

FOR SALE



20901 - 20905 Dawn Drive

Lago Vista, TX 78645



James Moreno

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Property Summary

20901 - 20905 Dawn Drive, Lago Vista, TX 78645

FOR SALE



PROPERTY DESCRIPTION

Rare Residential/Multifamily Development Opportunity in Lago Vista

Located right off Dawn Dr. in the heart of Lago Vista, this 1.37-acre site (totaling 59,685 SF) offers a great opportunity for a multifamily or build-to-rent project in one of the fastest-growing pockets of the North Shore.

This offering includes three adjacent lots—20901, 20903, and 20905 Dawn Dr—all zoned and positioned for residential development. The site is walkable to parks, schools, retail, and just minutes from Lake Travis, making it ideal for renters or buyers looking for both convenience and lifestyle.

Whether you're building townhomes, duplexes, or a small apartment footprint, this property checks the boxes for location, scale, and long-term upside.

Included Lots:

- 20901 Dawn Dr – 18,645 SF (.4280 acres)
- 20903 Dawn Dr – 20,595 SF (.4728 acres)
- 20905 Dawn Dr – 20,445 SF (.4694 acres)

Total: 59,685 SF / Approx. 1.37 Acres

PROPERTY HIGHLIGHTS

- Nestled in the sought-after Lago Vista area
- Ideal for lucrative residential development
- Ample space for multifamily units
- Versatile and profitable investment opportunity
- Thriving demand for quality residential properties
- Expansive 1.37-acre land
- No zoning restrictions - ETJ zoning

OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	1.37 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	352	953
Total Population	362	808	2,191
Average HH Income	\$125.143	\$126.289	\$127.776

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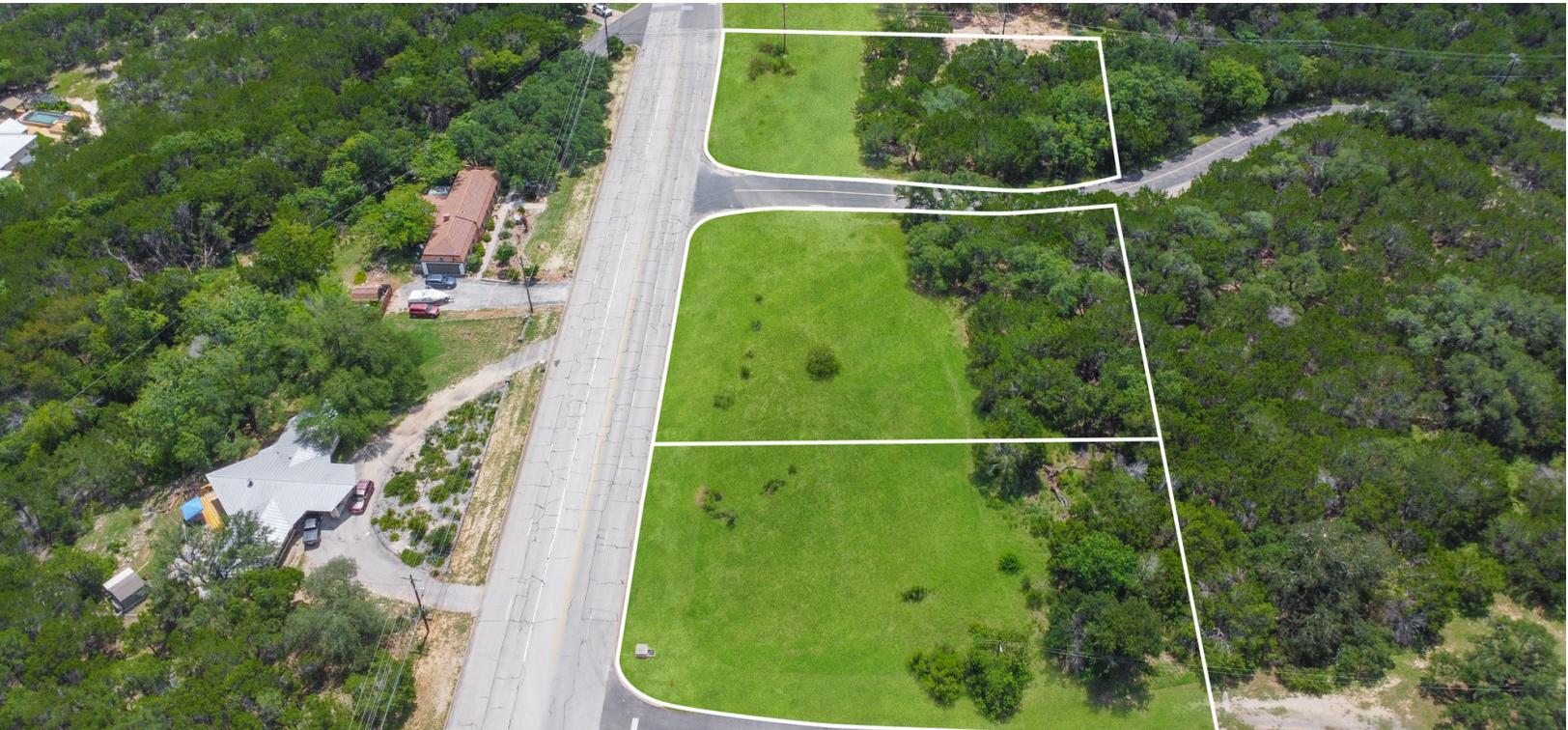
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Additional Photos

