



FOR SALE

Lago Vista Hilltop

4902 & 4804 Lohman Ford Road, Lago Vista, TX
78645

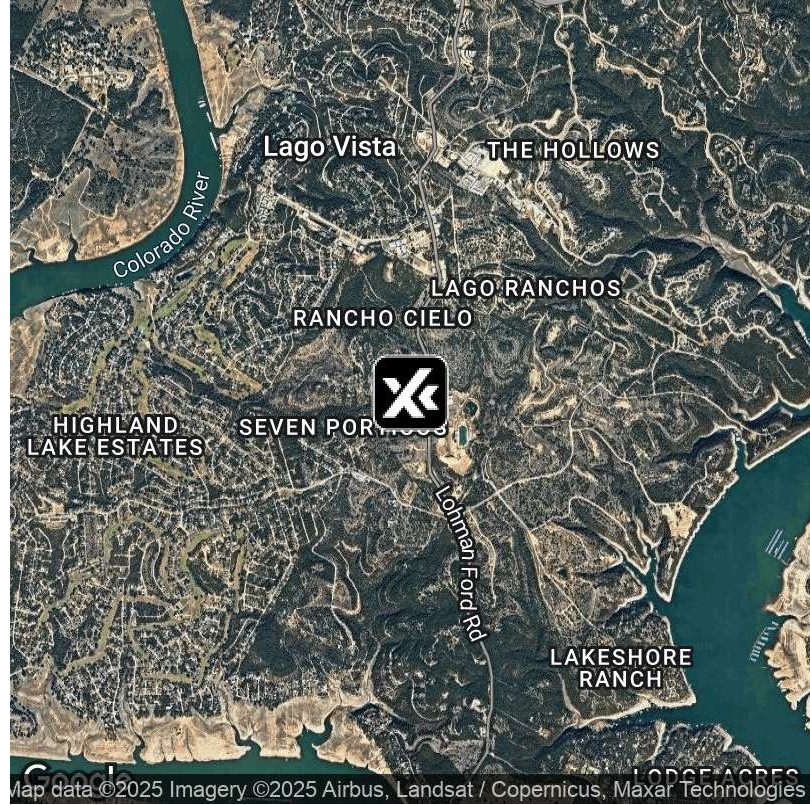
eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 | expcommercial.com

James Moreno

512.669.6280

james.moreno@expcommercial.com

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Sale Price	\$4,505,000
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OFFERING SUMMARY

Lot Size:	17.02 Acres
Price / Acre:	\$264,689
Zoning:	ETJ
Market:	Lago Vista

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the thriving Lago Vista area. This property located adjacent to Lago Vista High School, conveniently zoned ETJ, presents an enticing prospect for the astute Mixed Use / Multifamily investor. Boasting a prime location within the Lago Vista community, the property offers immense potential for development in a sought-after area. With Luxury Communities, Riviera Lake Travis & Firefly Cove, currently in the works this property is ideal for a group to take advantage of this prime location that harmonizes desirable zoning with the burgeoning opportunities of the Lago Vista market. Simply said, this is an ideal choice for those seeking to capitalize on the region's growth and potential.

PROPERTY HIGHLIGHTS

- Zoned ETJ / Ideal for Mixed Use
- Prime Location adjacent to Lago Vista High School
- 16" Water Line
- 17.02 Acres Available
- Willing to Subdivide
- Thriving Lago Vista area

