

MONARCH

Liberty Hill, TX NEC
of 183A & Hwy-29



SPRING 2028



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Liberty Hill

183A at Hwy 29

This prime location at the 183A and Highway 29 intersection is at the center of booming Liberty Hill, Texas.

Directly across from Costco and Target, with exceptional connectivity throughout the region, Monarch is equal distance from both Cedar Park and Georgetown (12 miles away), and a quick 25-minute drive to Central Austin.

Monarch, Liberty Hill

Monarch Retail represents the heart of Liberty Hill. It's a thoughtfully planned community hub, an inviting atmosphere where visitors naturally want to gather and spend time.

Further strengthening the opportunity, Liberty Hill's new Legacy Ranch middle and high school campuses sit just up the street, bringing 5,000+ students daily to the immediate area.

A key advantage is Monarch's connection to Georgetown Water, ensuring reliable service in a corridor where many sites struggle with utility constraints. This enables Monarch to support a 26+ acre commercial development designed for interconnectivity with neighboring businesses, single-family homes, and multi-family residences.

Demographics



Trade Area Population
75,475 (5-Mile Radius)

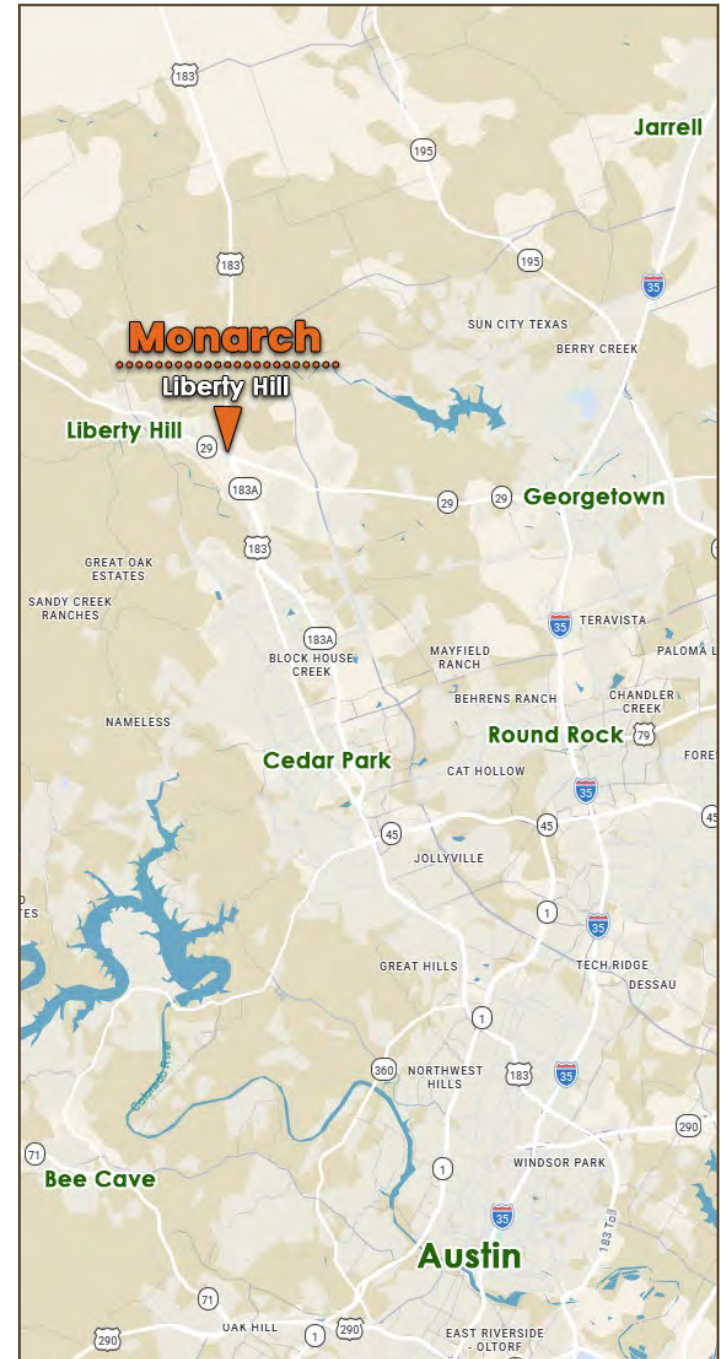


Median Household Income
\$162,512 (5-Mile Radius)



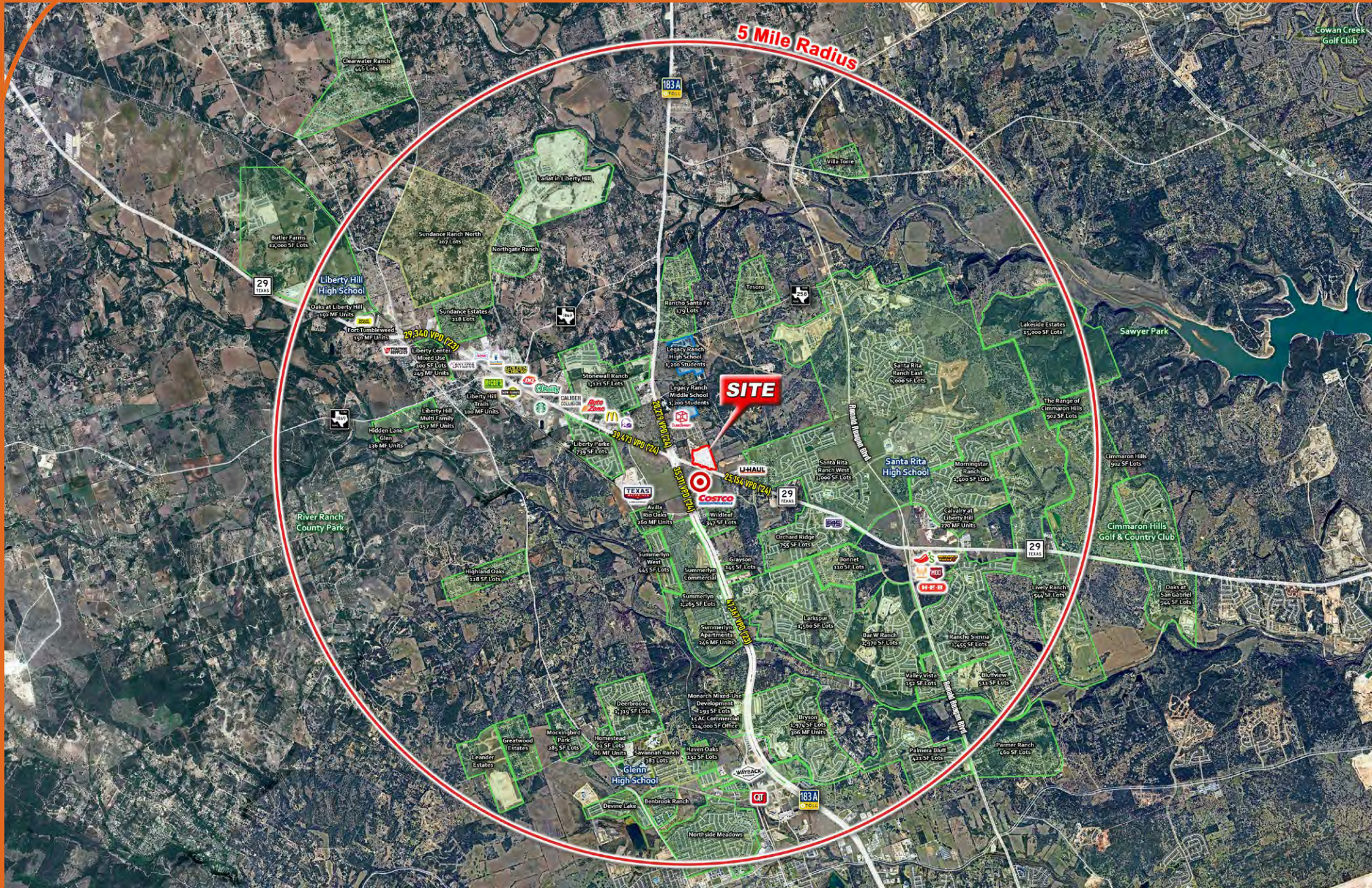
Traffic Counts (pre-Costco)
TX-29: 25,154 VPD ('24)
183-A: 35,311 VPD ('24)

