

OFFICE FOR LEASE

20811 DAWN DRIVE, LAGO VISTA, TX 78645

NEGOTIABLE



OFFICE FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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PROPERTY SUMMARY

20811 DAWN DRIVE



Property Summary

Lease Rate:	Negotiable
Lot Size:	+/- 0.80 Acres
Building SF:	14,610
Parking:	35 Plus

Property Overview

Spacious and versatile commercial lease space available at 20811 Dawn Dr, Lago Vista, TX 78645-5213. Located in a thriving business district, this property boasts ample parking and excellent visibility from the road. This property offers multiple potential configurations to fit the needs of a variety of businesses. The interior features high ceilings, plenty of natural light options, an open floor plan that allows for maximum flexibility and a kitchenette area. The property is suitable for a variety of uses, including office space, retail, or service-oriented businesses.

Location Overview

The surrounding area is home to a diverse mix of businesses, providing an attractive location for foot traffic and easy access for clients and customers. Situated in a growing community with a strong local economy, this property is an excellent opportunity for businesses seeking a prime location to establish or expand their presence.

AERIAL SHOT

20811 DAWN DRIVE



FRONTAGE & INTERIOR

20811 DAWN DRIVE



EXTERIOR/PARKING

20811 DAWN DRIVE



POINTS OF INTEREST & DRIVE TIMES

20811 DAWN DRIVE



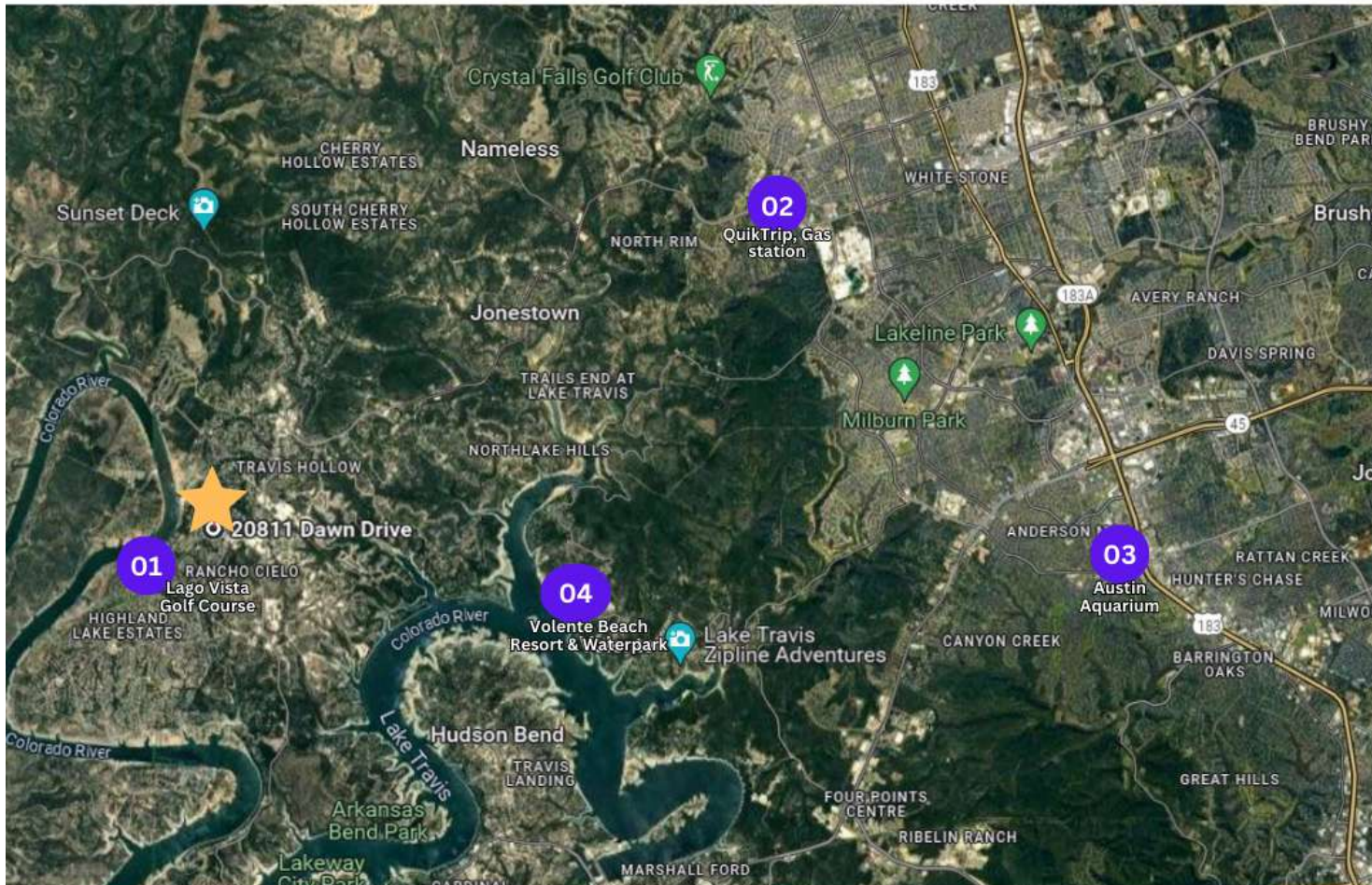

20811 Dawn Dr Lago
Vista 78645

01
Lago Vista Golf Course

02
QuikTrip, Gas station

03
Austin Aquarium

04
Volente Beach Resort & Waterpark



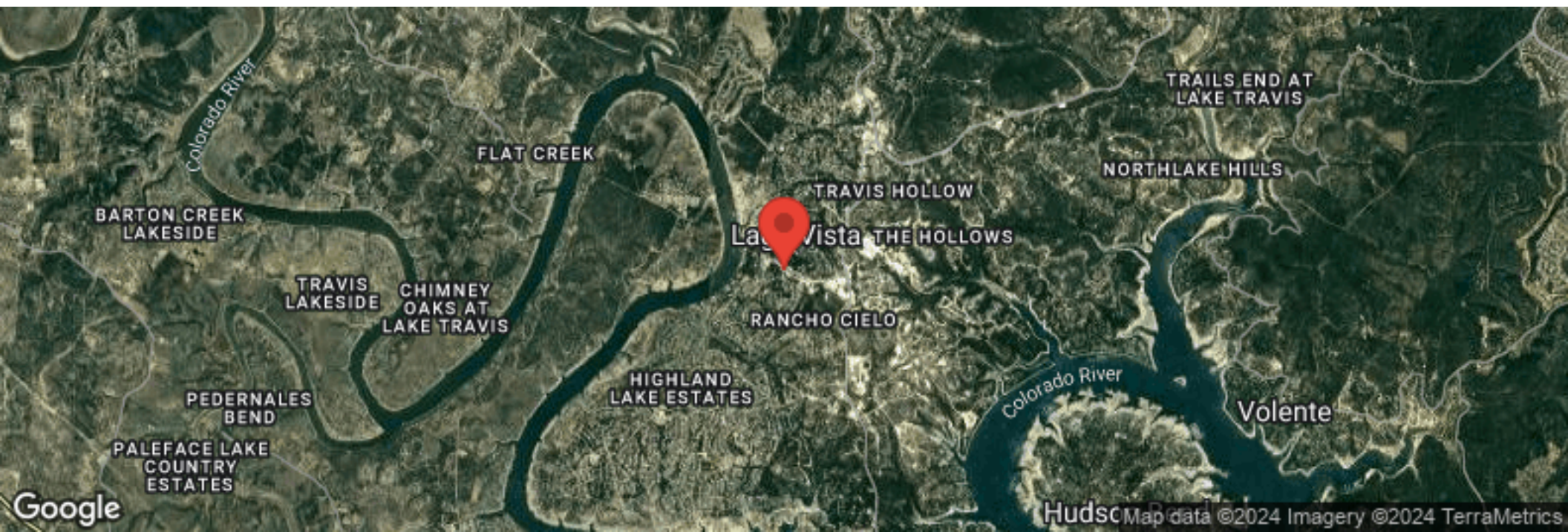
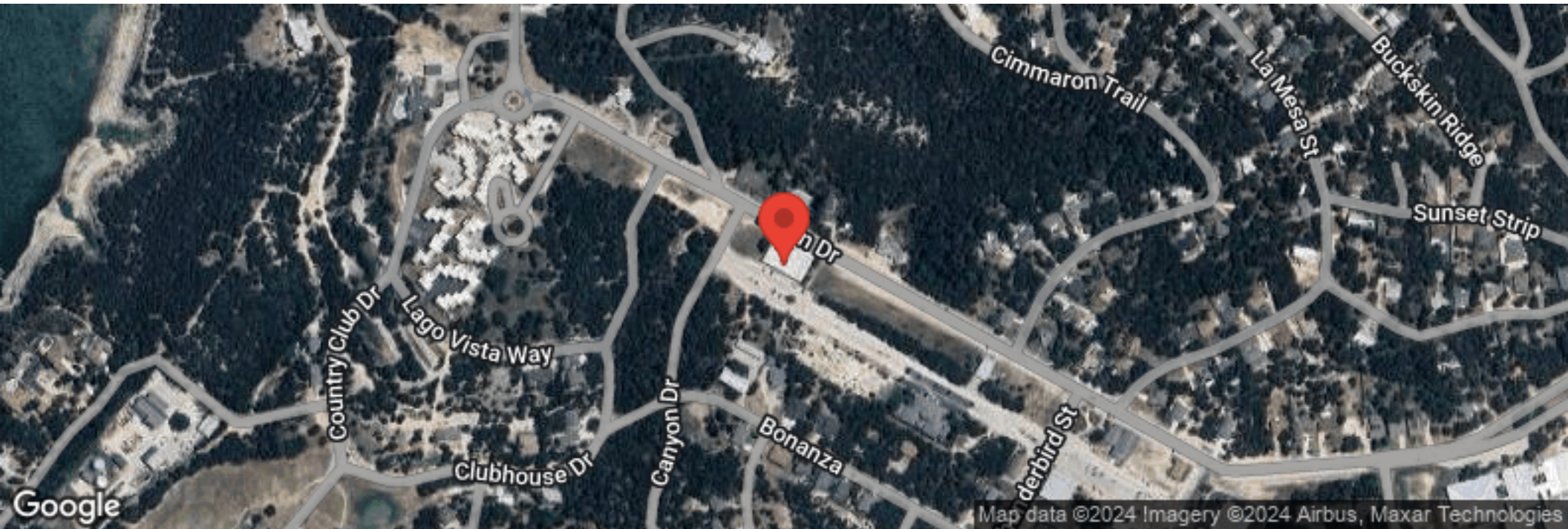
Drive Times



- 01** Lago Vista Golf Course
3 min
- 02** QuikTrip, Gas station
16 min
- 03** Austin Aquarium
30 min
- 04** Volente Beach Resort & Waterpark
32 min

