

FOR SALE

LAGO VISTA RETAIL PAD LAKESIDE AT TESSERA



FM 1431 & TESSERA PKWY, LAGO VISTA, TX 78654



CIP

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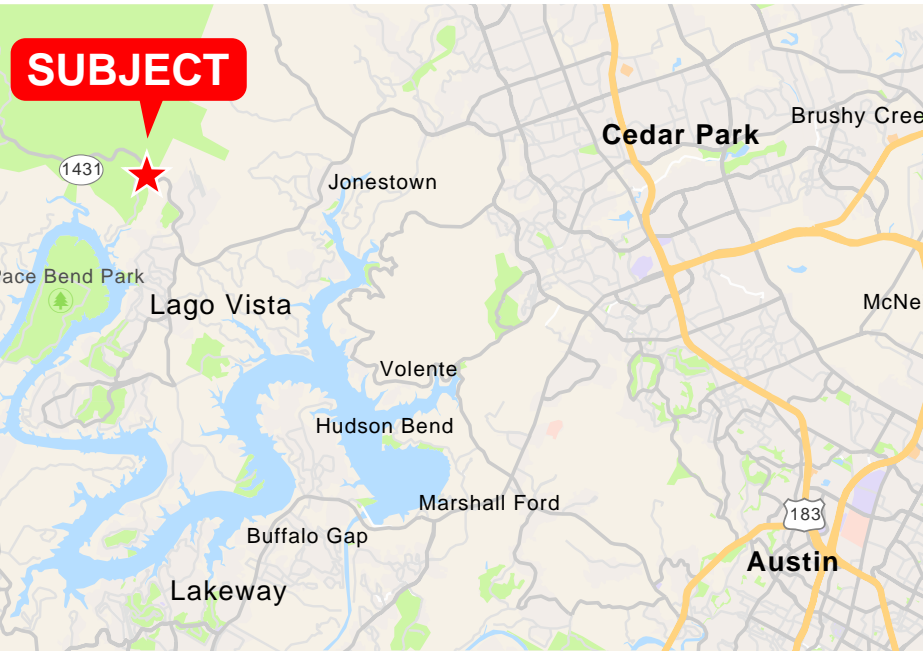
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9130 Jollyville Rd.
Suite 300
Austin, TX 78759
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FOR SALE

SUMMARY

FM 1431 & Tessera Pkwy | Lago Vista, TX 78654



MASTER PLAN: Lakeside at Tessera by Hines

Named "Best Master Planned Community of the Year" by Austin Business Journal, Lakeside at Tessera on Lake Travis is an 877-acre, master planned community that will contain 2,030 residences at completion.

JURISDICTION: Lago Vista PID

UTILITIES: Water, Waste Water, Electric, Comms at perimeter of site.

LOCATION: FM 1431 & Tessera Pkwy

[Google Map](#)