Notable Area Tenants



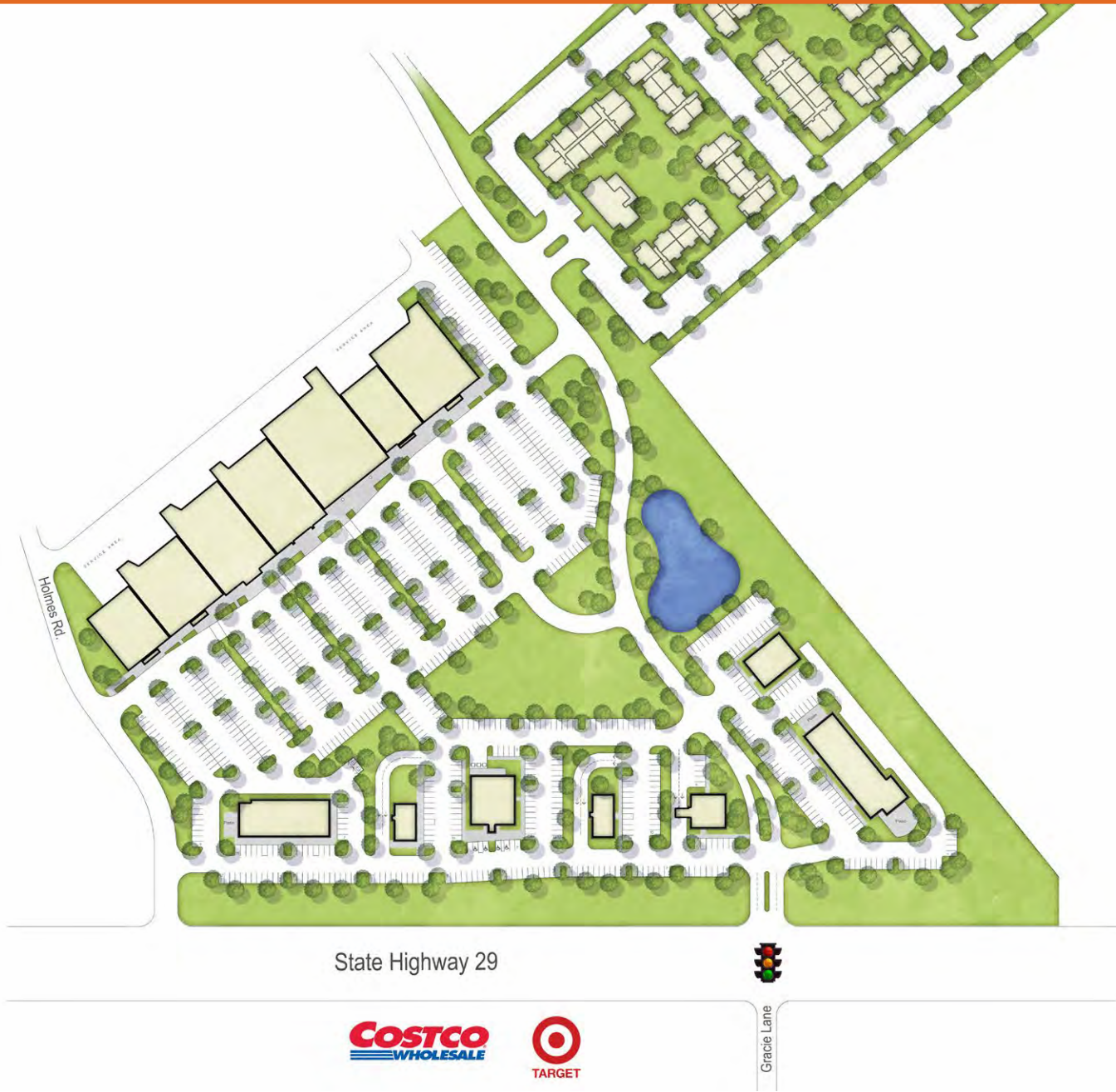
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MARKET AERIAL