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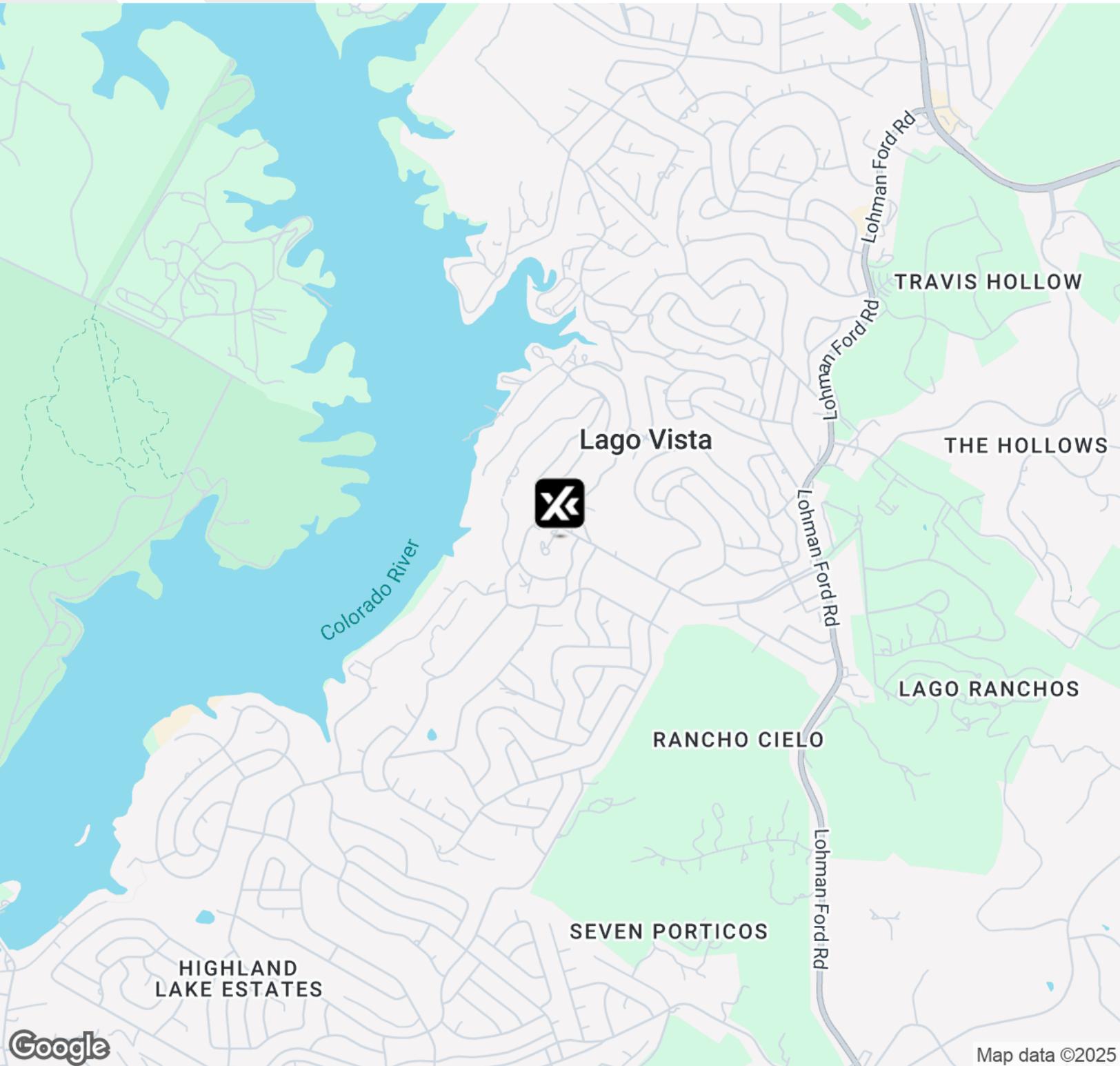


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Location Map

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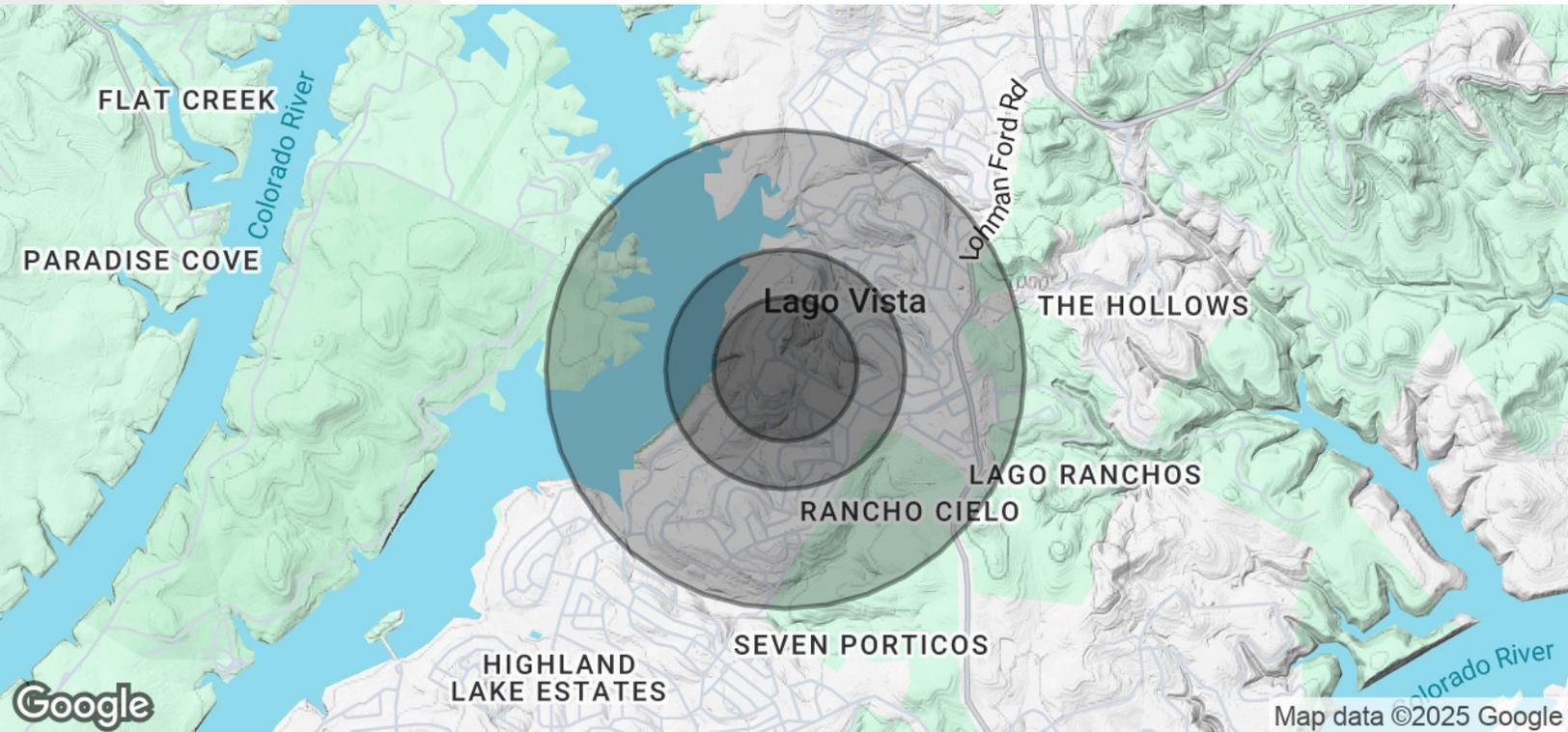


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Demographics Map & Report

20901 - 20905 Dawn Drive, Lago Vista, TX 78645

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	362	808	2,191
Average Age	45	45	45
Average Age (Male)	45	44	44
Average Age (Female)	46	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	352	953
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$125,143	\$126,289	\$127,776
Average House Value	\$496,278	\$500,478	\$515,856

Demographics data derived from AlphaMap

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Information About Brokerage Services

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

2-10-2025



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' 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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date