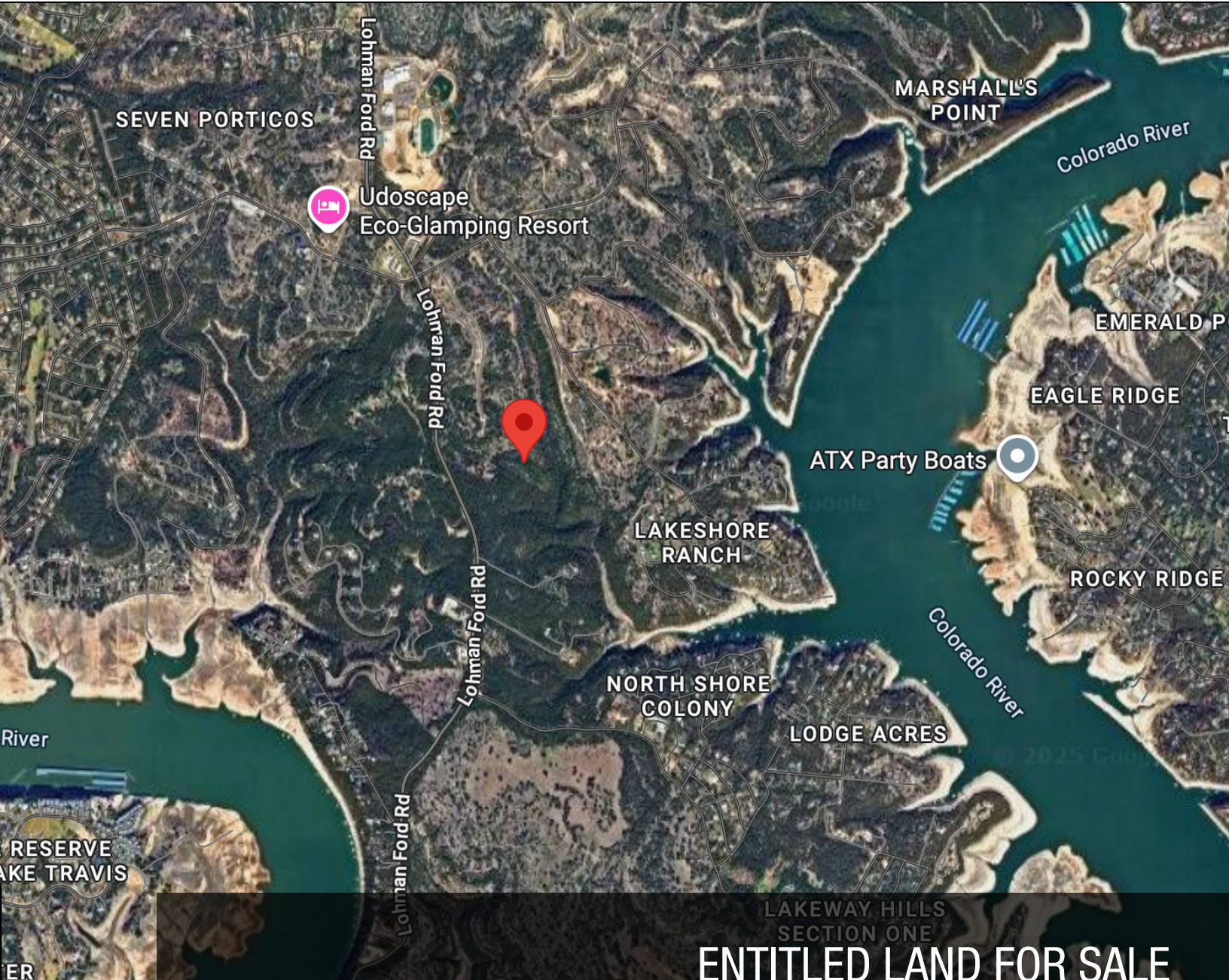


# +/- 34.80 AC Entitled Land For Sale

PLANNED DEVELOPMENT IN LAGO VISTA, TX



**ENTITLED LAND FOR SALE**

PRESENTED BY:

**CROSSLEY COMMERCIAL RE GROUP**  
512.439.3785  
2300 Greenhill Drive, #200  
Round Rock, TX 78664

**FRANCES CROSSLEY**  
Broker Associate  
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frances@crossleycommercial.com  
TX #624525

# LAND FOR SALE

## +/- 34.80 AC ENTITLED LAND FOR SALE

Veranda Walk, Lago Vista, TX 78645



### PROPERTY DESCRIPTION

Crossley Commercial presents the opportunity to purchase an entitled +/-34.80 Acre Senior Living Development Site in the Lake Travis Riviera master planned community in Lago Vista, Tx, a suburb 35 minutes northwest of Downtown Austin. The master planned community will also include retail and 208 single family lots. Lake Travis Riviera is located along Lake Travis and 3 miles south of RM 1431 which connects the City of Lago Vista to Interstate 35. This property is entitled for 220 unit retirement village on the west side, with all utilities stubbed out.

- Lot 4** - 18713 Veranda Walk MARSHALLS HARBOR - 6.56 Acres
- Lot 5** - 18709 Veranda Walk MARSHALLS HARBOR - 6.16 Acres
- Lot 6** - 18700 Veranda Walk MARSHALLS HARBOR - 14.41 Acres
- Lot 7** - 18708 Veranda Walk MARSHALLS HARBOR - 7.67 Acres

### PROPERTY HIGHLIGHTS

- 34.80 AC Entitled Land for Retirement Community
- All utilities stubbed out
- Prime investment opportunity in the dynamic Austin market
- Strategically located near Lake Travis, key business hubs and urban conveniences
- 35 miles northwest of Downtown Austin

### OFFERING SUMMARY

<b>Price:</b>	Call For Pricing
<b>Total Lot Size:</b>	34.80 Acres

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18713, 18709, 18700, 18708 Veranda Walk, Lago Vista, TX 78645



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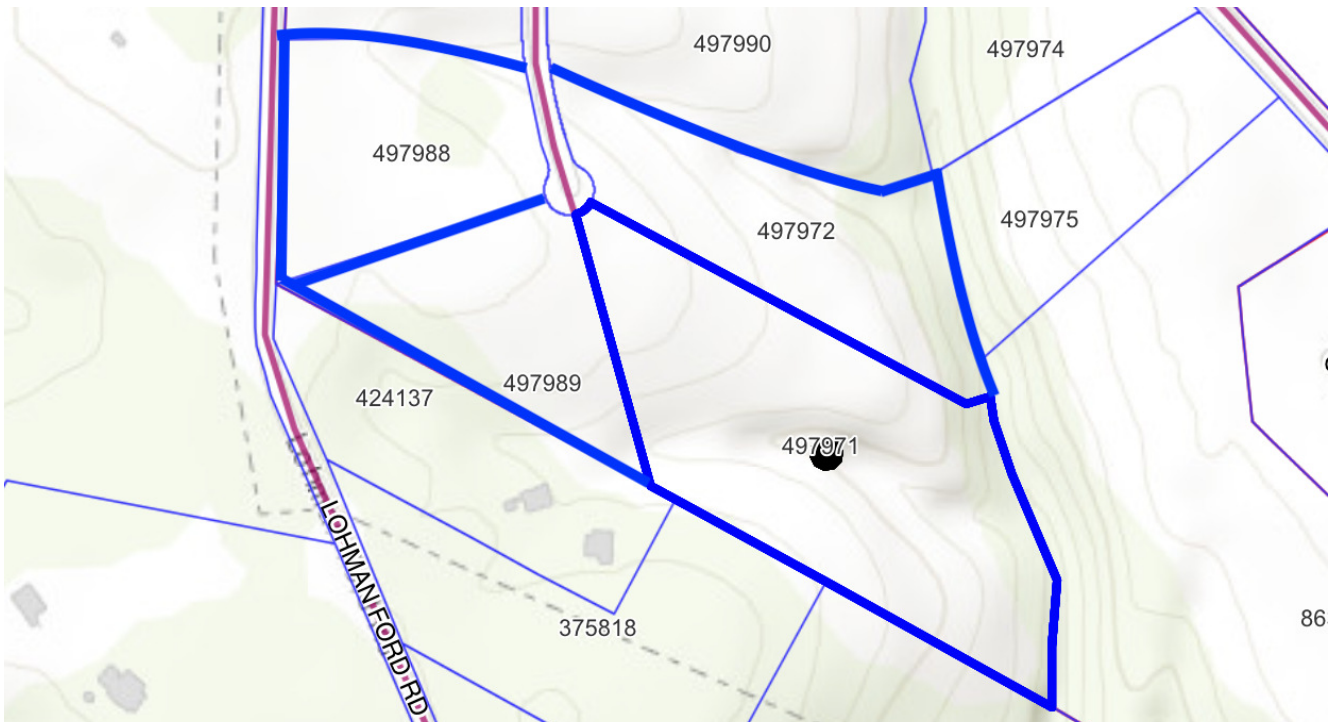
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STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING
Available	LOT 4 MARSHALLS HARBOR	18713 Veranda Walk, Lago Vista, TX 78645	497988	Multifamily	6.56 Acres	Planned Development
Available	LOT 5 MARSHALLS HARBOR	18709 Veranda Walk, Lago Vista, TX 78645	497989	Multifamily	6.16 Acres	Planned Development
Available	LOT 6 MARSHALLS HARBOR	18700 Veranda Walk, Lago Vista, TX 78645	497971	Multifamily	14.41 Acres	Planned Development
Available	LOT 7 MARSHALLS HARBOR	18708 Veranda Walk, Lago Vista, TX 78645	497972	Multifamily	7.67 Acres	Planned Development

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Site Plan



NOTE:  
FOR GRAPHIC DEPICTION ONLY. REFER TO PLAT DRAWINGS FOR LEGAL DESCRIPTIONS AND LOT DIMENSIONS.

