

FOR LEASE · RETAIL · MEDICAL · FITNESS · SERVICE

Shoppes at Monarch

US 183 & Oak Grove · Leander, Texas

PROPERTY ID R616289 · LEANDER, TX 78641

PRE-LEASING NOW

38,000+
HWY 183 · DAILY TRAFFIC

8,806^{SF}
SIX SUITES · DIVISIBLE

1.21^{AC}
PAD SITE

Q4 2026
SHELL DELIVERY

Traffic count — TxDOT US 183 corridor. Suite areas per conceptual site plan; areas approximate.

THE OPPORTUNITY

Six new ground-floor retail suites totalling 8,806 SF on a 1.21-acre pad fronting US 183. Shell delivery Q4 2026, divisible from 1,438 SF.

LEASE DETAILS

ASKING RATE	Call for rates
NNN (EST.)	Call for estimate
DELIVERY	Q4 2026 · shell
SUITES	1,438–8,806 SF
TENANT IMPROVEMENT	Negotiable

LOCATION

Direct US 183 frontage carrying 38,000+ vehicles daily, minutes from the 183A Toll and anchored by the 530-acre Bryson community.

ENTITLEMENTS

ZONING	GC-3-A ✓
DISTRICT	Monarch PUD · TODD
PERMITTED USES	Retail · Medical · Fitness
SITE	1.21 AC · 6 suites
STATUS	Pre-leasing



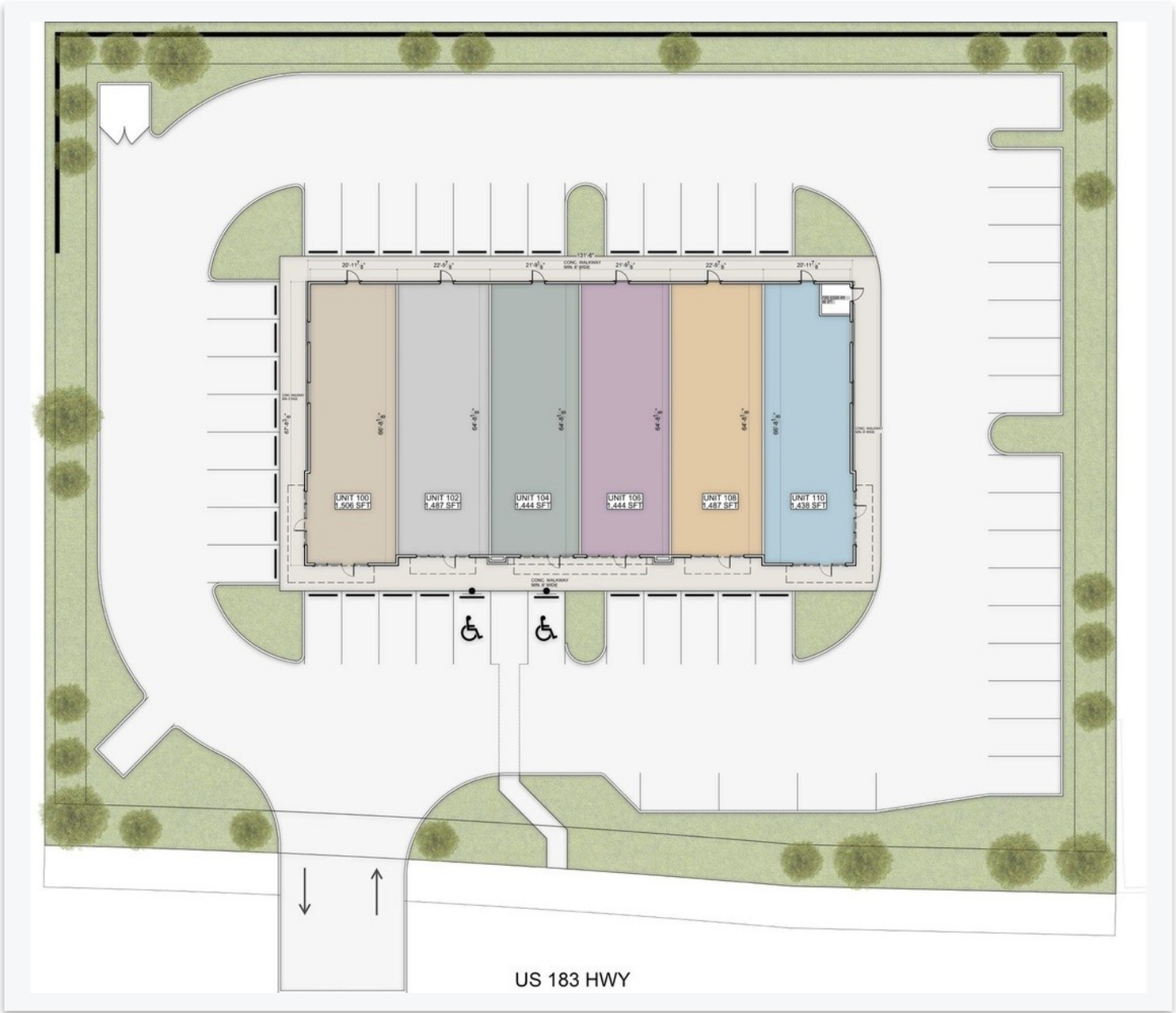
LEASING · PRE-LEASING NOW

Information deemed reliable but not guaranteed. Sizes, uses &

SITE PLAN

Six suites on 1.21 acres

CONCEPTUAL SITE PLAN
AREAS APPROXIMATE



Conceptual site plan — suite demising, parking and drive aisles preliminary and subject to final civil and permit sets.

