



Lago Vista
Texas



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Alamo Title

Lago Vista is a beautiful community located about 20 driving miles northwest of Austin, Texas. As part of the spectacular Texas Hill Country, Lago Vista enjoys an abundance of scenery, wildlife and a relaxing environment. Whether you are into hike and bike trails, fishing, boating, or just having a good time at the lake, Lago Vista is the place for you.

In addition to a variety of businesses, Lago Vista also boasts highly acclaimed schools, a property owners association with several lakeside parks for Lago Vista residents and more.

Regional Information

Just eight miles from Cedar Park you can enjoy nature's gift to the Hill Country, the Highland Lakes. The Highland Lakes of Central Texas consist of six lakes along the Colorado River starting 85 miles northwest of Austin and ending in Austin.

Education

Lago Vista has a highly acclaimed school district. Lago Vista Elementary and Lago Vista High School have both been listed as Exemplary by the Texas Education Agency and Lago Vista Middle School as Recognized. In addition, Lago Vista supports an active lifestyle with many local groups offering opportunities to participate in theater, recreation and city government. There are many opportunities for school children to participate in extracurricular activities as well as receive an excellent education.

Recreation

Lago Vista sits peacefully on a peninsula on the North shore of Lake Travis and has been one of Texas' best kept secrets for over thirty years. As the gateway to the Balcones Canyonlands National Wildlife Refuge, Lago Vista is a nature lovers paradise. Here, bird watchers can observe the endangered Golden-cheek Warbler and Black-capped Vireo in their natural habitat. Other native wildlife include deer, fox, and armadillos.

Lago Vista Golf Course is a public golf facility that combines breathtaking scenery with incredible golf. Golfers at Lago Vista enjoy some of the most spectacular lake views and deer sightings that a Texas golf course has to offer. The three golf courses (two eighteen hole golf courses and one par-3 executive golf course) provide enjoyable golf opportunities for everyone from beginners to pros.

The Lago Vista Sports Complex is located at 8012 Bar K Ranch Rd across the street from the LVISD baseball field. Built in 2003, the Sports Complex consists of a nature preserve, BBQ pits, picnic tables, walking trail, swimming pool, softball field, and two lighted tennis courts.

Quality of Life

Lago Vista was highlighted in Kiplinger.com's report on the top places to live. According to their article, "Once mostly a resort community for retirees, this 11-mile stretch of land increasingly appeals to young families who like the small-town atmosphere and don't mind commuting to Northwest Austin or Round Rock". Whether sailing on Lake Travis, hiking or biking our hills, or enjoying the beautiful sunsets, Lago Vista provides a quality of life that many people desire.

With numerous commuting and transportation options, to include the Rusty Allen Airport, the Cap Metro Rail and various Park and Ride opportunities, Lago Vista can provide quick and effective access to the energy of surrounding cities. You can reach all the big-city excitement of Austin within 30 minutes.

Currently, 65.2 percent of the 2,875 housing units in the market area are owner occupied; 21.7 percent, renter occupied; and 13.0 percent are vacant. In 2000, there were 2,155 housing units— 67.1 percent owner occupied, 23.1 percent renter occupied and 9.8 percent vacant. The rate of change in housing units since 2000 is 3.56 percent. Median home value in the market area is \$188,651, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.61 percent annually to \$194,511. From 2000 to the current year, median home value changed by 4.02 percent annually.

Business Overview

Lago Vista is a beautiful part of the spectacular Texas Hill Country while offering plentiful options for office and building space. Home to more entrepreneurs than other towns its size, Lago Vista offers an eclectic mix of business, residential communities, property, and opportunities for "Lake Living, Texas Style". Lake Travis has been rated one of the cleanest and clearest lakes in Texas, with sailing, fishing, and water skiing a daily occurrence. Lago Vista is becoming a top choice for professionals and families.

Lago Vista has recently become a dream site for investors. Property developers from across the nation have identified this "hidden gem" in the Hill Country, and new developments are underway to appeal to the new Lago Vista audience.