

# 1.31 AC Development Site in Lago Vista

5807 Circulo Dr, Lago Vista, TX 78645

**FOR SALE**



**Jason Botello**  
Broker Associate

281.682.2684  
JBotello@asterra.com

**Riley Perry**  
Associate

936.615.2662  
RiPerry@asterra.com

**Matt Rester**  
Partner

512.750.8270  
MRester@asterra.com

 **ASTERRA**<sup>®</sup>



# Executive Summary

5807 Circulo Rd presents a prime opportunity to acquire 1.31 acres of raw land in the scenic and fast-growing community of Lago Vista, Texas. Ideally situated in a residential neighborhood, this flat, tree-covered parcel offers an attractive canvas for custom home development or investment in a thriving market.

Zoned R-4, the property allows for versatile residential use, including single-family homes and certain multifamily configurations, subject to local code. With immediate availability and excellent topography, this site is ready for development and benefits from close proximity to Lake Travis, community amenities, and expanding infrastructure.

## Master Lago Vista POA

The Lago Vista Property Owners Association (LVPOA) is a nonprofit organization that manages and maintains over 348 acres of community amenities for property owners in Lago Vista, Texas, located on the north shore of Lake Travis. The LVPOA oversees nine parks, multiple boat ramps, a clubhouse, athletic facilities, and a marina, enhancing the recreational and residential appeal of the area.

Funded primarily through annual assessments from property owners, the association aims to preserve property values, foster community engagement, and support responsible development in alignment with city planning initiatives.

# Listing Details

Sales Price: Contact for Price

Property Type: Raw Land

Land Area: 1.31 AC

Available: Immediately

Zoning: R-4

Neighborhood: Lago Vista

## Highlights

- Raw Land
- Growing Area in Lago Vista
- Zoning: R-4
- Desirable Location in Lago Vista neighborhood near Lake Travis and FM 1431