1,506 SF
UNIT 100

1,487 SF
UNIT 102

1,444 SF
UNIT 104

1,444 SF
UNIT 106

1,487 SF
UNIT 108

1,438 SF
UNIT 110

TOTAL ±8,806 SF

6 suites

DIVISIBLE FROM

1,438 SF

FRONTAGE

US 183

DELIVERY

Q4 2026 shell

THE BUILDING

Built for small-format tenants

CONCEPTUAL RENDERING



FORMAT

Six ground-floor suites from 1,438 SF with individual storefronts, rear service access and dedicated frontage parking.

IDEAL USERS

Fitness, medspa, barber and hair/nail, dental, chiropractic, medical, retail and small office.

DELIVERY

Cold dark shell Q4 2026. Tenant improvement allowance negotiable; rates and NNN on request.

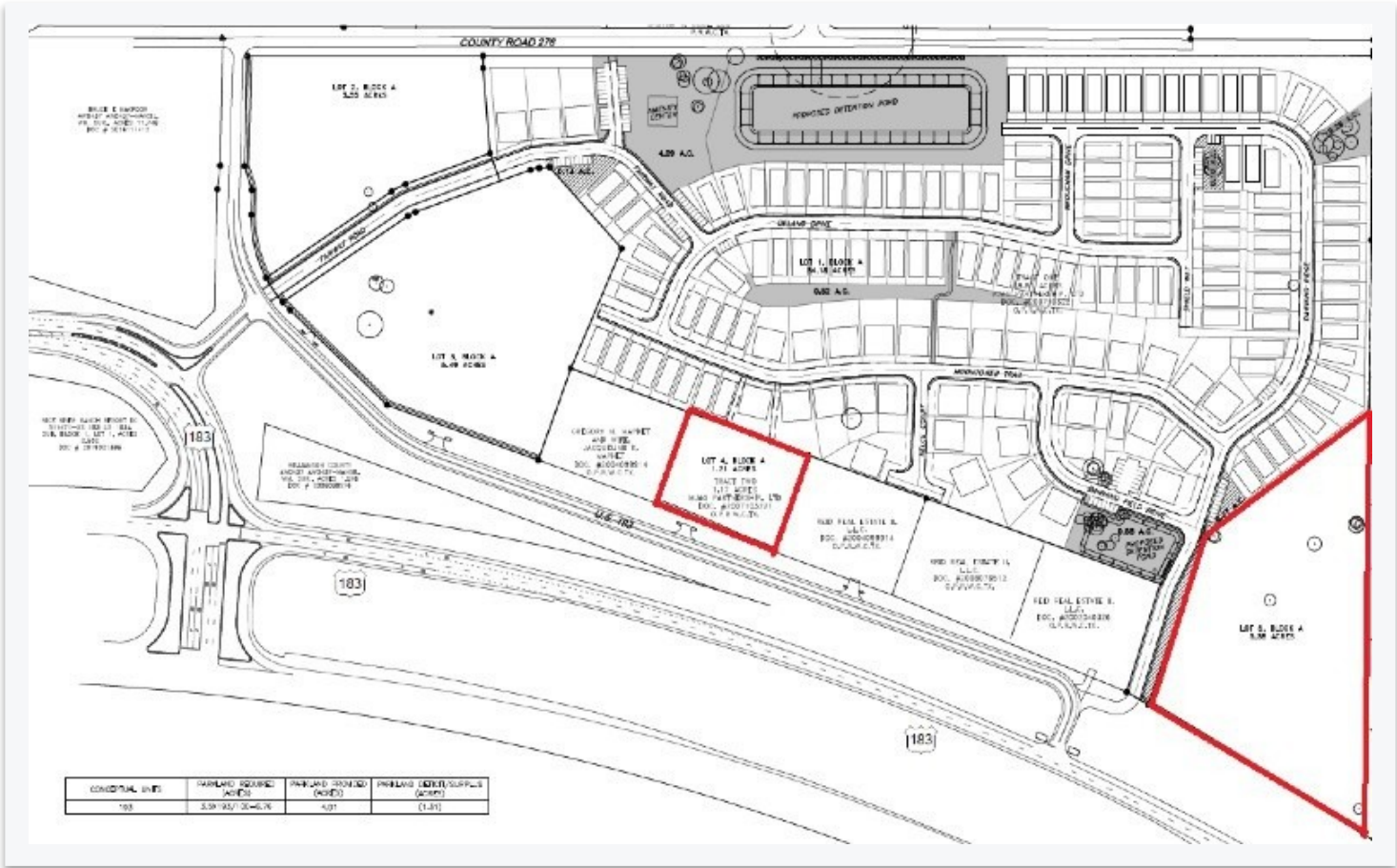
USE RESTRICTIONS

Prohibited uses per Monarch PUD: animal hospital, veterinarian, animal boarding, farm or truck gardens, funeral home, manufactured housing sales, transportation-related facilities, major equipment sales and body shop.