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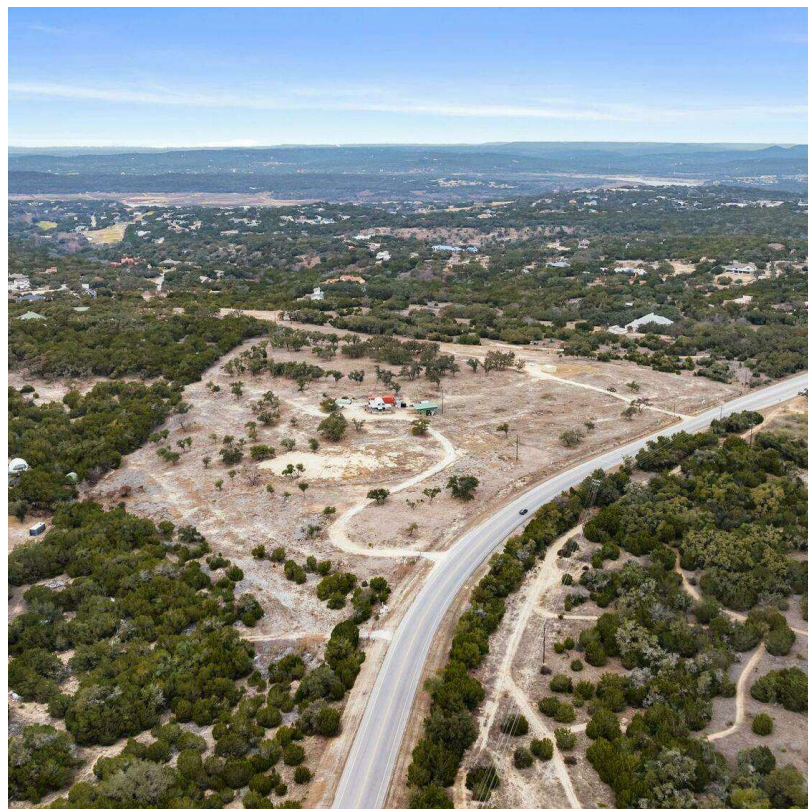
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