



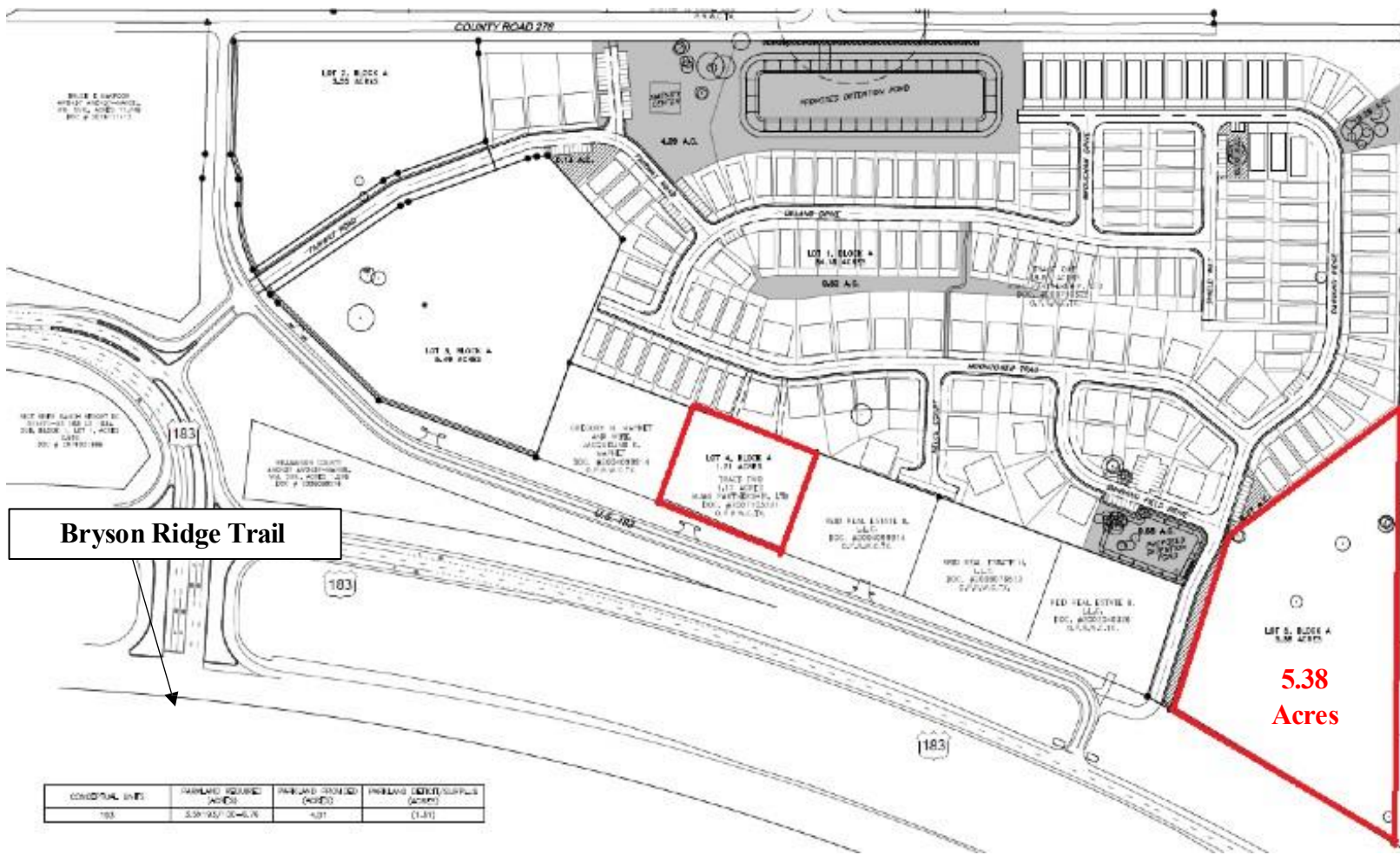
## Shoppes at Monarch Summary:

- Property ID: R616293 (5.38 acres) Leander, TX 78641
- Estimated shell delivery end of
- Zoning: Monarch PUD within the TODD. Base zoning is GC-3-A (General Commercial)
- Available Acreage For Sale: 2 Ac – 5.38 Ac.
- Prime exposure to 183 with easy access
- Prohibited uses: Animal hospital, veterinarian, animal boarding, farm or truck gardens, funeral home, manufactured housing sales, transportation-related facilities, major equipment sales, body shop.
- Seeking daycare, grocery, restaurant/bar, fitness, medspa, entertainment, barber shops, hair/nail salon, dental, chiropractic, medical, retail sales, entertainment, office and more!
- Please inquire for pricing details.

John Cummings

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# Concept A Site Plan

## 5.38 Acres- Shops at Monarch



# Concept B Site Plan

## Seeking Daycare User for BTS Lease



Site Source: Williamson County Mans

# Aerial Photo

Summerlyn: 1,000+  
Homes

Larkspur: 1,500+  
Homes

5.38 Acres

183 Access

Caso Leander: 82 Units



## Additional Aerial Photos