Lago Vista Elementary School

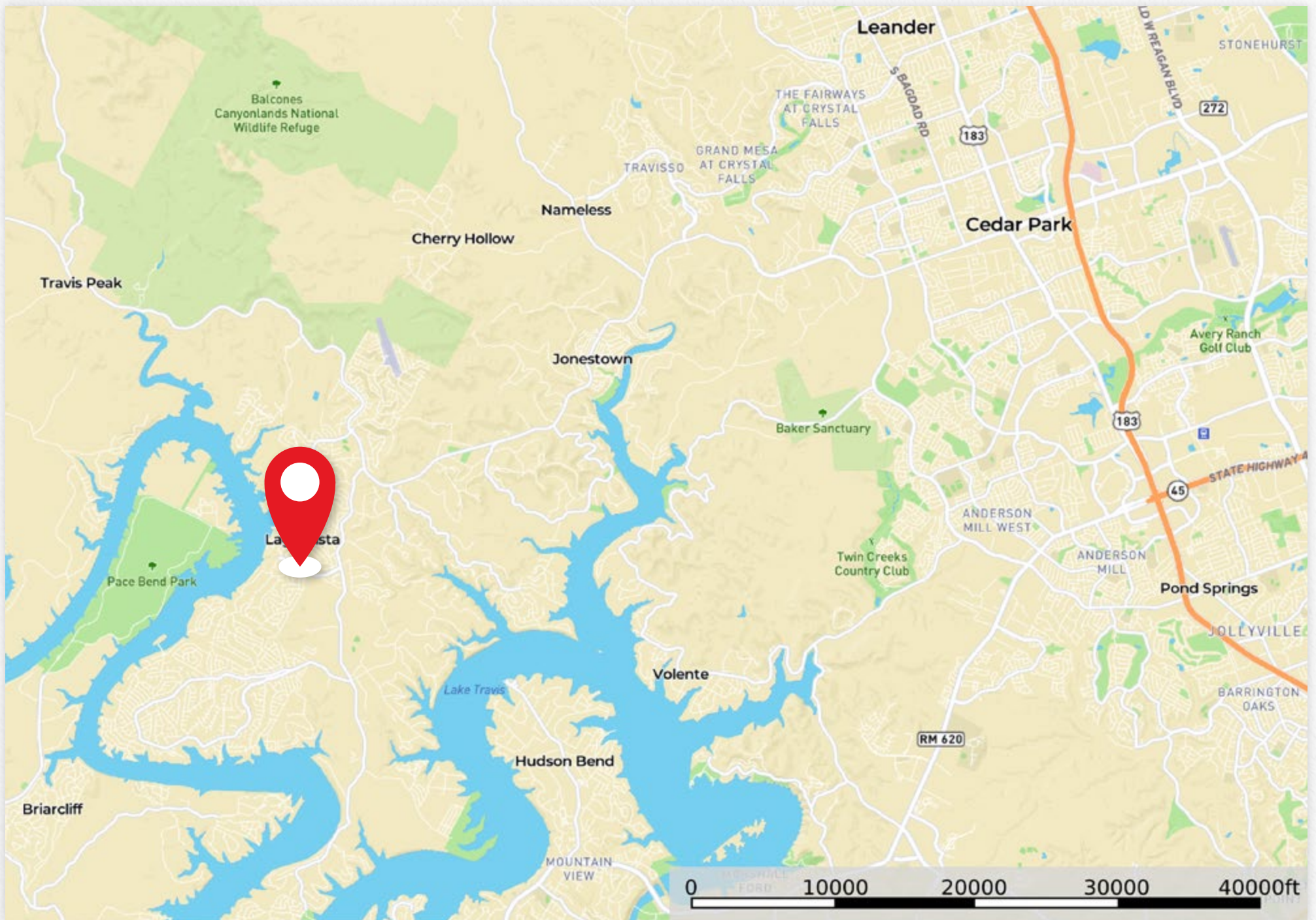




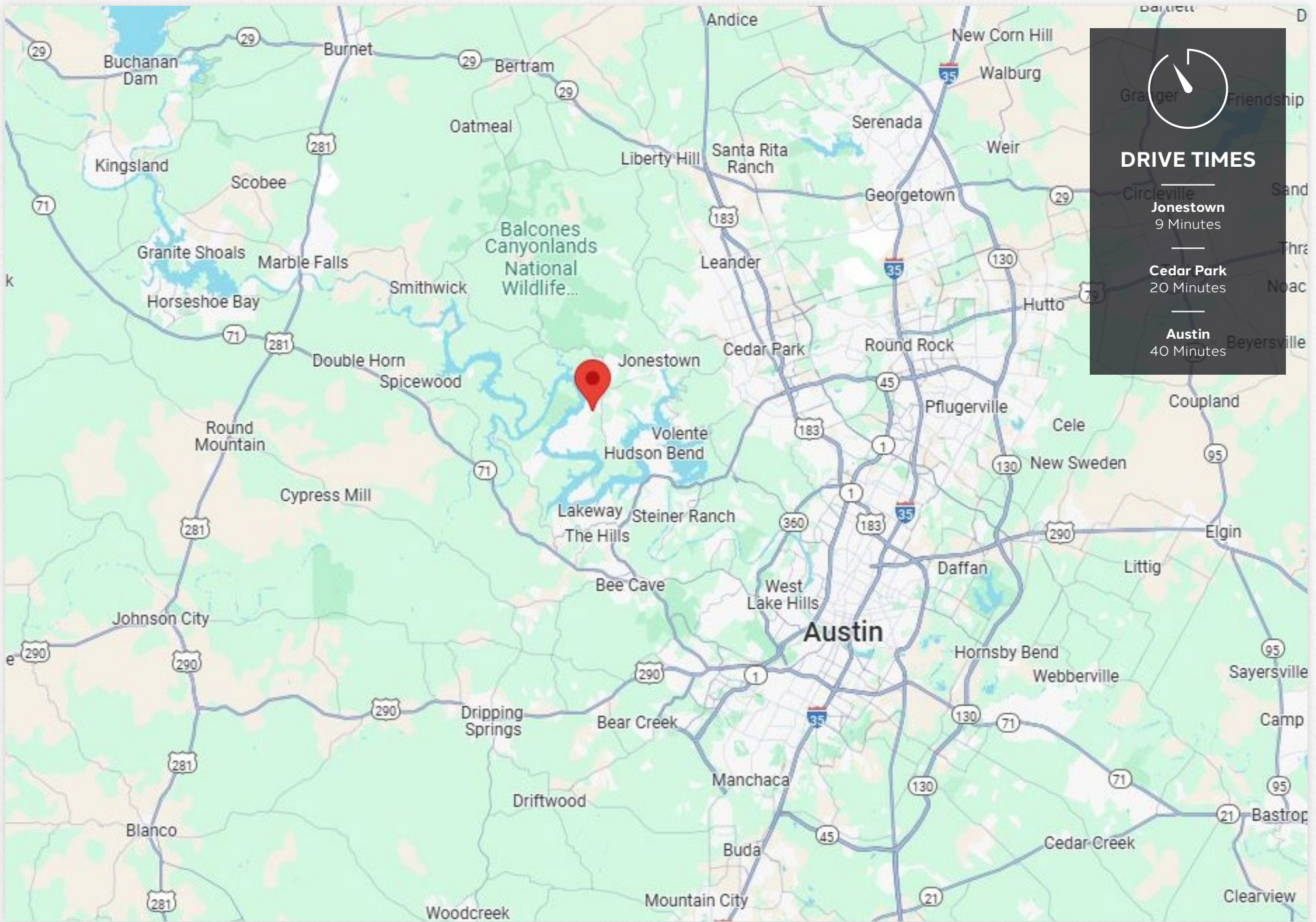














# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	2,366	13,531	26,687



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$116,619	\$120,984	\$129,164



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	1,012	5,718	11,241
Households by Marital Status			
Married	516	3,334	6,506
Married No Children	366	2,463	4,740
Married w/Children	150	872	1,766
Education			
Some High School	5.34%	4.84%	5.65%
High School Grad	30.90%	23.30%	20.02%
Some College	31.52%	31.33%	28.91%
Associate Degree	5.81%	4.09%	4.44%
Bachelor Degree	19.91%	22.83%	26.94%
Advanced Degree	6.53%	13.60%	14.03%
Annual Consumer Spending (\$000)			
Apparel	\$1,828	\$10,096	\$20,168
Entertainment	\$5,828	\$34,267	\$68,989
Food & Alcohol	\$9,507	\$54,707	\$109,605
Household	\$6,394	\$39,799	\$81,737
Transportation	\$9,731	\$55,375	\$113,324
Health Care	\$1,897	\$11,691	\$23,483
Education/Day Care	\$2,364	\$14,775	\$31,595



# Market Overview

## LAGO VISTA

Nestled along the northern shores of Lake Travis in Travis County, Lago Vista, Texas, is a scenic and rapidly growing community within the greater Austin metropolitan area. The city has experienced significant growth, with its population increasing by 47.3% since 2010, reaching approximately 8,896 residents as of the 2020 Census. Known for its natural beauty, Lago Vista attracts residents seeking a blend of small-town charm and proximity to urban amenities. The area is popular among young families, drawn by its exceptional schools, low crime rates, and abundant recreational opportunities.

### Economy

Economically, Lago Vista is focused on fostering a diversified and sustainable economy. The city's Economic Development Advisory Committee aims to attract new industries, support existing businesses, and encourage entrepreneurship, all while preserving the community's unique character. The unemployment rate stands at 5.3%, slightly below the national average, and future job growth over the next decade is projected at 47.2%, surpassing the U.S. average of 33.5%. Residents enjoy a favorable tax environment, with no state income tax and a sales tax rate of 8.3%. The median household income is approximately \$92,667, and the per capita income is \$52,610, both figures exceeding national averages.

### Real Estate

The real estate market in Lago Vista continues to show strong appeal for both residential and commercial investors. As of April 2025, the median home sold price stands at \$449,000, reflecting the area's desirable location and high quality of life. Lago Vista offers a wide range of housing options, from lakeside estates to modern single-family homes, attracting both full-time residents and second-home buyers. Inventory levels remain healthy, providing ample choice for new buyers entering the market. On the commercial side, the city is seeing steady growth, with increasing demand for retail, office, and mixed-use space. Strategic development along FM 1431 and support from the city's Economic Development Advisory Committee are driving interest from entrepreneurs and investors alike. This combination of residential vibrancy and commercial opportunity positions Lago Vista as a rising destination in the greater Austin region.



# AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING  
MAJOR METRO  
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START  
A BUSINESS  
CNBC

#1

BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

#5

COLLEGE EDUCATED  
ADULTS  
CITYLAB

#1

PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

#6

BEST PERFORMING  
LARGE CITY IN THE US  
MILKEN INSITUTE

#2

BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

#7

MOST FUN CITY IN  
THE US  
WALLETHUB

#1

BEST JOB  
MARKET(2024)  
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

#5

MOST RECESSION  
RESISTANT CITY  
SMARTASSET

#9

BEST EDUCATED  
MAJOR METRO  
WALLETHUB

#1

BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

#2

BEST CITY FOR JOB  
OPPORTUNITIES  
BUSINESS INSIDER

#6

SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

53

WORLDS BEST CITIES  
AUSTINCULTUREMAP

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



# Contact



**Jason Botello**  
**Broker Associate**

281.682.2684  
JBotello@asterra.com



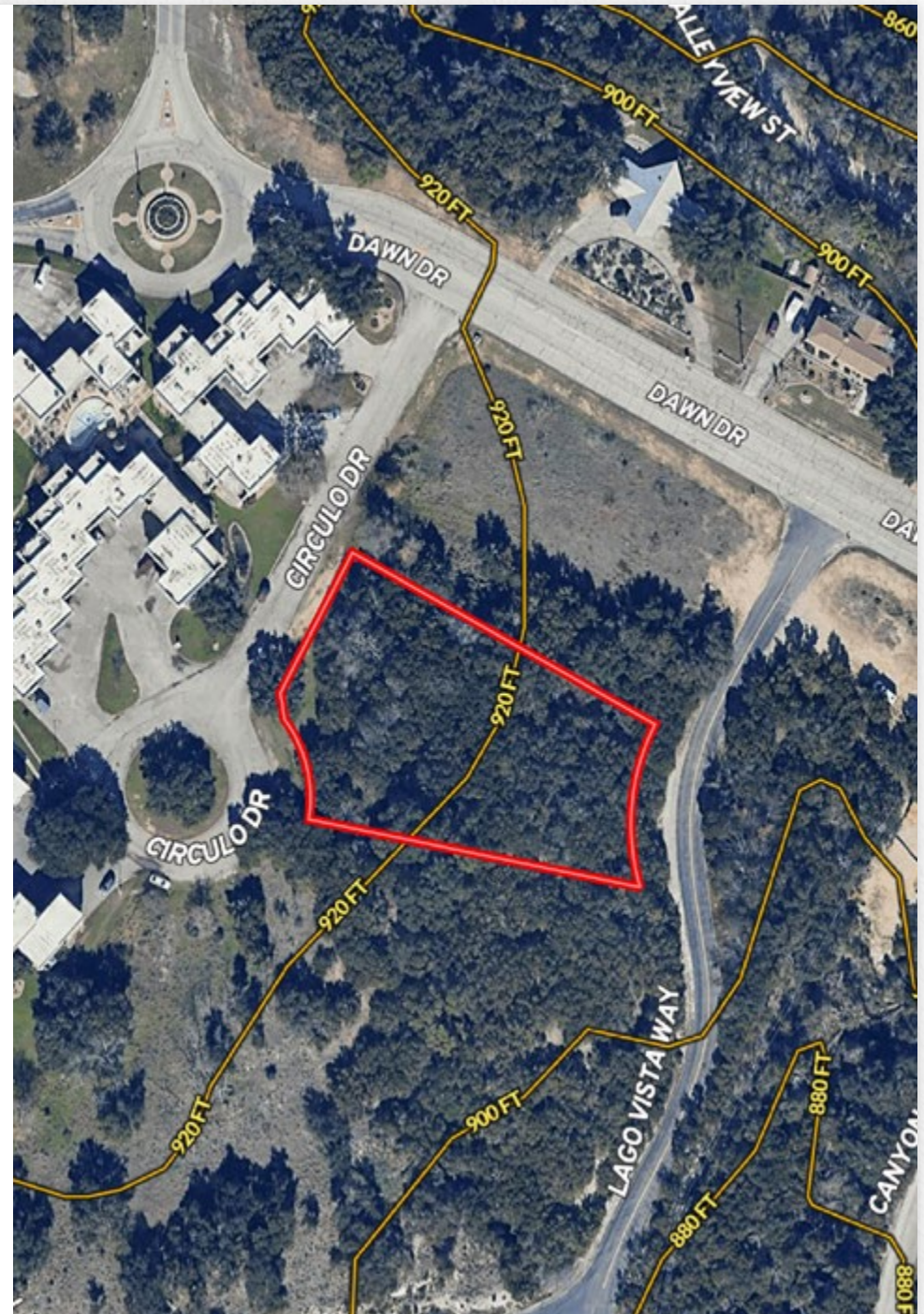
**Riley Perry**  
**Associate**

936.615.2662  
RiPerry@asterra.com



**Matt Rester**  
**Partner**

512.750.8270  
MRester@asterra.com





## ***IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:***

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

**NON-ENDORSEMENT NOTICE** – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

**AFFILIATED BUSINESS DISCLOSURE** – Asterra consists of three related and separate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

**CONFIDENTIALITY AGREEMENT** – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s); (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone