

\$1,850,000 - 5300 Lohmans Ford Road, Lago Vista

MLS® #8525004

\$1,850,000

3 Bedroom, 3.00 Bathroom, 3,000 sqft
Farms and Ranches on 10.75 Acres

See Agent, Lago Vista, TX

10.7 +/- acres with two homes and 356â€™™ of Lohman Ford road frontage right across the street from Lago Vista High School. The main home is approx. 2200 sqft: 3 bed, 2 bath with office and built in storm shelter! The second home is approx. 800 sqft: 1 bed, 1 bath with office and laundry. Green house, 18â€™™x30â€™™ shed, 12â€™™x20â€™™ deck, RV and Boat Parking! Property is not in the City limits, so no restrictions or zoning. Low tax rate. Great commercial potential and prime road frontage for development.

This property was purchased to create an assisted living/graduated nursing home. Many plans have already been developed for a program such as this. In Texas, small licensed assisted living homes may have up to 16 beds, so these plans reflect that. The guest house was going to be used as the office/family meeting room.....or as a home for the house manager.

Lago Vista is a great place for business! Businesses opening soon: 2 restaurants, 1 gym, additional shopping center. Businesses need here: Multi family opportunities, Full time childcare, Places for families and children to gather: bowling, movie theater, gaming.

A+ rated schools: Lago Vista Independent School Districts, Extremely Low Crime Rate, 150 residential permits in Q1 of 2021, 4 commercial permits in Q1 of 2021.



Built in 2002

Essential Information

ListingFeed	abor_vow
MLS® #	8525004
List Price	\$1,850,000
Sale Price	\$1,450,000
Sale Date	March 7th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,000
Acres	10.75
Year Built	2002
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	5300 Lohmans Ford Road
Subdivision	See Agent
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available
Features	Lake, Playground, Park, Pool, Trails/Paths, Airport/Runway, Golf, Restaurant
Parking	Attached, Detached Carport, Door-Single, Driveway, Garage, Guest, Kitchen Level, Paved, RV Access/Parking
# of Garages	2
View	Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Free-Standing Range, Disposal, Refrigerator, Washer
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Garden, Moderate Trees, Native Plants, Private, Split Possible, Trees Large Size, Trees Medium Size, Near Golf Course
Windows	Blinds
Roof	Metal
Construction	Masonry, Stucco
Foundation	Slab

School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista