

FOR SALE

1.31 AC Development Site in Lago Vista

5807 Circulo Dr,
Lago Vista,
TX 78645



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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.

Highlights

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

Listing Details

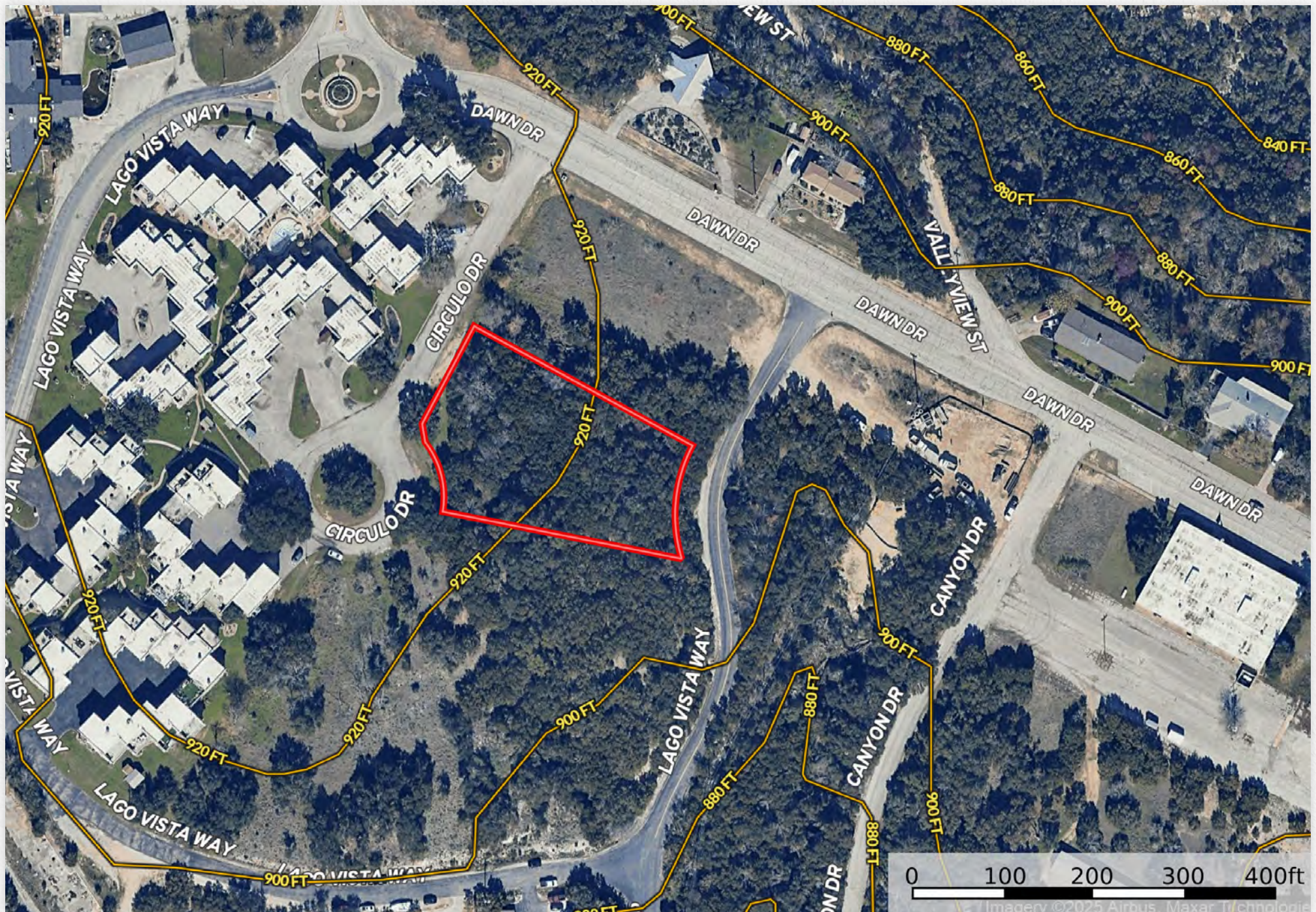
Sales Price	Contact for Price
Property Type:	Raw Land
Size:	1.31 AC
Available:	Immediately
Zoning:	R-4
Neighborhood:	Lago Vista