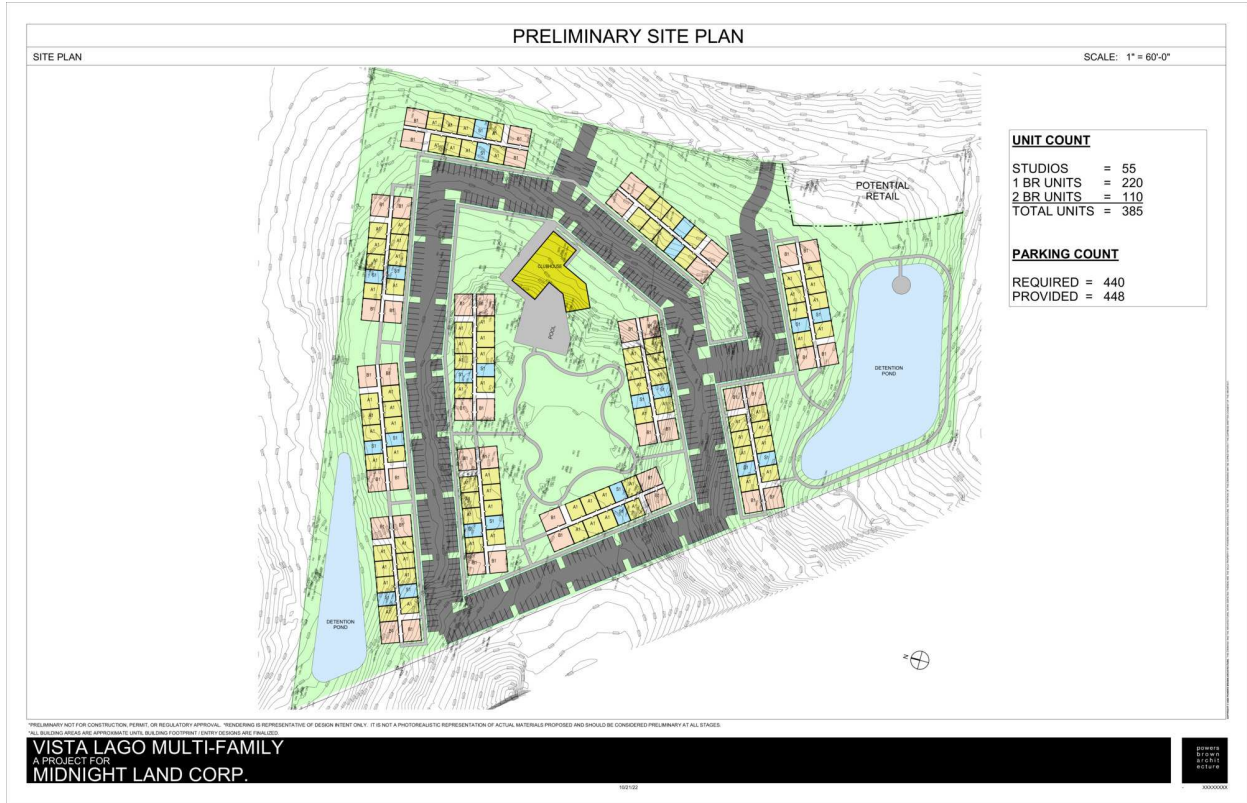
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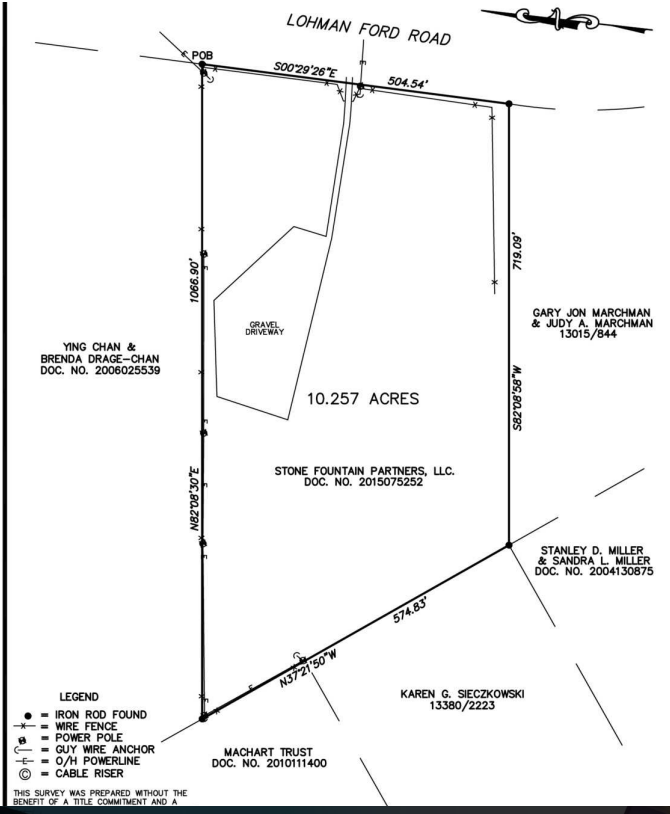
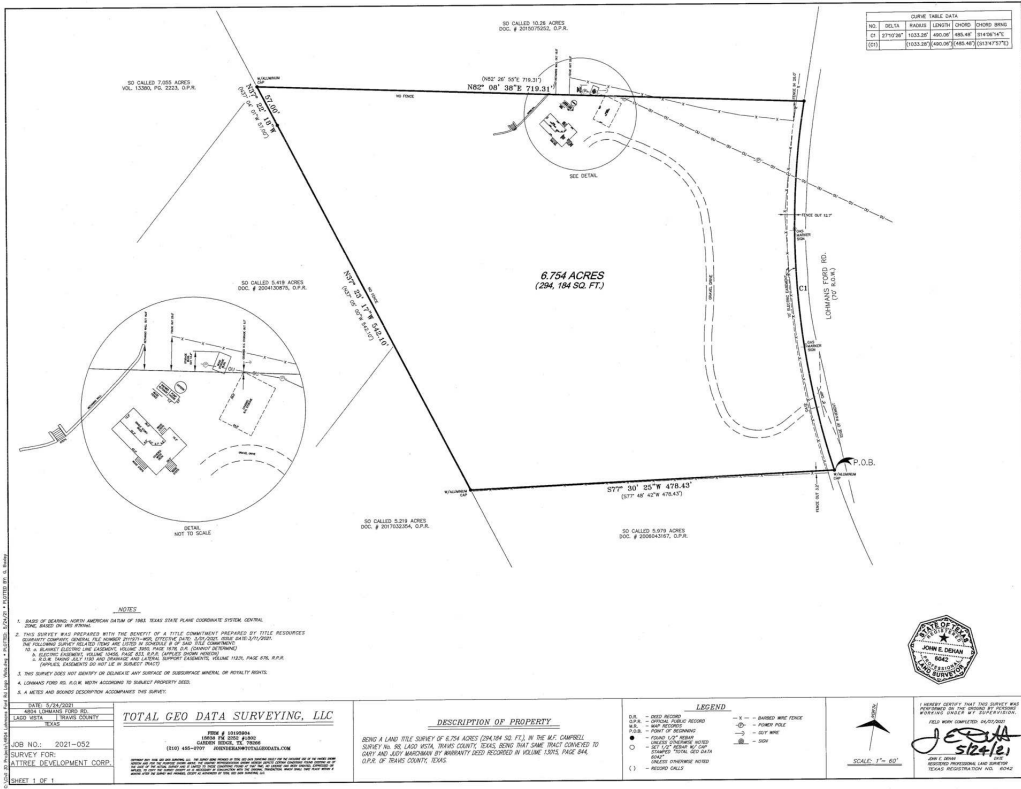


