

# \$225,000 - 823 Dallas, Pleasanton

MLS® #1860754

## \$225,000

Bedroom, Bathroom, 1,856 sqft  
Multi-Family (2-8 Units) on 0.15 Acres

OUT/ATASCOSA CO., Pleasanton, TX

Great investment opportunity in Pleasanton! Located at 823 Dallas, this well-maintained duplex features two identical units, each offering 2 spacious bedrooms, 1 full bathroom, a comfortable living area, and a functional kitchen-ideal for long-term tenants or short-term rental potential. Recent updates in 2025 include a new stove, fresh paint on all walls, doors, and trim, a new vent hood, and a kitchen sink faucet. Additionally, in 2023, a new AC compressor and run capacitor were installed, ensuring energy-efficient comfort. These units have been consistently occupied and reflect the current owner's pride of ownership. Please do not disturb tenants. Showings are by appointment only. Interior pictures are of a similar neighboring unit.

Built in 2000

## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | 1860754                  |
| Price          | \$225,000                |
| Square Footage | 1,856                    |
| Acres          | 0.15                     |
| Year Built     | 2000                     |
| Type           | Multi-Family (2-8 Units) |
| Sub-Type       | One Story                |
| Status         | Active                   |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 823 Dallas       |
| Area        | 2900             |
| Subdivision | OUT/ATASCOSA CO. |
| City        | Pleasanton       |
| County      | Atascosa         |
| State       | TX               |
| Zip Code    | 78064            |

### **Interior**

|         |                                 |
|---------|---------------------------------|
| Heating | Central                         |
| Cooling | Multi-Unit Central, Two Central |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Brick, 4 Sides Masonry                                                    |
| Exterior Features | Covered Patio, Double Pane Windows, Mature Trees, Mature Trees (ext feat) |
| Roof              | Composition                                                               |
| Foundation        | Slab                                                                      |

### **School Information**

|            |            |
|------------|------------|
| District   | Pleasanton |
| Elementary | Pleasanton |
| Middle     | Pleasanton |
| High       | Pleasanton |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 193              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Anna Shahan        |
| Listing Office | Shahan Real Estate |

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