



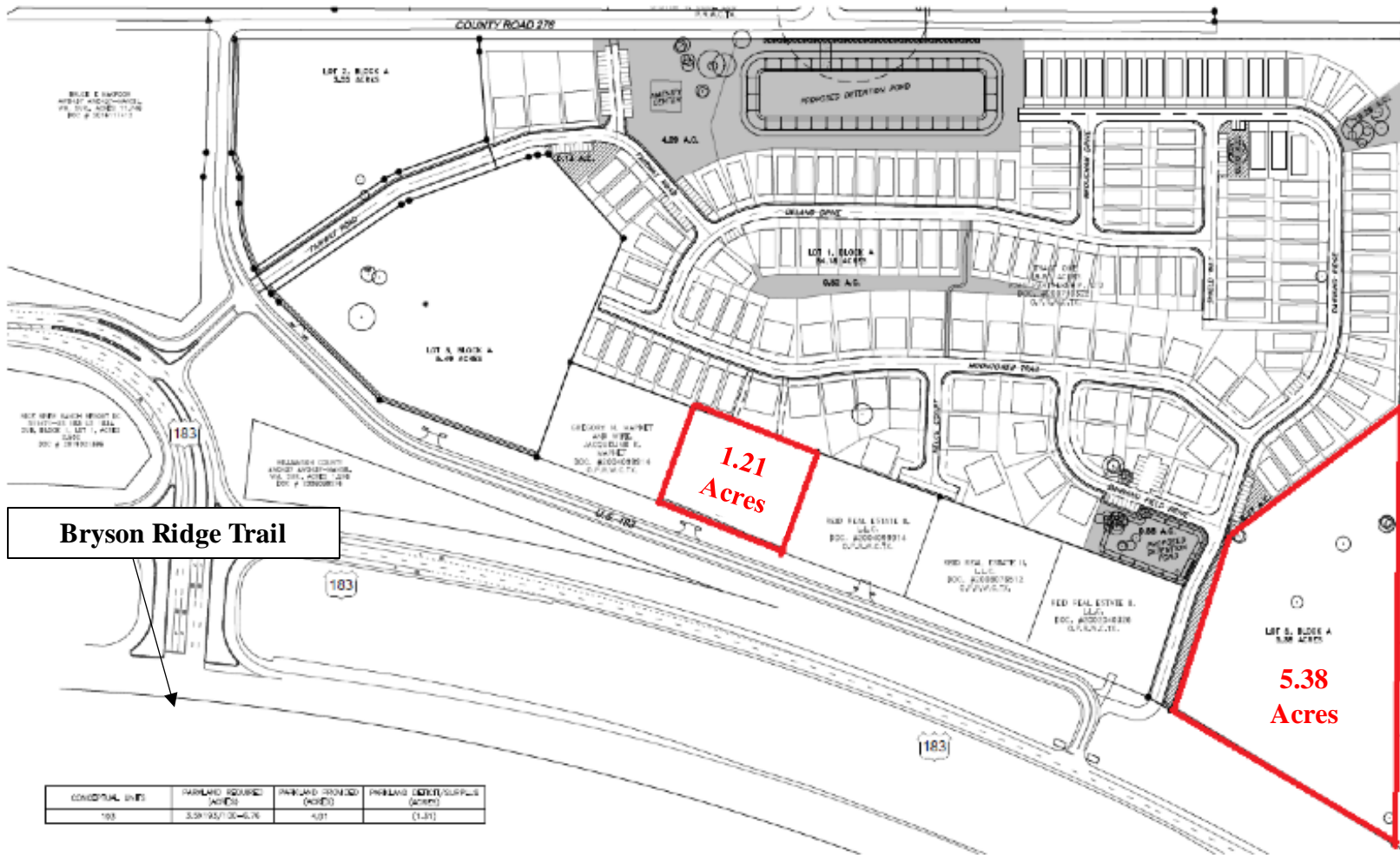
## Shoppes at Monarch Coming Q3 2025

- Property ID: R616289 (1.21 acres), R616293 (5.38 acres) Leander, TX 78641
- Estimated shell delivery end of 2025
- Zoning: Monarch PUD within the TODD. Base zoning is GC-3-A (General Commercial)
- 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, barber shops, hair/nail salon, dental, chiropractic, medical, retail sales, office and more!
- Please inquire for rates, NNN's and TI.