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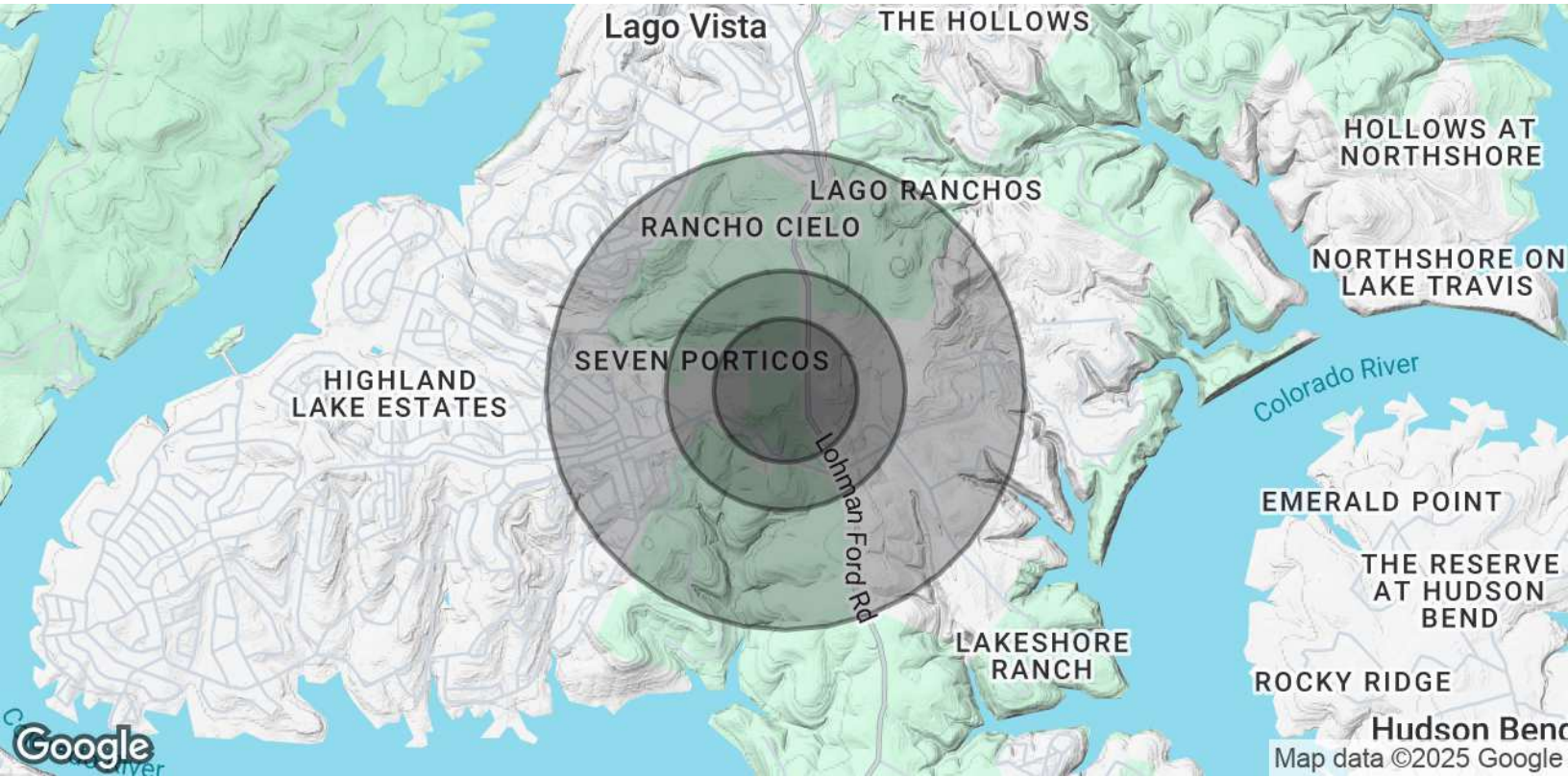
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	162	1,155
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	46	47	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	75	515
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$123,859	\$127,613	\$128,074
Average House Value	\$498,299	\$533,275	\$626,593

Demographics data derived from AlphaMap

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