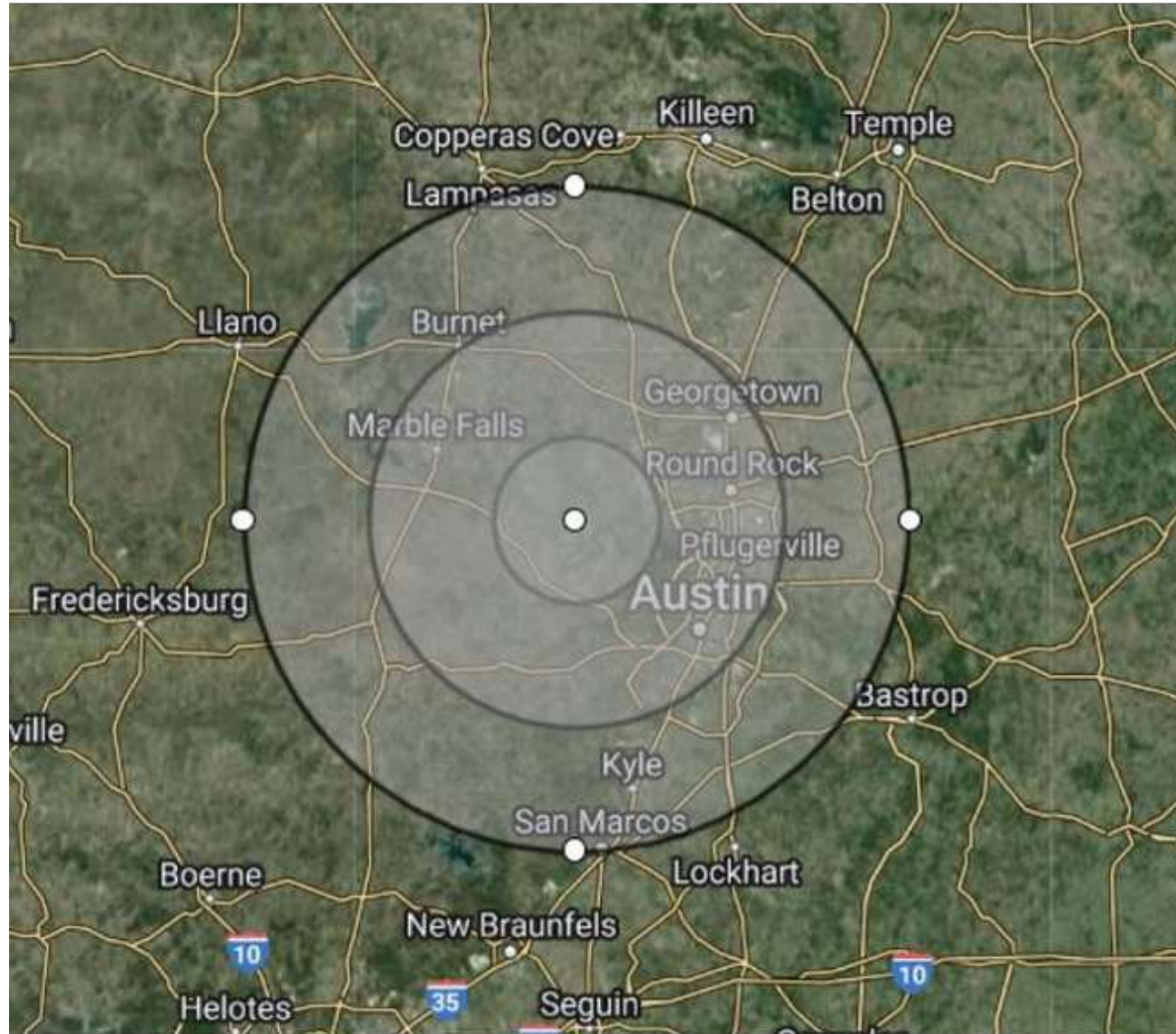
LOCATION MAPS

20811 DAWN DRIVE



DEMOGRAPHICS

20811 DAWN DRIVE



10 miles	41.26 MEDIAN AGE
\$125,474 MEDIAN HOUSEHOLD INCOME	151,686 INDIVIDUALS

25 miles	35.06 MEDIAN AGE
\$89,573 MEDIAN HOUSEHOLD INCOME	1,722,542 INDIVIDUALS

40 miles	34.88 MEDIAN AGE
\$86,819 MEDIAN HOUSEHOLD INCOME	2,187,743 INDIVIDUALS

*Source: census.gov

DISCLAIMER

20811 DAWN DRIVE



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