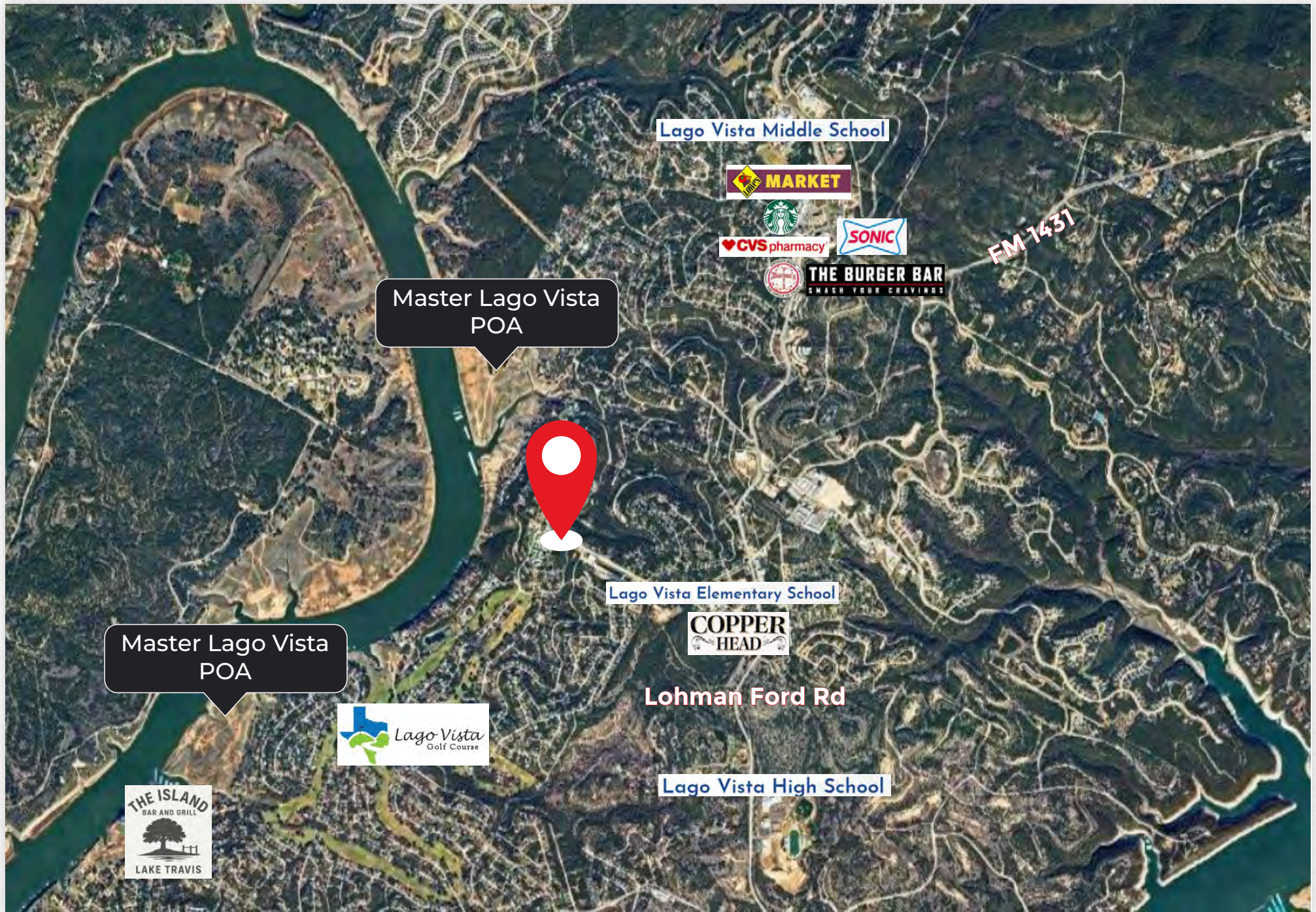
Master Lago Vista POA

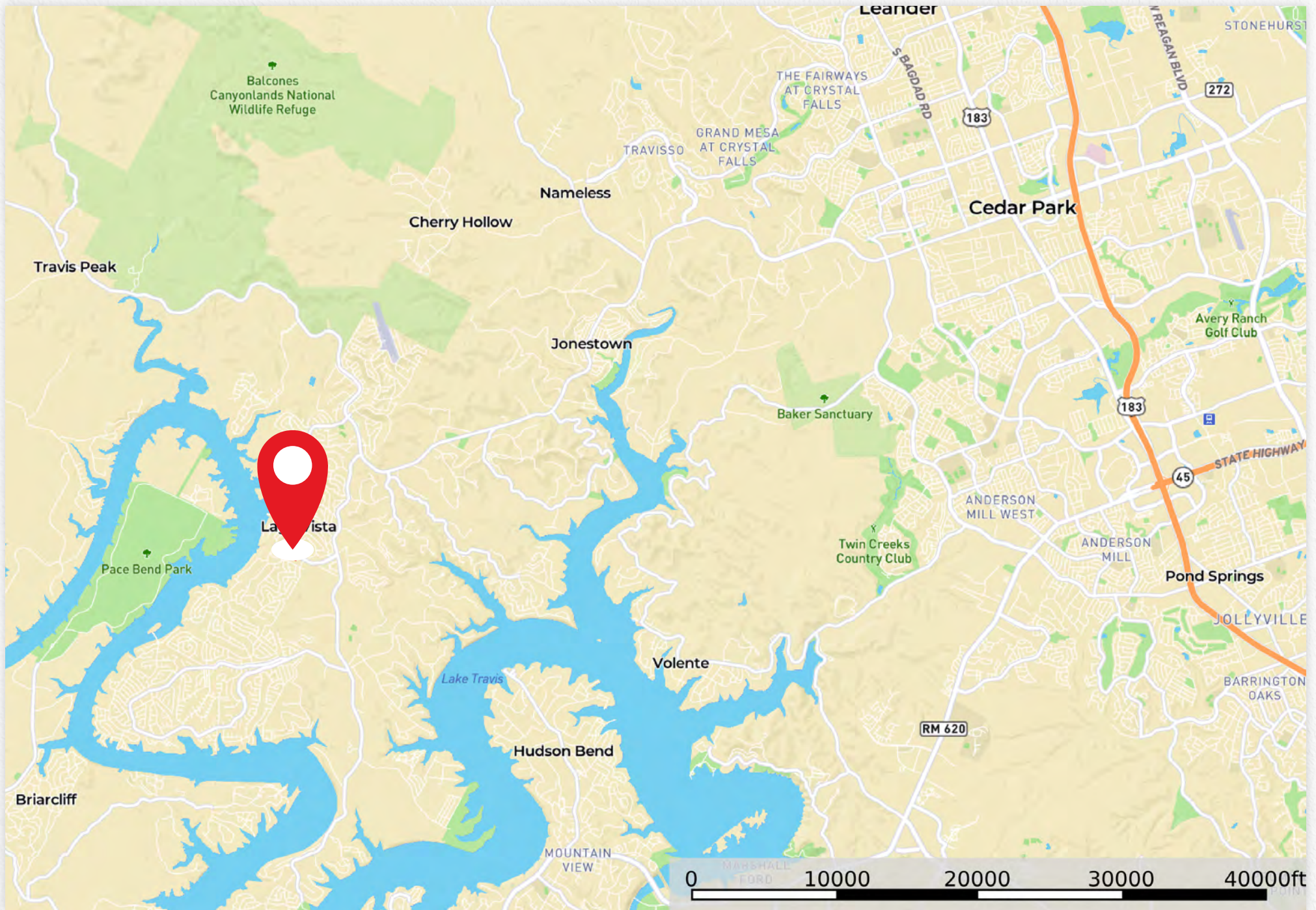
The Lago Vista Property Owners Association (LVPOA) is a nonprofit organization that manages and maintains over 348 acres of community amenities for property owners in Lago Vista, Texas, located on the north shore of Lake Travis. The LVPOA oversees nine parks, multiple boat ramps, a clubhouse, athletic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



Lago Vista Elementary School







Location Demographics



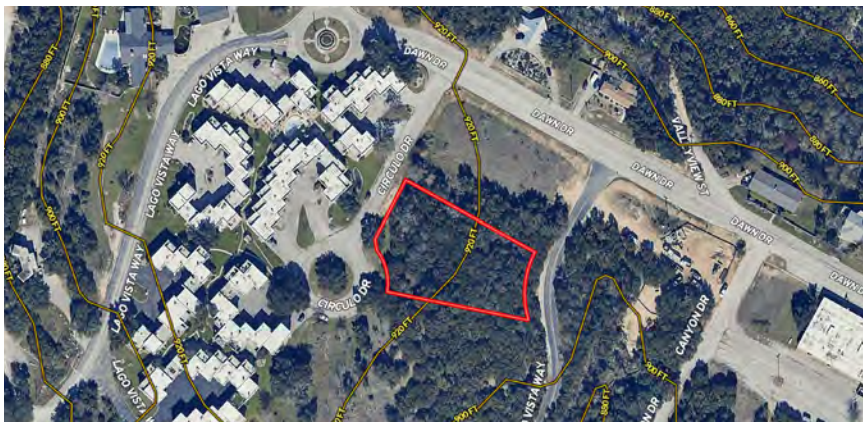
Population

	1 Mile	3 Miles	5 Miles
	2,239	13,104	25,200



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$115,884	\$121,155	\$129,589