SIZE: 5.2 acres

ZONING: C1

PRICE: Contact Broker



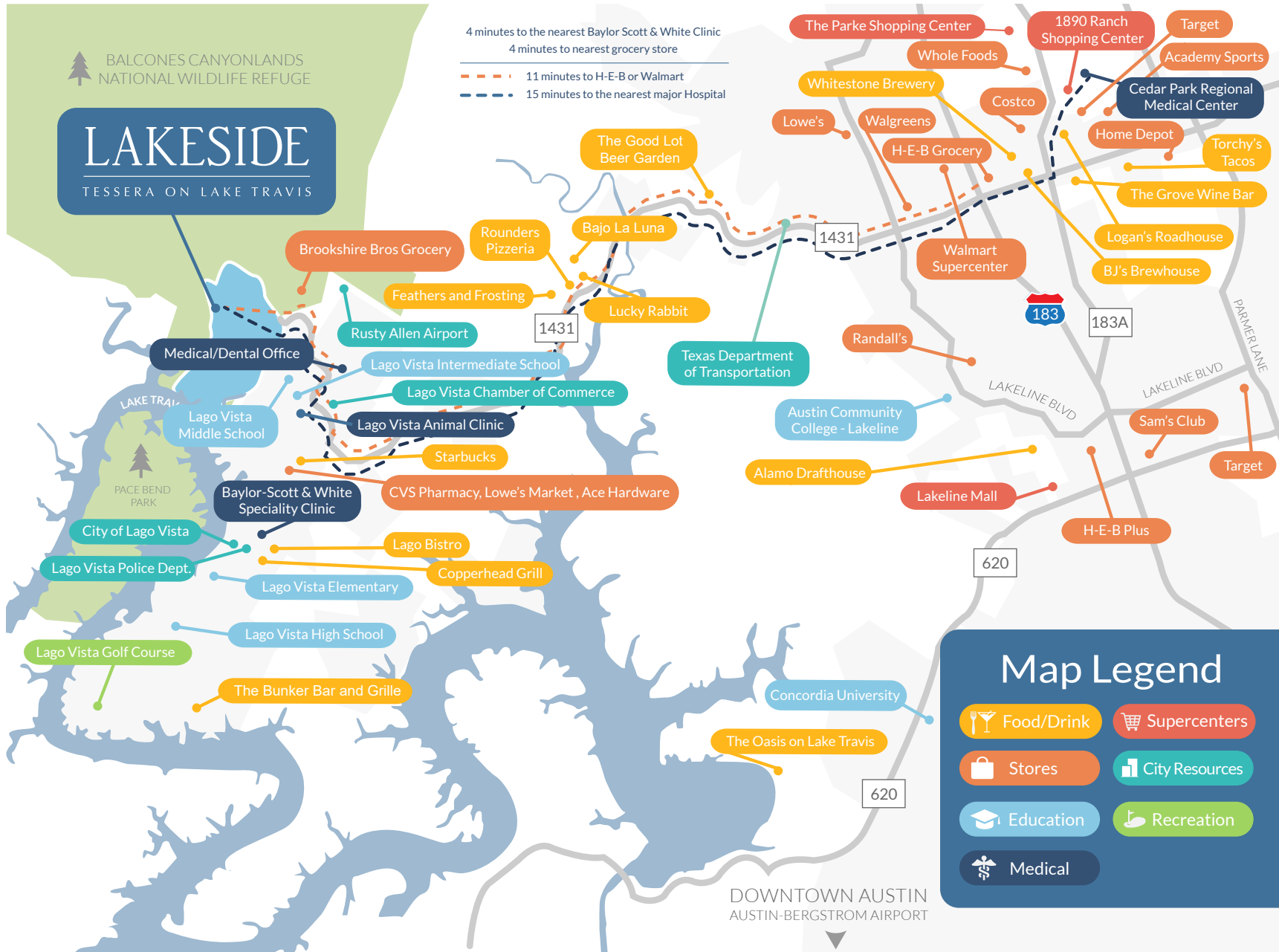
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AREA MAP