MASTER PLAN

The pad within Monarch

1.21 ACRES OUTLINED



Monarch PUD master plan — the ±1.21-acre retail pad is outlined at the US 183 frontage. Boundaries approximate.

CONTEXT

The 1.21-acre retail pad sits at the front of the Monarch PUD, fronting US 183 with access from Bryson Ridge Trail and Oak Grove.

ROOFTOPS

530-acre Bryson community with 1,500+ homes and on-site North Elementary; Broadstone Bryson adds 306 units.

CORRIDOR

Leander is among the fastest-growing submarkets in Central Texas, with limited small-bay retail supply along this stretch of 183.

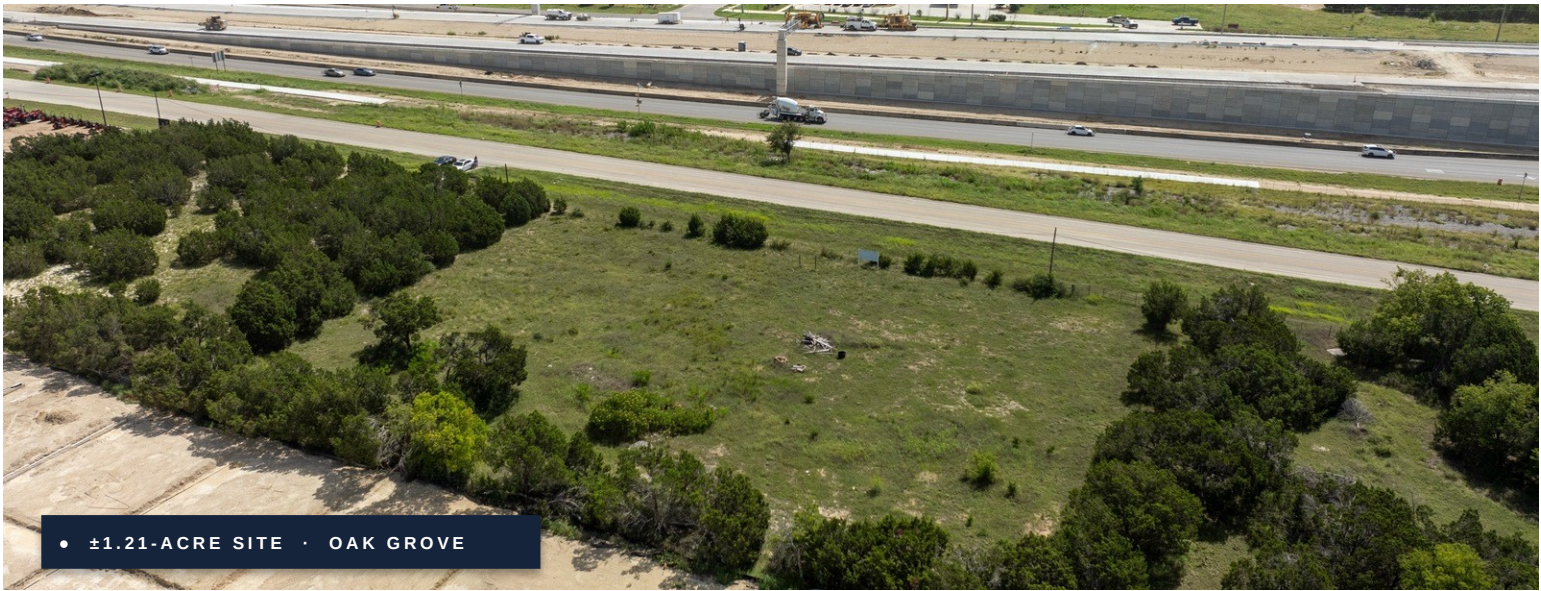
530 AC
BRYSON COMMUNITY

1,500 +
HOMES

306 units
BROADSTONE BRYSON

38,000 +
HWY 183 ADT

The site in context



STREETS

Frontage on US 183 with access via Bryson Ridge Trail and the Oak Grove approach.

HIGHWAYS

Direct connection to US 183 and the 183A Toll, linking to greater North Austin.

LANDMARKS

Bryson and Deerbrooke master-planned communities, North Elementary and established rooftops.

Brokerage services



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date