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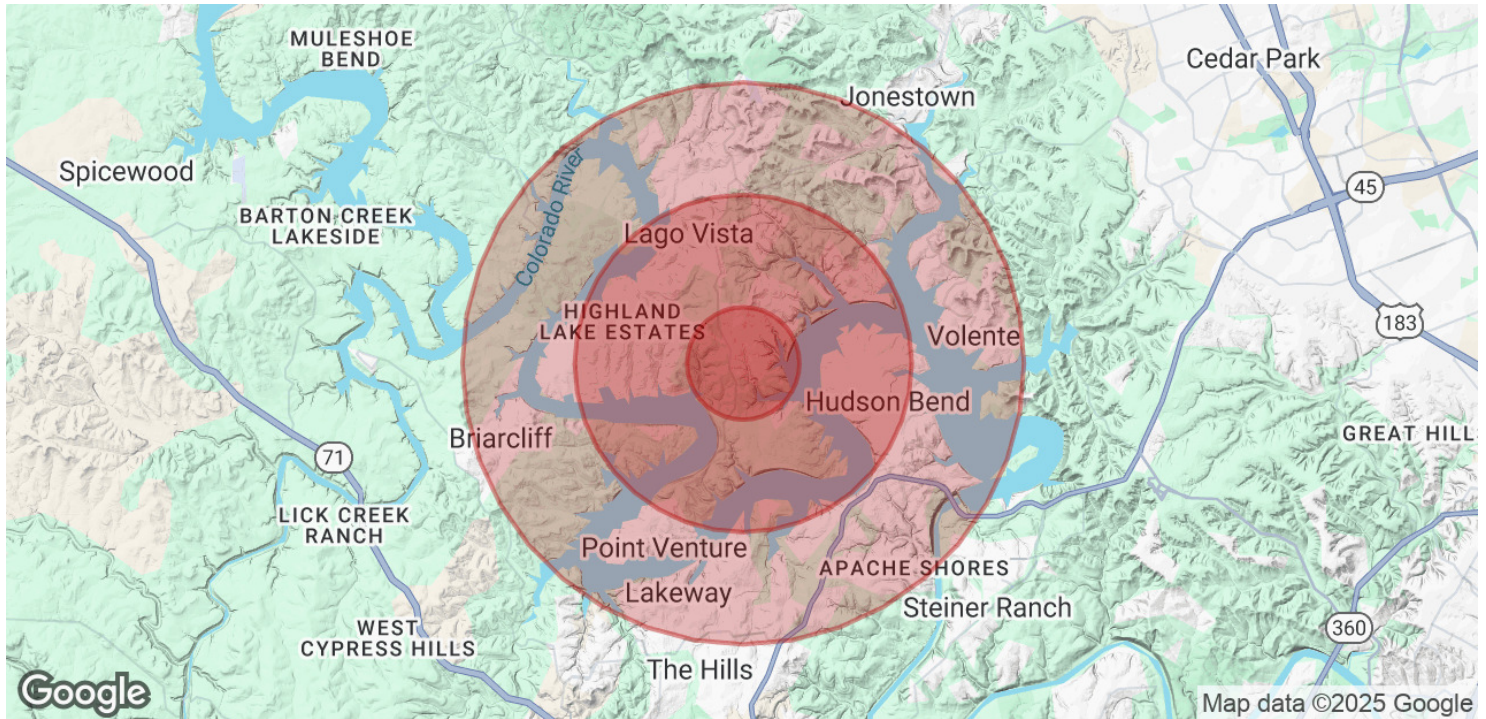
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	322	11,510	38,676
Average Age	49	48	46
Average Age (Male)	49	47	45
Average Age (Female)	50	48	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	143	5,028	15,832
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$172,766	\$148,366	\$179,476
Average House Value	\$918,507	\$788,698	\$836,862

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.*



**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.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	512-255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Designated Broker of Firm	License No.	Email	Phone
Nevada Titworth	704668	nevada@worthwhilerealtors.com	918-902-2614
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@crossleycommercial.com	512-751-0004
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date