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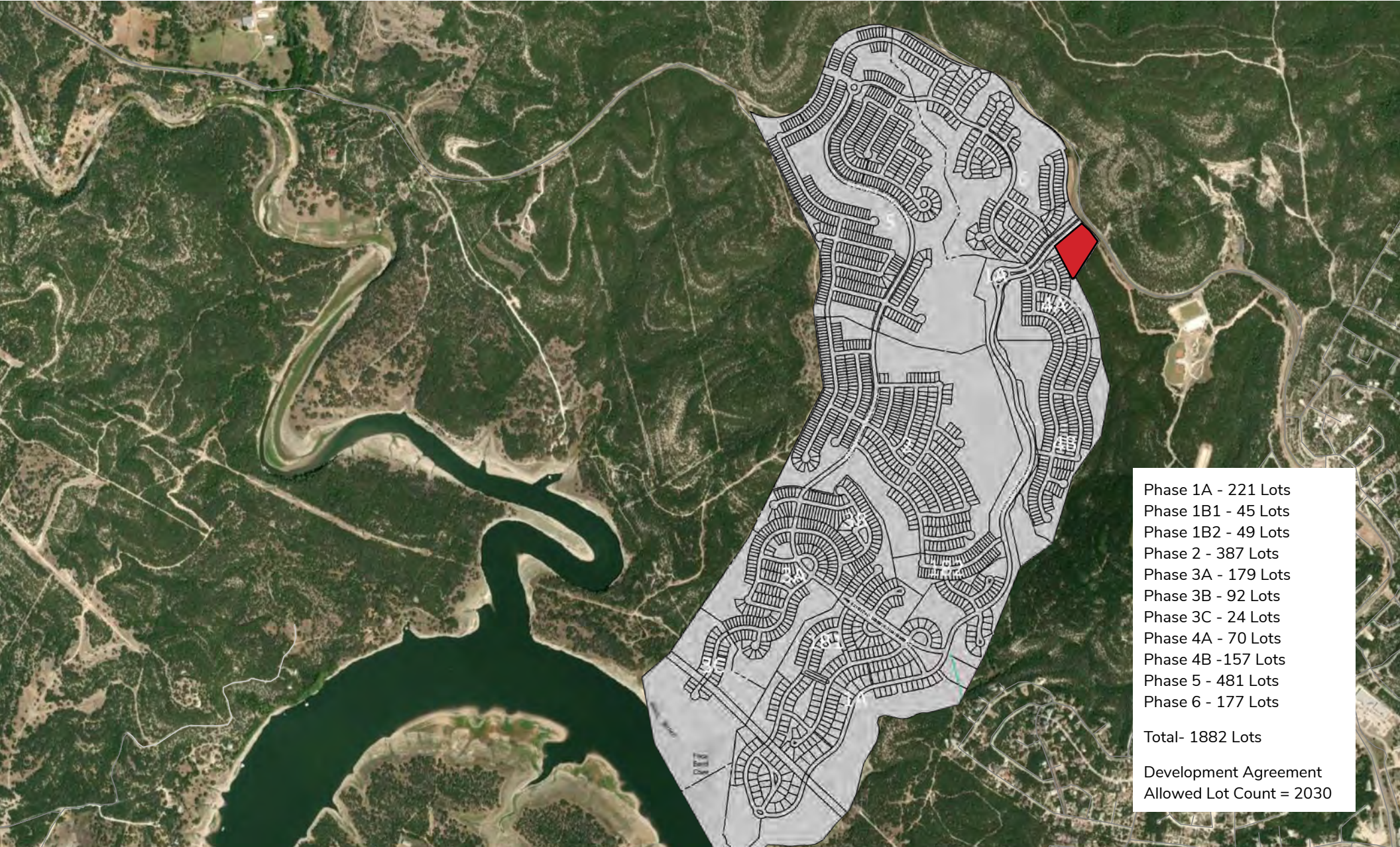
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SITE PLAN

FM 1431 & Tessera Pkwy | Lago Vista, TX 78654



- Phase 1A - 221 Lots
- Phase 1B1 - 45 Lots
- Phase 1B2 - 49 Lots
- Phase 2 - 387 Lots
- Phase 3A - 179 Lots
- Phase 3B - 92 Lots
- Phase 3C - 24 Lots
- Phase 4A - 70 Lots
- Phase 4B - 157 Lots
- Phase 5 - 481 Lots
- Phase 6 - 177 Lots

Total- 1882 Lots

Development Agreement
Allowed Lot Count = 2030



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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AERIAL

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LAKESIDE AT TESSERA

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LAKE SIDE AT TESSERA

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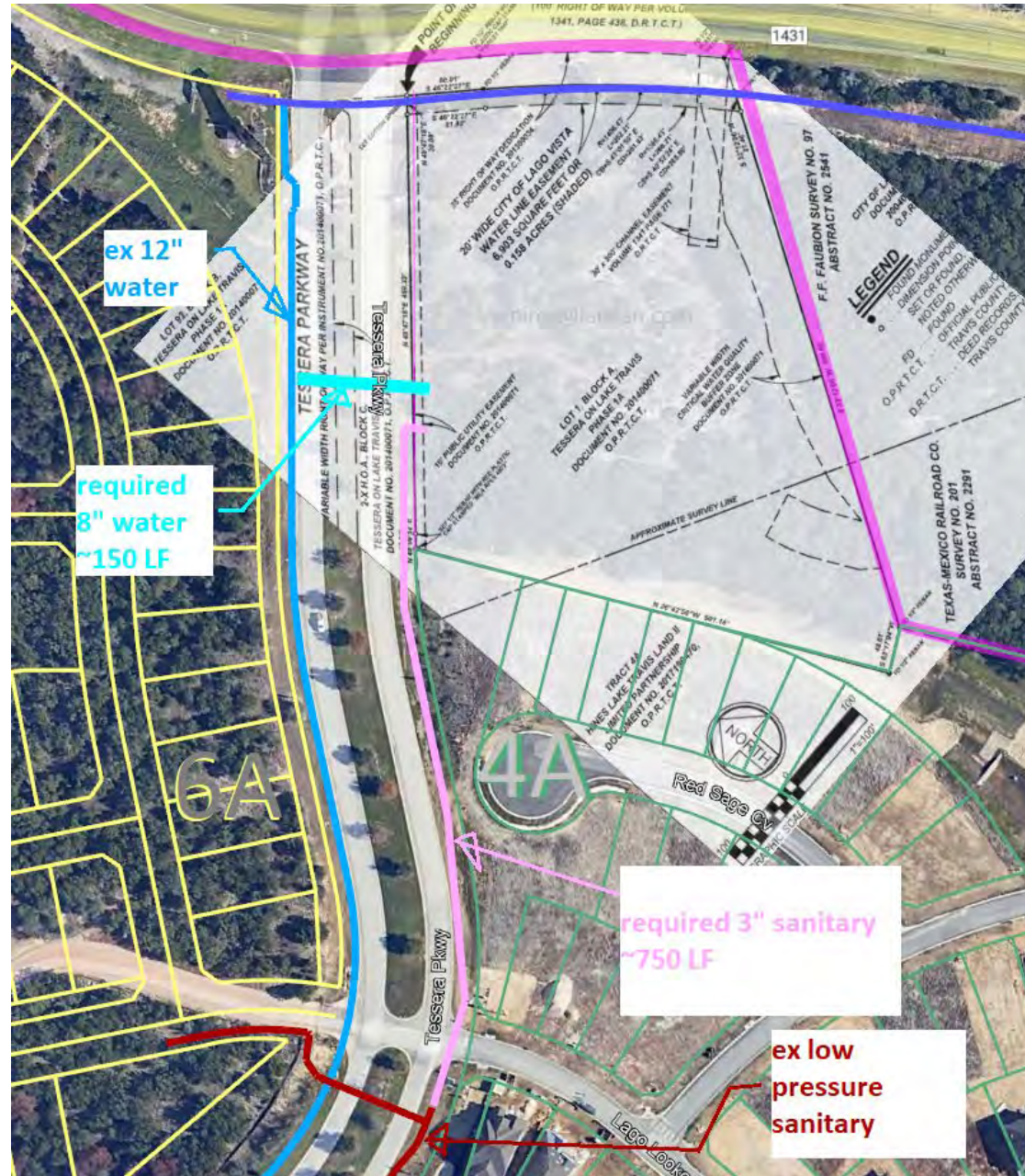
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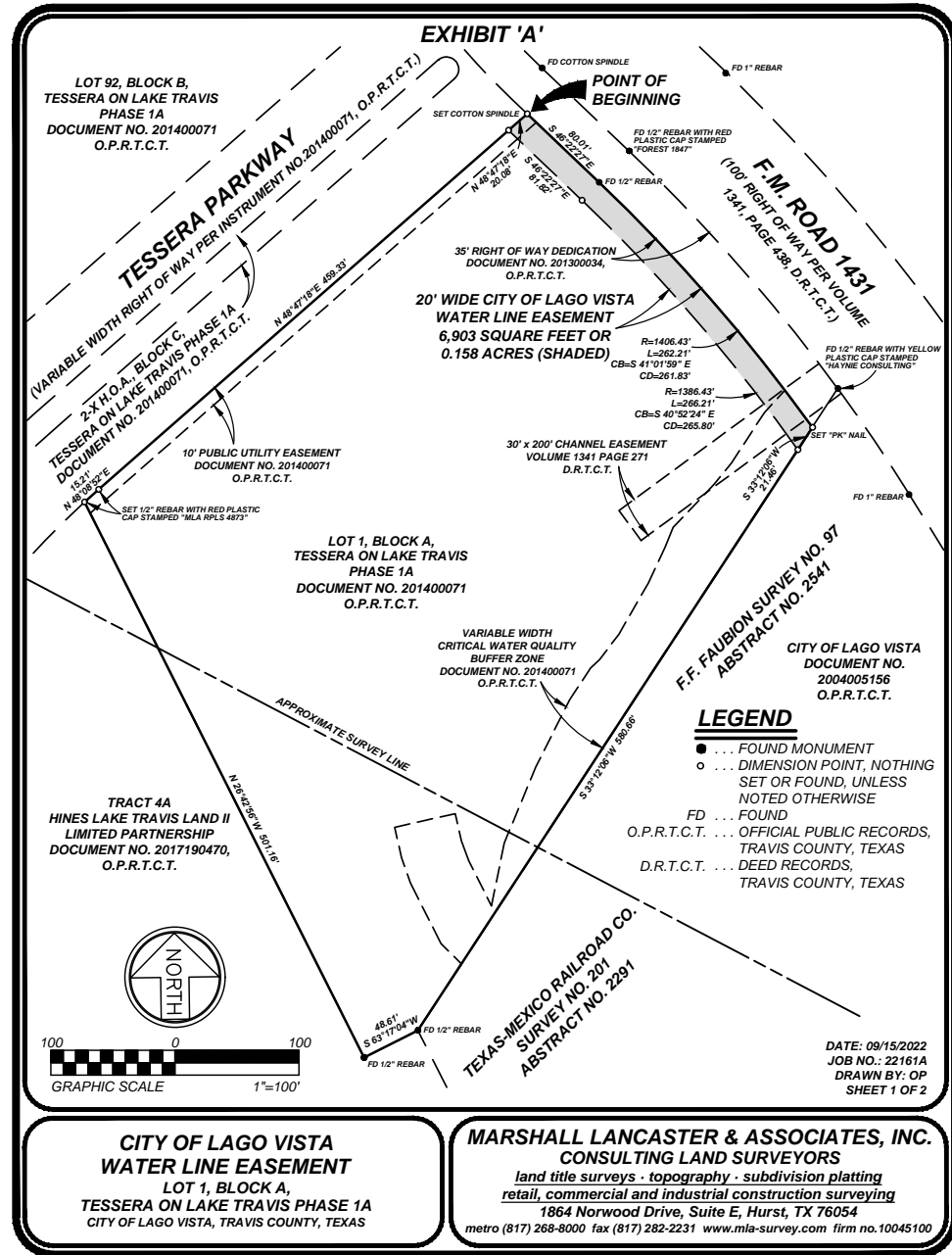
UTILITIES

