

OFFICE FOR SALE

20811 DAWN DR LAGO VISTA 78645

20811 DAWN DRIVE, LAGO VISTA, TX 78645



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

20811 DAWN DRIVE



Property Summary

Lot Size:	+/- 0.80 Acres
Building SF:	14,610
Tenancy:	Multi
Parking:	35 Plus

Property Overview

Spacious and versatile commercial office park is available for sale at 20811 Dawn Dr, Lago Vista, TX 78645-5213. Located in a thriving business district, this property boasts ample parking and excellent visibility from the road. Offering multiple potential configurations to suit the needs of various businesses, the interior features high ceilings, plenty of natural light options, and a floor plan that allows for maximum flexibility. Additionally, there's a common break area with a kitchenette. The property is suitable for a variety of uses, including general office space or service-oriented businesses.

Location Overview

The surrounding area is home to a diverse mix of businesses, providing an attractive location for foot traffic and easy access for clients and customers. Situated in a growing community with a strong local economy, this property is an excellent opportunity.

AERIAL SHOT

20811 DAWN DRIVE



FRONTAGE & INTERIOR

20811 DAWN DRIVE



EXTERIOR/PARKING

20811 DAWN DRIVE



POINTS OF INTEREST & DRIVE TIMES

20811 DAWN DRIVE



20811 Dawn Dr Lago
Vista 78645

01

Lago Vista Golf Course

02

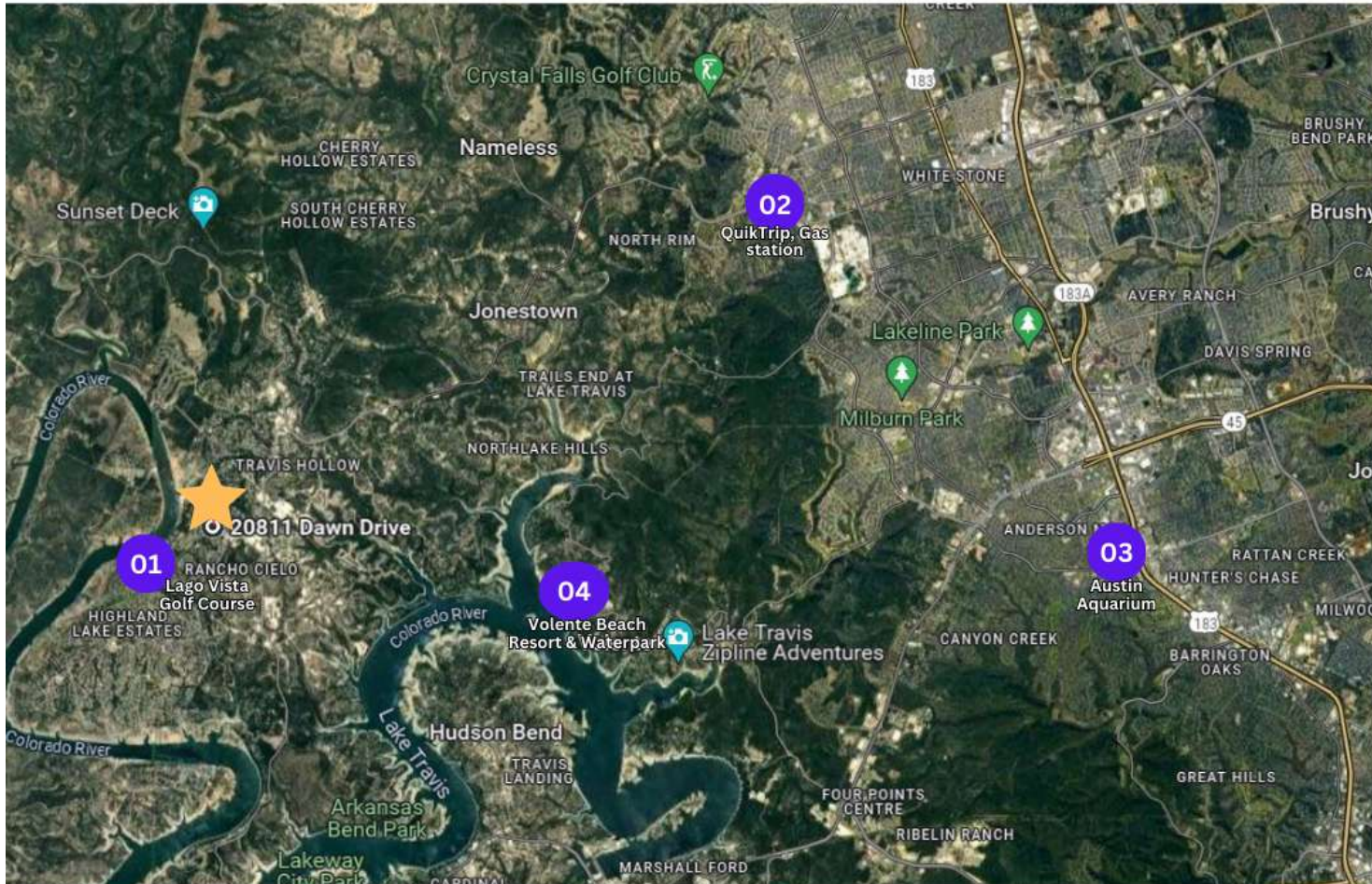
QuikTrip, Gas station

03

Austin Aquarium

04

Volente Beach Resort & Waterpark



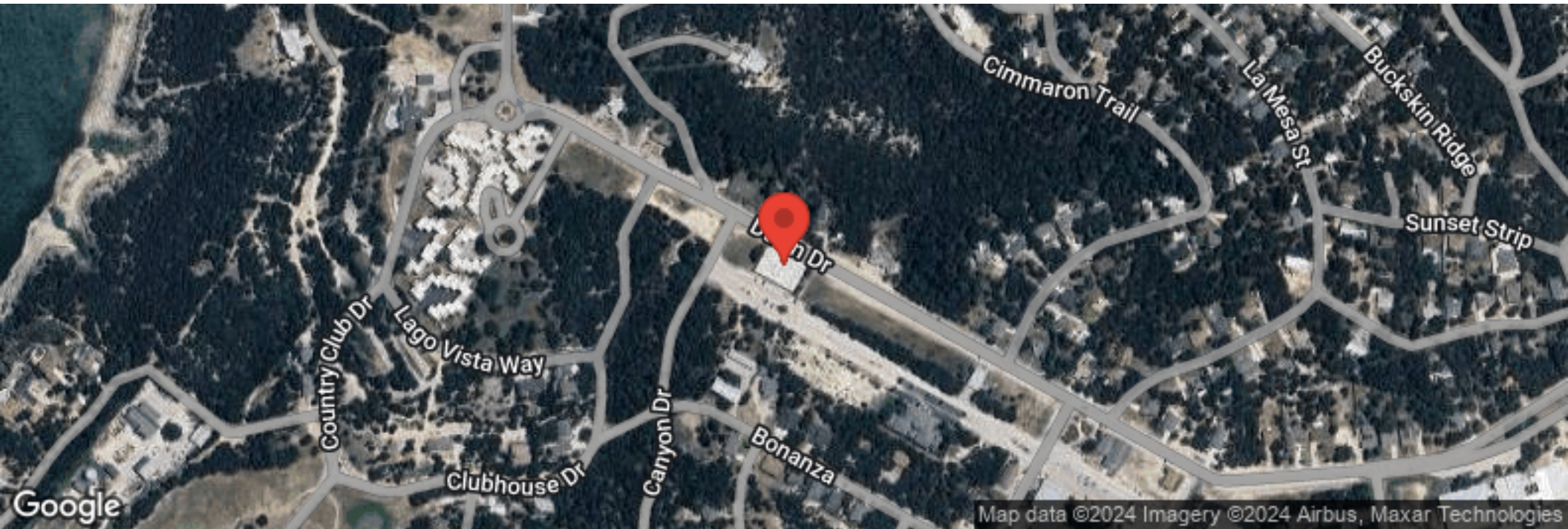
Drive Times



- 01 Lago Vista Golf Course
3 min
- 02 QuikTrip, Gas station
16 min
- 03 Austin Aquarium
30 min
- 04 Volente Beach Resort & Waterpark
32 min