John Cummings

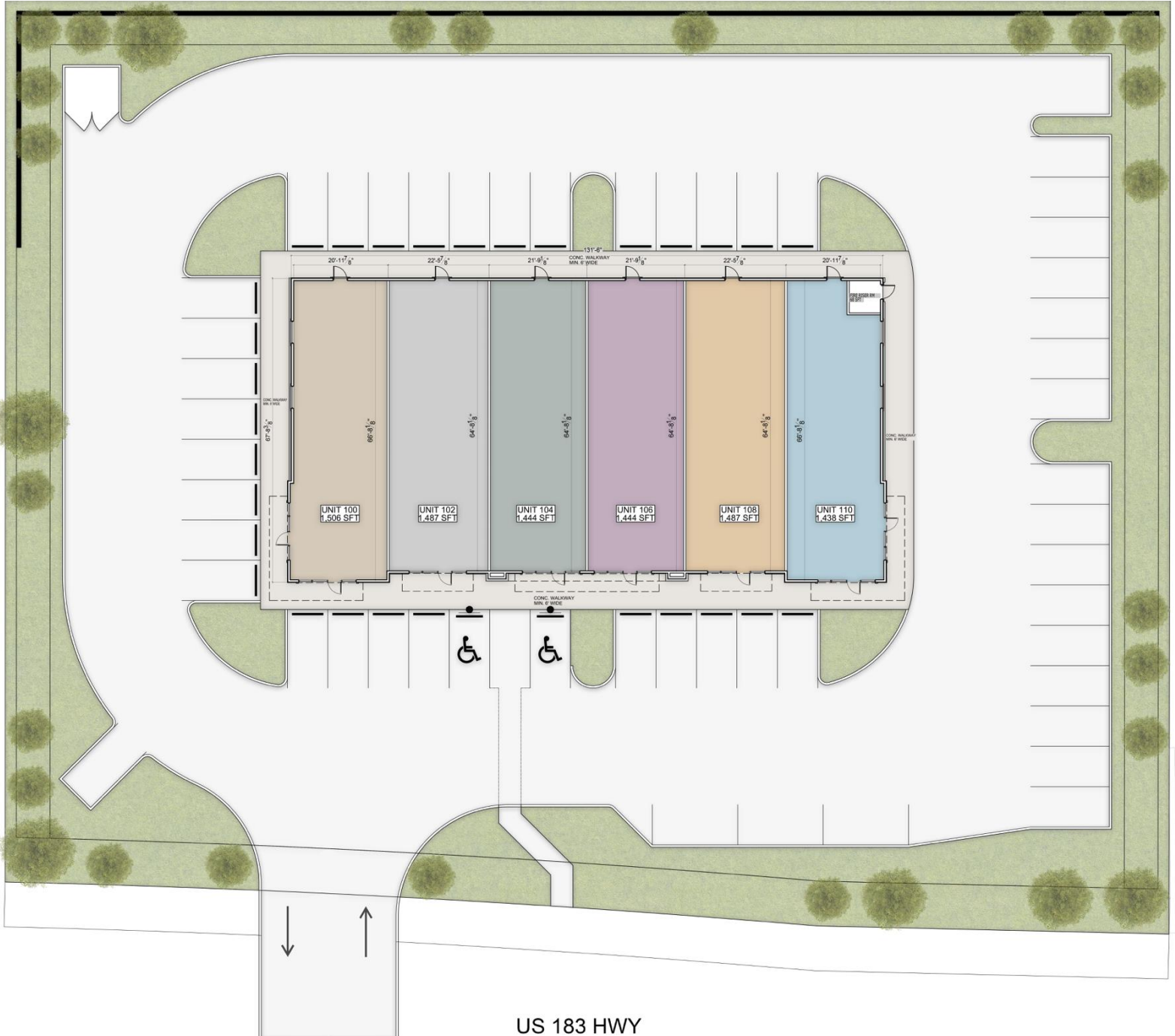
[John@QuestRealtyAustin.com](mailto:John@QuestRealtyAustin.com)