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CITY OF LAGO VISTA
WATER LINE EASEMENT
 LOT 1, BLOCK A,
 TESSERA ON LAKE TRAVIS PHASE 1A
 CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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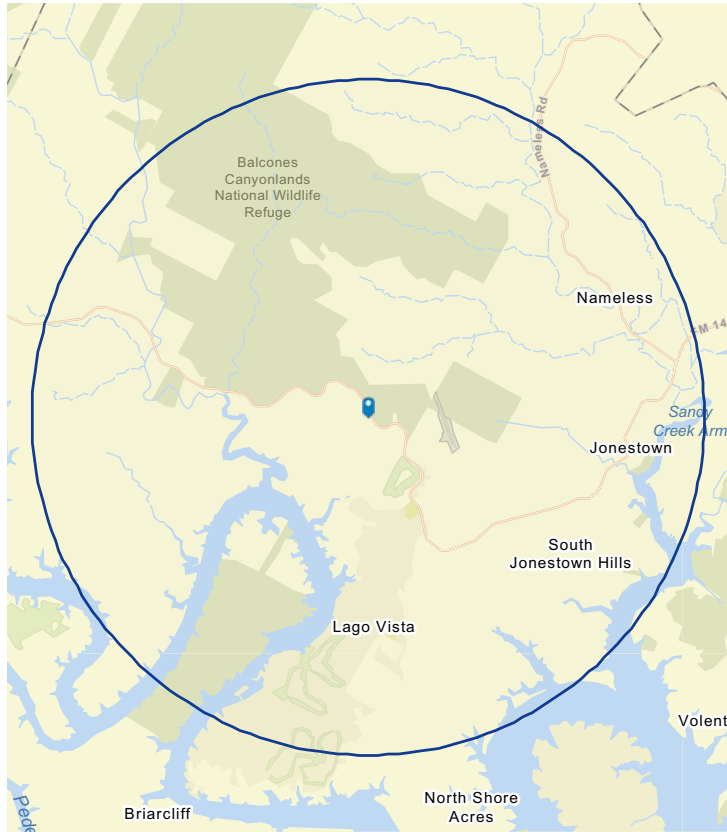
DEMOGRAPHICS