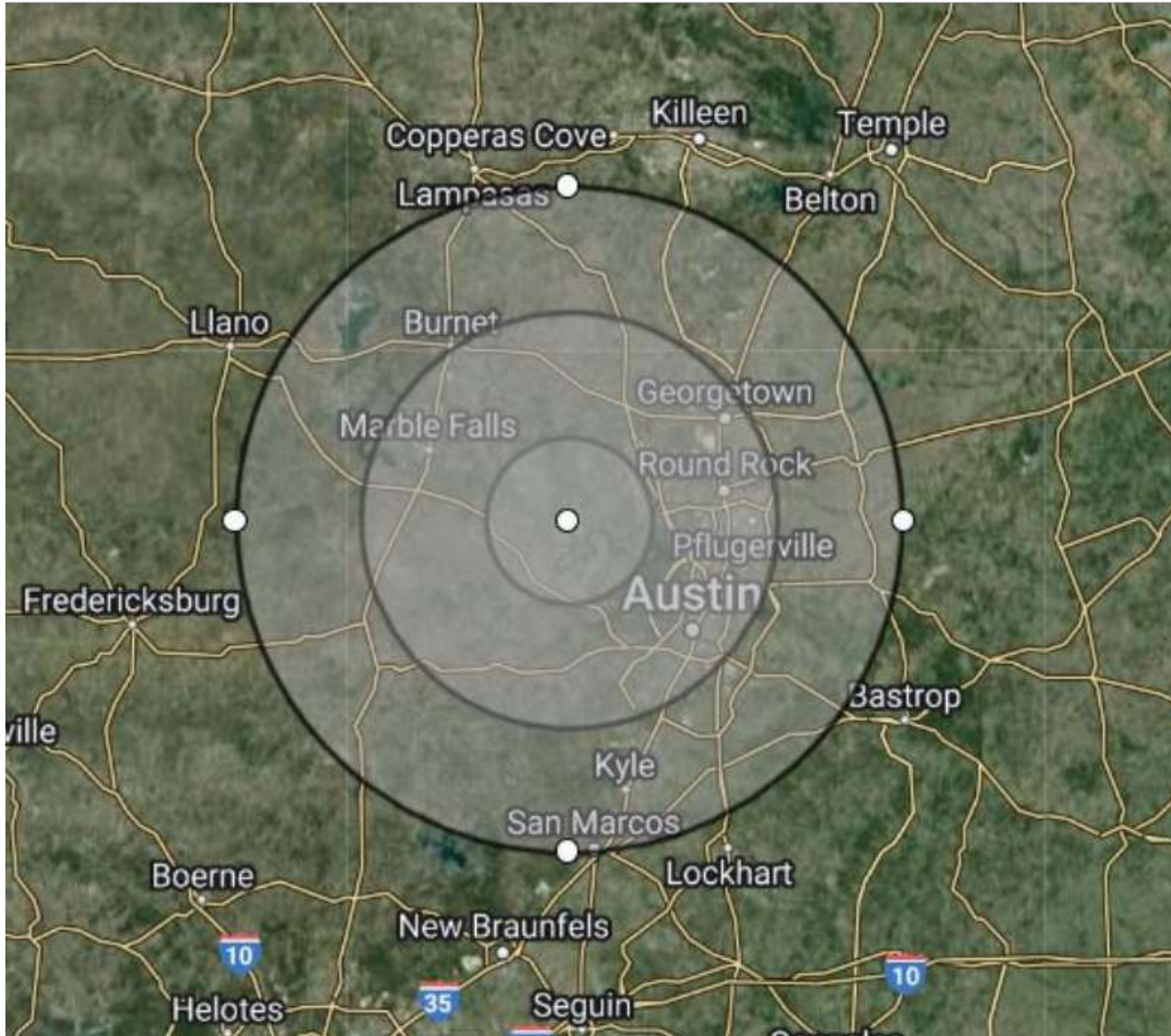
LOCATION MAPS

20811 DAWN DRIVE



DEMOGRAPHICS

20811 DAWN DRIVE



10 miles	41.26 MEDIAN AGE
\$125,474 MEDIAN HOUSEHOLD INCOME	151,686 INDIVIDUALS

25 miles	35.06 MEDIAN AGE
\$89,573 MEDIAN HOUSEHOLD INCOME	1,722,542 INDIVIDUALS

40 miles	34.88 MEDIAN AGE
\$86,819 MEDIAN HOUSEHOLD INCOME	2,187,743 INDIVIDUALS

*Source: census.gov

DISCLAIMER

20811 DAWN DRIVE



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