512.415.8508

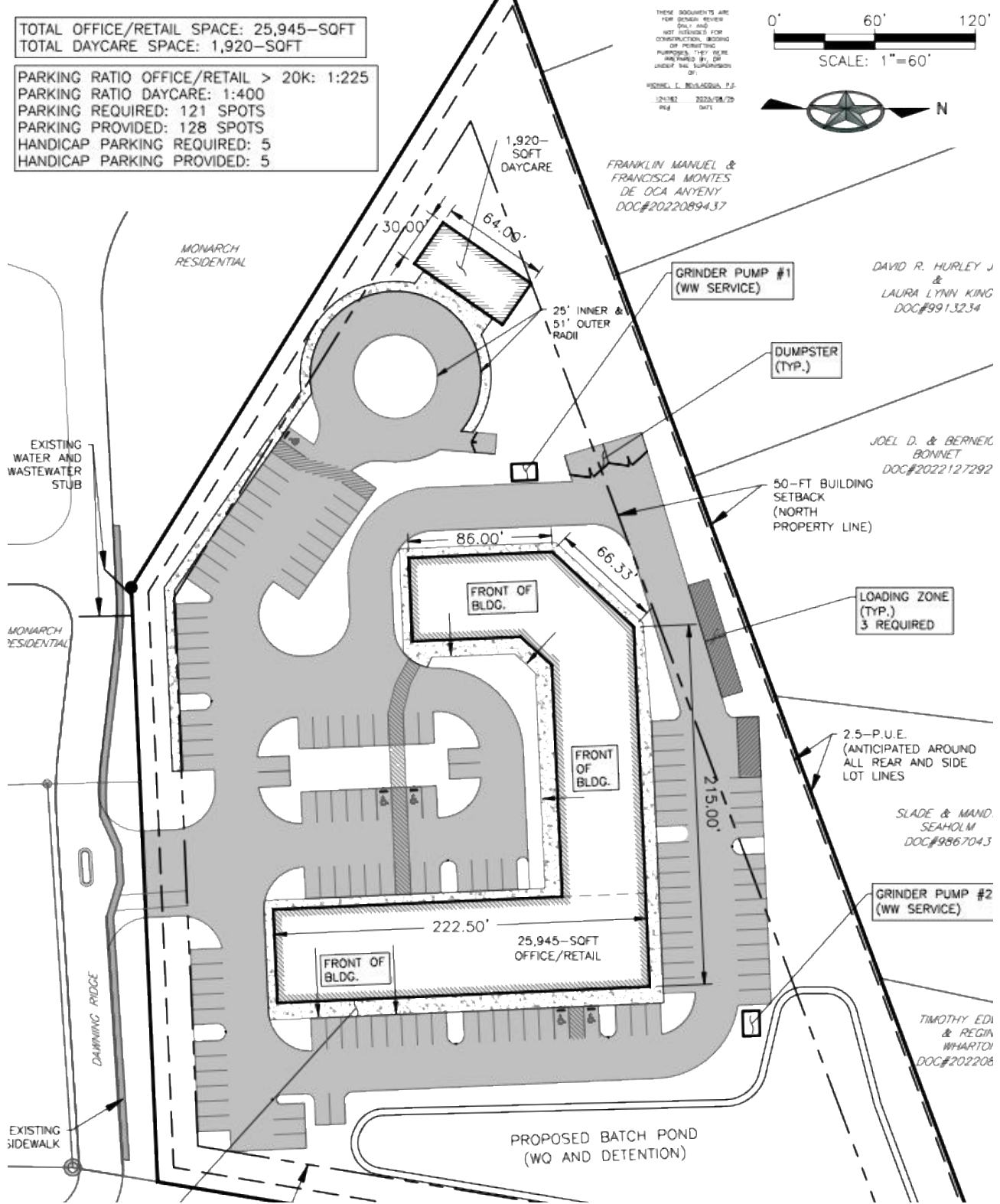


# 1.21-Acre Conceptual

## 1,438-8,806 SF



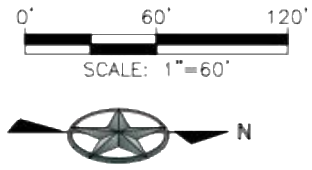
# 5.38-Acre Conceptual Seeking Daycare User for BTS Lease



TOTAL OFFICE/RETAIL SPACE: 25,945-SQFT  
TOTAL DAYCARE SPACE: 1,920-SQFT

PARKING RATIO OFFICE/RETAIL > 20K: 1:225  
PARKING RATIO DAYCARE: 1:400  
PARKING REQUIRED: 121 SPOTS  
PARKING PROVIDED: 128 SPOTS  
HANDICAP PARKING REQUIRED: 5  
HANDICAP PARKING PROVIDED: 5

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DOC#9913234

JOEL D. & BERNICE BONNET  
DOC#2022127292

SLADE & MANDI SEAHOLM  
DOC#9867043

TIMOTHY EDIN & REGINA WHARTOI  
DOC#202208





Summerlyn: 1,000+  
Homes

Larkspur: 1,500+  
Homes

5.38 Acres

183 Access

1.21 Acres

Caso Leander: 82 Units

183A  
TOLL

Oak Grove

