



# LAGO VISTA VILLAGE

20900 FM 1431, Lago Vista, TX 78645



**GT CAPITAL**

**LOGAN ZHOU**


Principal

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**FOR LEASE & GROUND LEASE  
RETAIL · RESTAURANT · OFFICE  
PAD SITES AVAILABLE**

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**GT CAPITAL**



# PROPERTY INFORMATION

## LOCATION

**20900 FM 1431,  
Lago Vista, TX 78645**

## SIZE

|                |                     |
|----------------|---------------------|
| Lot Size       | Gross Leasable Area |
| <b>9.02 AC</b> | <b>66,864+ SF</b>   |

## LEASE RATE

|                      |                   |
|----------------------|-------------------|
| <b>CALL FOR RATE</b> | <b>NNN RATE</b>   |
|                      | <b>\$6.50 PSF</b> |

## TENANT ALLOWANCE

**NEGOTIABLE**

## FREE RENT

**NEGOTIABLE**

## DELIVERY

|                  |                              |
|------------------|------------------------------|
| Year Built       | Status                       |
| <b>2007/2022</b> | <b>AVAILABLE IMMEDIATELY</b> |

## PARKING

|                               |
|-------------------------------|
| Parking Space                 |
| <b>±312 (4.66 : 1,000 SF)</b> |

## TRAFFIC COUNTS

|                         |
|-------------------------|
| E FM Road 1431          |
| <b>18,506 (in 2019)</b> |



## PROPERTY HIGHLIGHTS

- ★ Existing retail building consists of a single-story West Wing and a two-story East Wing.
- ★ 5 additional pads. Build-to-suit. Ground lease.
- ★ Executed Chapter 380 Economic Plan - additional business tax benefits.
- ★ Excellent central location with easy access via FM 1431 and Bronco Lane, near Lohman's Ford Rd; Just 30 minutes Northwest of downtown Austin.

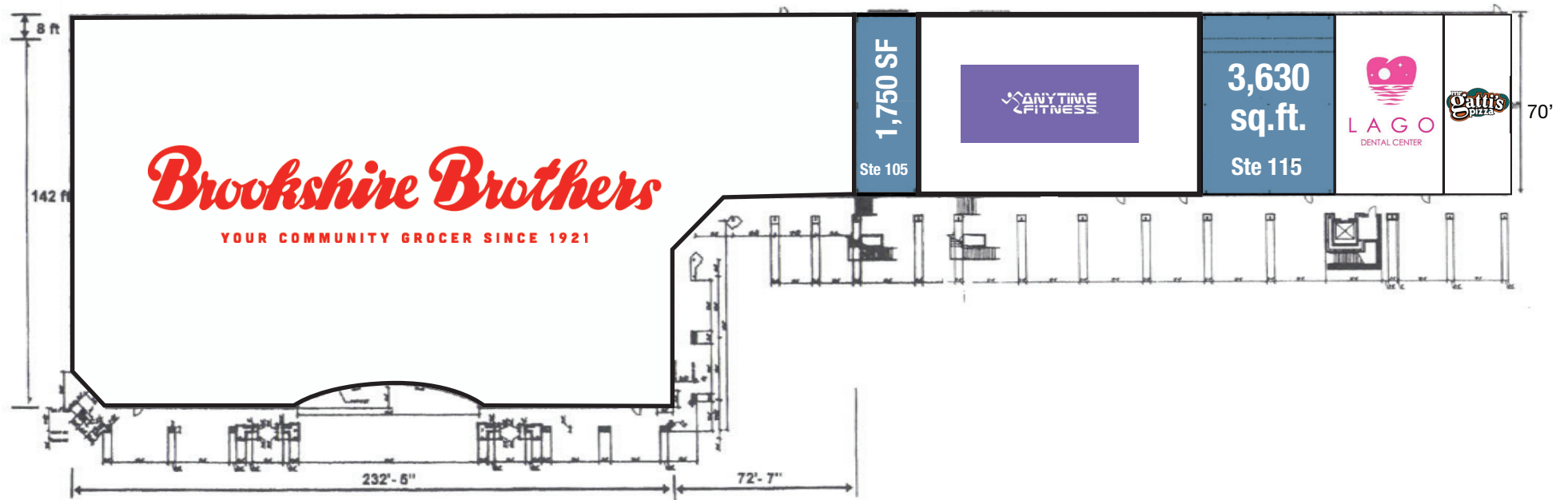
## AREA HIGHLIGHTS



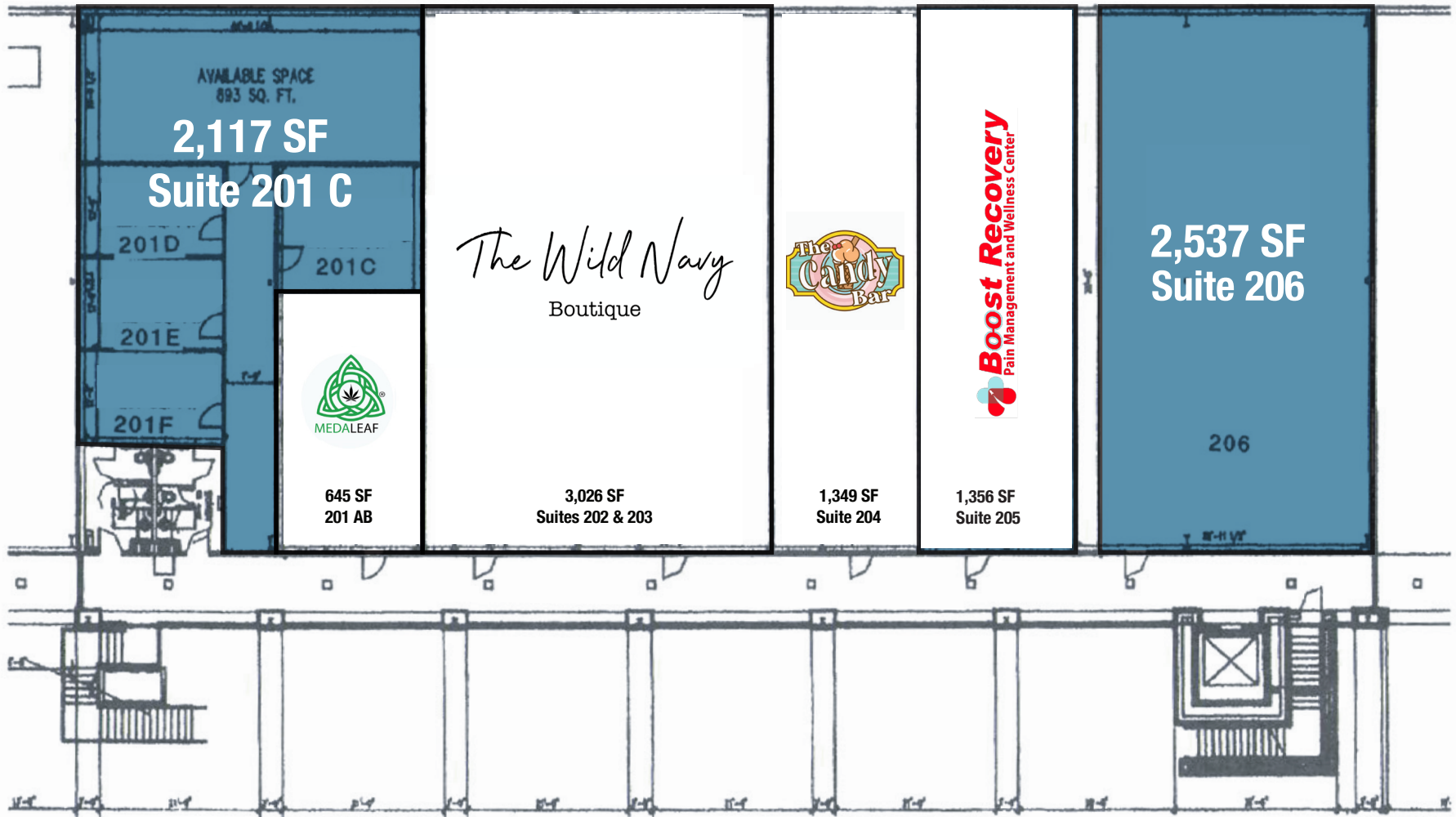
## CURRENT TENANTS



# FLOOR PLAN - FIRST LEVEL

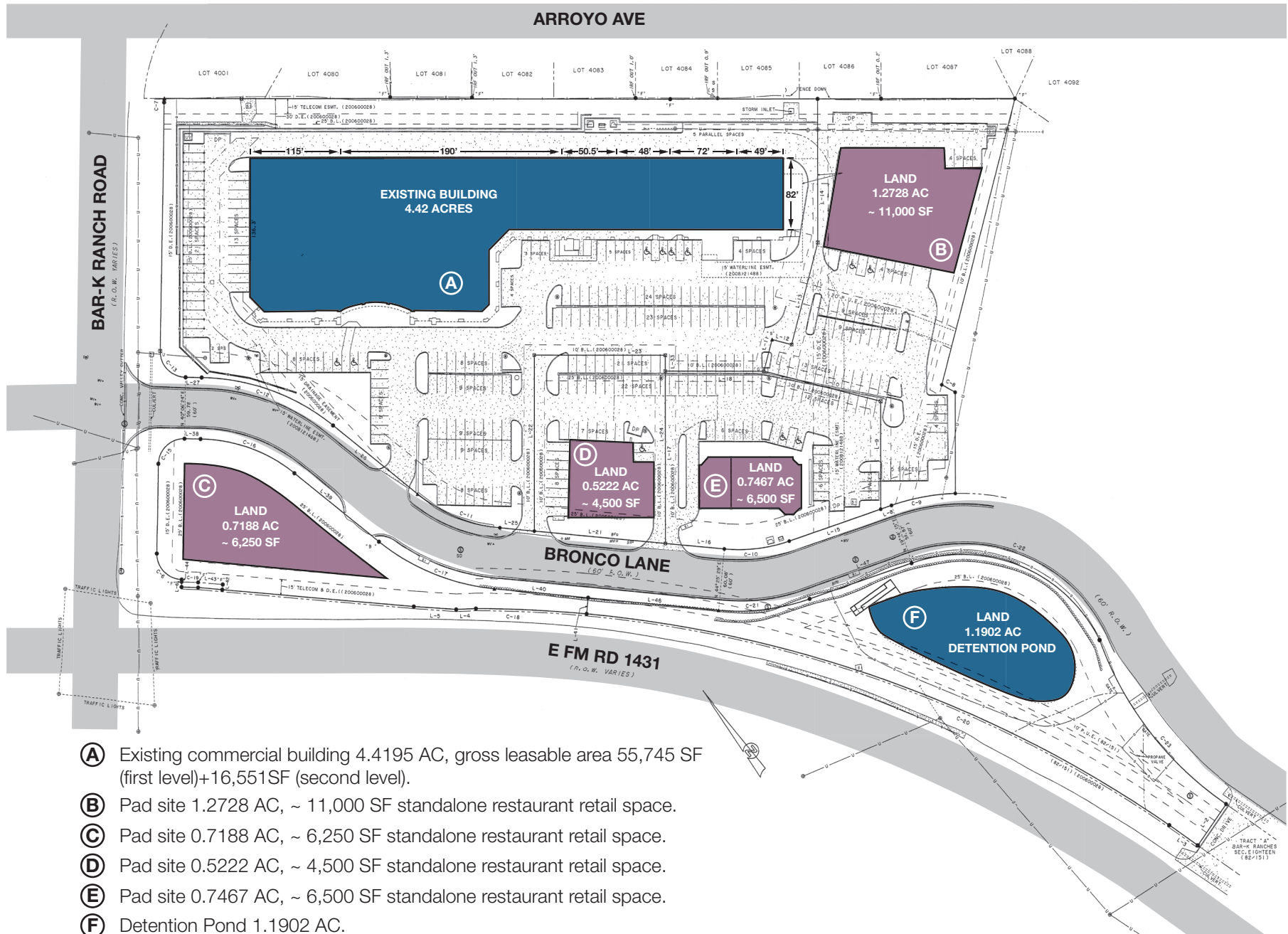


# FLOOR PLAN - SECOND LEVEL





# SITE PLAN



- Ⓐ Existing commercial building 4.4195 AC, gross leasable area 55,745 SF (first level)+16,551SF (second level).
- Ⓑ Pad site 1.2728 AC, ~ 11,000 SF standalone restaurant retail space.
- Ⓒ Pad site 0.7188 AC, ~ 6,250 SF standalone restaurant retail space.
- Ⓓ Pad site 0.5222 AC, ~ 4,500 SF standalone restaurant retail space.
- Ⓔ Pad site 0.7467 AC, ~ 6,500 SF standalone restaurant retail space.
- Ⓕ Detention Pond 1.1902 AC.







# AERIAL





# RENDERING





RENDERING





RENDERING





# 2022 DEMOGRAPHICS

## POPULATION

|                             | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|-----------------------------|-------------|-------------|-------------|
| TOTAL POPULATION            | 1,126       | 6,038       | 19,400      |
| POPULATION COMPARED TO 2018 | 33%         | 24%         | 43%         |
| POPULATION COMPARED TO 2021 | 4%          | 5%          | 6%          |
| MEDIAN AGE                  | 51          | 50          | 50          |

## BUSINESS

|   |     |       |       |
|---|-----|-------|-------|
| TOTAL EMPLOYEES IN 2017                                   | 371 | 1,152 | 3,208 |
| TOTAL EMPLOYEES IN 2022                                   | 593 | 1,380 | 3,256 |
| EMPLOYEE/RESIDENTIAL POPULATION RATIO (PER 100 RESIDENTS) | 52  | 22    | 17    |

## HOUSEHOLD INCOME

|                                       |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
| MEDIAN HOUSEHOLD INCOME               | \$93,600  | \$95,500  | \$101,000 |
| MEDIAN HOUSEHOLD INCOME 2026 ESTIMATE | \$104,000 | \$102,000 | \$113,000 |
| GROWTH RATE                           | 2%        | 1%        | 2%        |

## HOUSEHOLD

|                        |           |           |           |
|------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLD        | 471       | 2,181     | 6,187     |
| AVERAGE HOUSEHOLD SIZE | 2.30      | 2.40      | 2.40      |
| MEDIAN HOME VALUE      | \$376,351 | \$344,518 | \$362,680 |

## RACE & ETHNICITY

|                                      |       |       |       |
|--------------------------------------|-------|-------|-------|
| WHITE (%)                            | 88.2% | 89.7% | 90.0% |
| AFRICAN AMERICAN (%)                 | 0.7%  | 0.9%  | 0.9%  |
| AMERICAN INDIAN OR ALASKA NATIVE (%) | 1.0%  | 0.7%  | 0.6%  |
| ASIAN (%)                            | 0.9%  | 1.0%  | 1.4%  |
| PACIFIC ISLANDER (%)                 | 0.0%  | 0.0%  | 0.1%  |
| OTHER RACE (%)                       | 9.2%  | 7.7%  | 7.0%  |
| HISPANIC ORIGIN (%)                  | 17.1% | 15.1% | 13.3% |



## 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.

**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.

**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' written 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                         | Phone                |
| <b>Rodney Dean Henson</b>  | <b>457024</b>  | <b>admin@GTcapitalUSA.com</b> | <b>(832)831-5885</b> |
| Designated Broker of Firm  | License No.    | Email                         | Phone                |
| <b>Rodney Dean Henson</b>  | <b>457024</b>  | <b>admin@GTcapitalUSA.com</b> | <b>(832)831-5885</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                         | Phone                |
| <b>Logan Zhou</b>  | <b>0639394</b> | <b>logan@GTcapitalUSA.com</b> | <b>(832)495-8855</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                         | Phone                |
| Buyer/Tenant/Seller/Landlord Initials                              |                | Date                          |                      |

### Regulated by the Texas Real Estate Commission

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