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

Radius	1 Mile	3 Miles	5 Miles
Households	960	5,558	10,648
Households by Marital Status			
Married	486	3,235	6,171
Married No Children	343	2,388	4,505
Married w/Children	143	847	1,666
Education			
Some High School	5.55%	4.83%	5.72%
High School Grad	31.72%	23.34%	20.01%
Some College	31.72%	31.42%	29.04%
Associate Degree	5.83%	4.11%	4.45%
Bachelor Degree	19.30%	22.71%	26.92%
Advanced Degree	5.88%	13.60%	13.87%
Annual Consumer Spending (\$000s)			
Apparel	\$1,743	\$9,838	\$19,155
Entertainment	\$5,513	\$33,341	\$65,507
Food & Alcohol	\$9,011	\$53,219	\$103,992
Household	\$6,019	\$38,842	\$77,857
Transportation	\$9,229	\$53,870	\$107,588
Health Care	\$1,786	\$11,373	\$22,315
Education/Day Care	\$2,214	\$14,415	\$30,068

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 |

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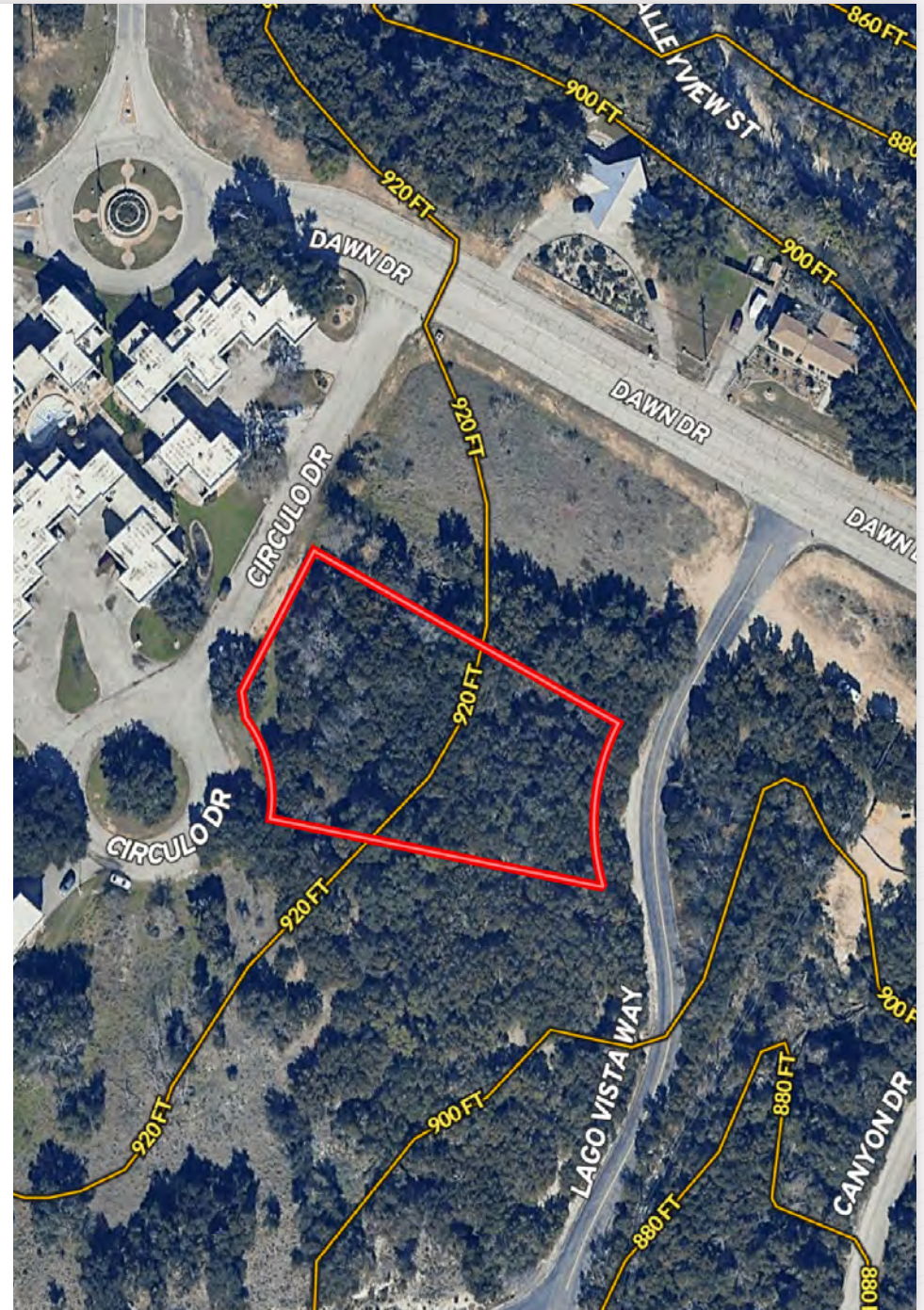
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Information About Brokerage Services

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.

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