FM 1431 & Tessera Pkwy | Lago Vista, TX 78654

DEMOGRAPHIC PROFILE

9301-9327 Tessera Pkwy

Ring of 5 miles



EDUCATION



No High School Diploma



19.6% High School Graduate



26.3% Some College/ Associate's Degree



47.2% Bachelor's/Grad/ Prof Degree

INCOME



\$120,948

Median Household Income



\$64,997

Per Capita Income



\$744,476

Median Net Worth

EMPLOYMENT



White Collar

68.3%



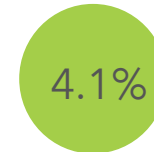
Blue Collar

20.7%



Services

11.0%



Unemployment Rate

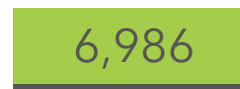
KEY FACTS



Population



Median Age

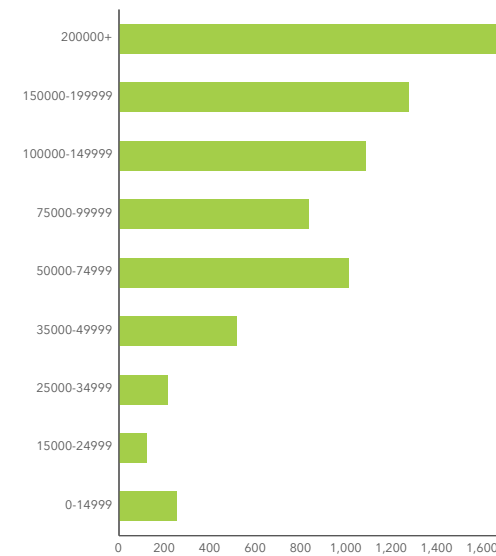


Households



Median Disposable Income

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2024, 2029).

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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.

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<u>Evan Bole</u> Sales Agent/ Associate's Name	<u>756417</u> License No.	<u>evan@cipaustin.com</u> Email	<u>(512) 682-1017</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date