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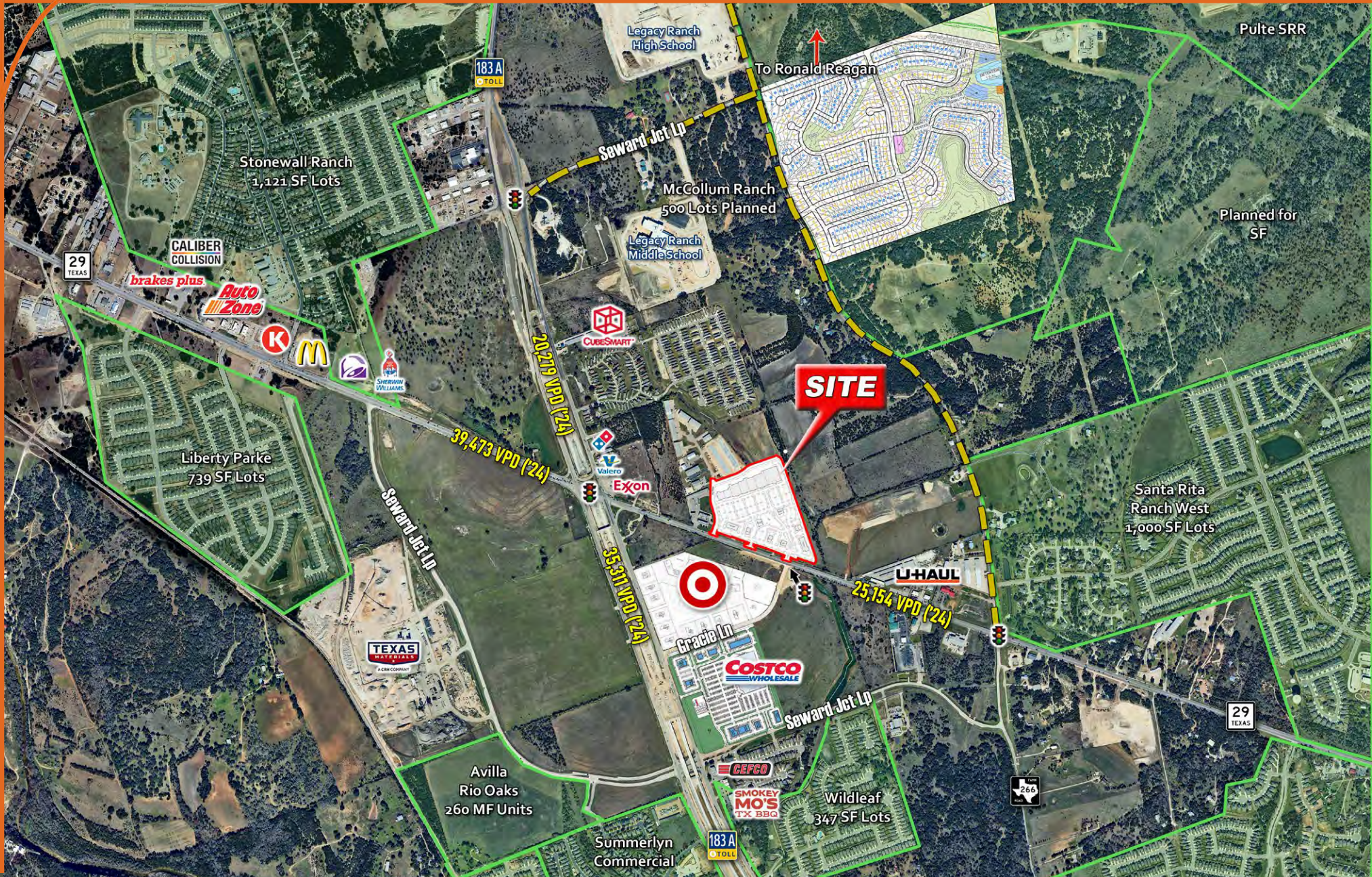
State Highway 29



Gracie Lane

MONARCH

ZOOM
AERIAL



Renderings



Demographics



POPULATION	3 MILES	5 MILES	7 MILES	INCOME	3 MILES	5 MILES	7 MILES
Total Households	9,663	25,748	43,173	Average Household Income	\$152,930	\$162,517	\$168,090
Total Population	29,354	75,355	123,665	Median Household Income	\$128,980	\$134,712	\$136,238
2030 Total Population	35,484	89,655	145,849	Per Capita Income	\$50,698	\$56,177	\$58,679
Annual Population Growth	3.87%	3.54%	3.35%				
2025 Median Age	34.4	35.9	36.7				