cable TV, Natural Gas, Sewer System, Solar

School Information

District	San Antonio I.S.D.
Elementary	Stewart
Middle	Rogers
High	Highlands

Additional Information

Date Listed	May 16th, 2025
Days on Market	187
Zoning	R-4

Listing Details

Listing Agent	Daniel Davis
Listing Office	Bennett & Hudson Properties

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