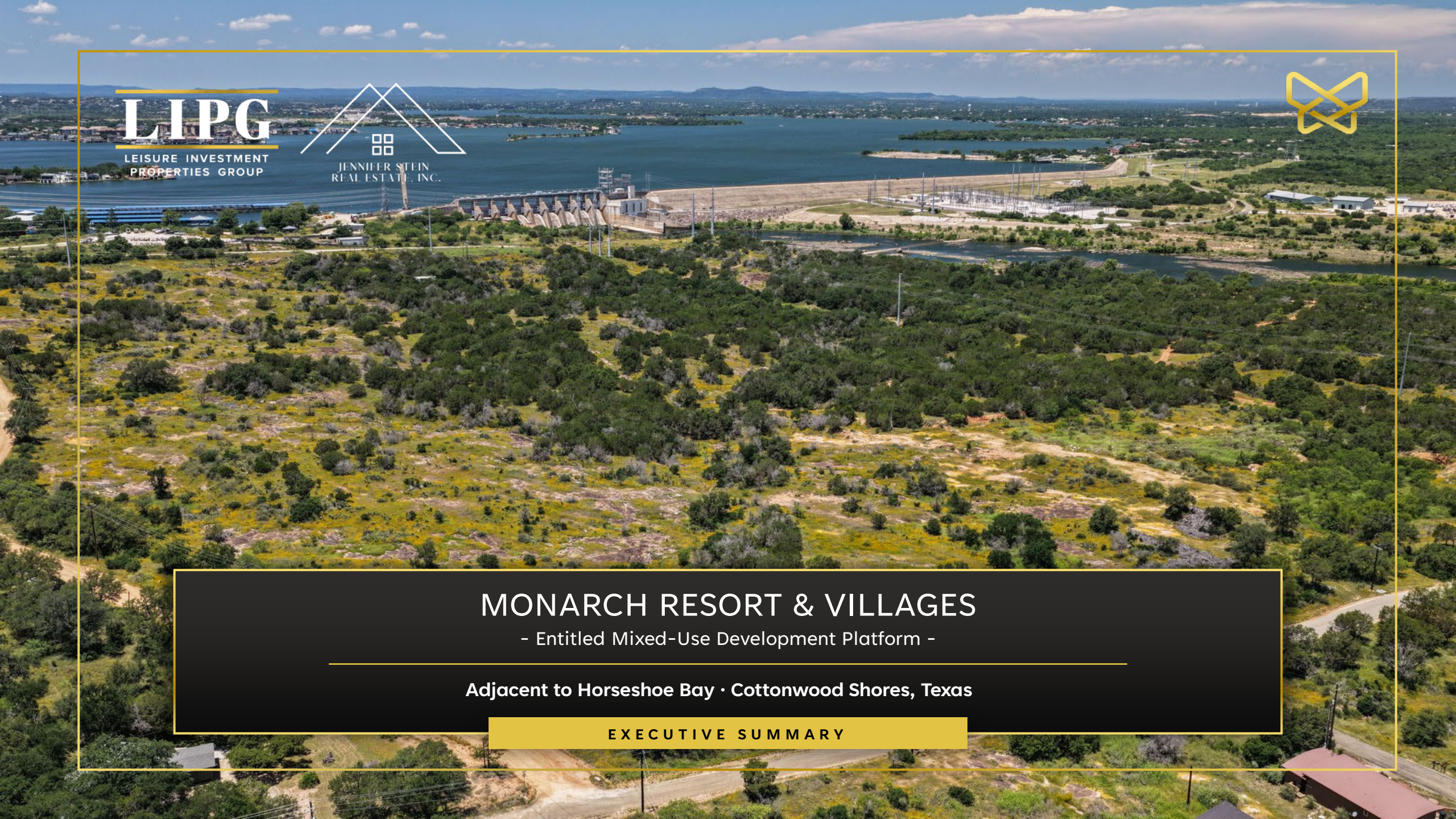




LIPG

LEISURE INVESTMENT
PROPERTIES GROUP



JENNIFER STEIN
REAL ESTATE, INC.



MONARCH RESORT & VILLAGES

- Entitled Mixed-Use Development Platform -

Adjacent to Horseshoe Bay • Cottonwood Shores, Texas

EXECUTIVE SUMMARY



The Leisure Investment Properties Group is pleased to exclusively offer the opportunity to acquire Monarch Resort & Villages, an entitled mixed-use resort village development platform adjacent to Horseshoe Bay Resort, in the city of Cottonwood Shores, one of Texas' established lake, leisure and second-home destinations.

The approved framework contemplates an integrated resort village anchored by outdoor hospitality, glamping, residential townhomes, commercial village uses, and a central amenity environment. Rather than functioning as separate land uses, these components are intended to operate as a connected destination, with shared demand generated through resort amenities, guest activity, residential use, and visitor-serving commercial programming.

Monarch has advanced beyond conceptual planning. The project benefits from an approved PUD framework, municipal coordination, public finance documentation, infrastructure planning, and supporting diligence materials. Future ownership will retain meaningful flexibility to determine capitalization, phasing, product refinement, operator strategy, branding, partnerships, and ultimate execution.

For qualified purchasers, Monarch offers a rare combination of established resort-market context, approved mixed-use development capacity, and strategic optionality within a high-growth Texas leisure corridor.

INVESTMENT HIGHLIGHTS

❖ MARKET BID OPPORTUNITY

- ❖ Approved Mixed-Use Resort Village Development Where Hospitality, Residential, Commercial, and Amenity Components are Designed to Operate as One Cohesive Resort Environment.
- ❖ Located Within a Proven Texas Lake and Leisure Destination with Resort, Second-Home, Drive-To, and Recreation-Oriented Demand Drivers.
- ❖ **Execution-Ready:** Approved PUD, Development Agreement, Engineering, Planning, and Supporting Diligence Significantly Reduce Pre-Development Uncertainty.
- ❖ **Lower-Cost Infrastructure Financing Potential:** Documented PID & TIRZ Mechanisms May Provide a Lower-Cost Financing Path for Qualifying Public Infrastructure, Reducing the Net Burden of Eligible Improvements while Preserving Buyer Discretion over Final Public Finance Strategy





LAKE LIFE. HILL COUNTRY BEAUTY.

YEAR-ROUND ESCAPE.

Monarch benefits from one of Texas' premier year-round recreational destinations. Located adjacent to Horseshoe Bay, in Cottonwood Shores, this market combines luxury lake living, nationally recognized golf, full-service resort amenities, and outdoor recreation within an hour of Austin, creating a highly desirable setting for both visitors and future residents.

Lake LBJ (Lake Lyndon B. Johnson) is a 6,354-acre, constant-level reservoir that rarely fluctuates by more than a foot, making it one of the most reliable recreational lakes in Central Texas.



CHAMPIONSHIP GOLF

World-class golf at multiple public, resort, and private courses.



BOATING & WATERSPORTS

Unlimited boating, fishing, paddleboarding, and water recreation.



DINING & NIGHTLIFE

A variety of restaurants, bars, and live music with lakefront views.



RESORT AMENITIES

Resort-style living with spas, fitness, tennis, pickleball, and community events.



OUTDOOR ADVENTURE

Hiking, biking, state parks, and scenic Hill Country views.

A PREMIER LEISURE & RESORT LIFESTYLE DESTINATION

HORSESHOE BAY / LAKE LBJ / COTTONWOOD SHORES, TEXAS





A funded TxDOT / Federal Highway Administration bridge will cross Lake Marble Falls immediately adjacent to the site — a committed, long-horizon connectivity improvement the buyer inherits at no cost.

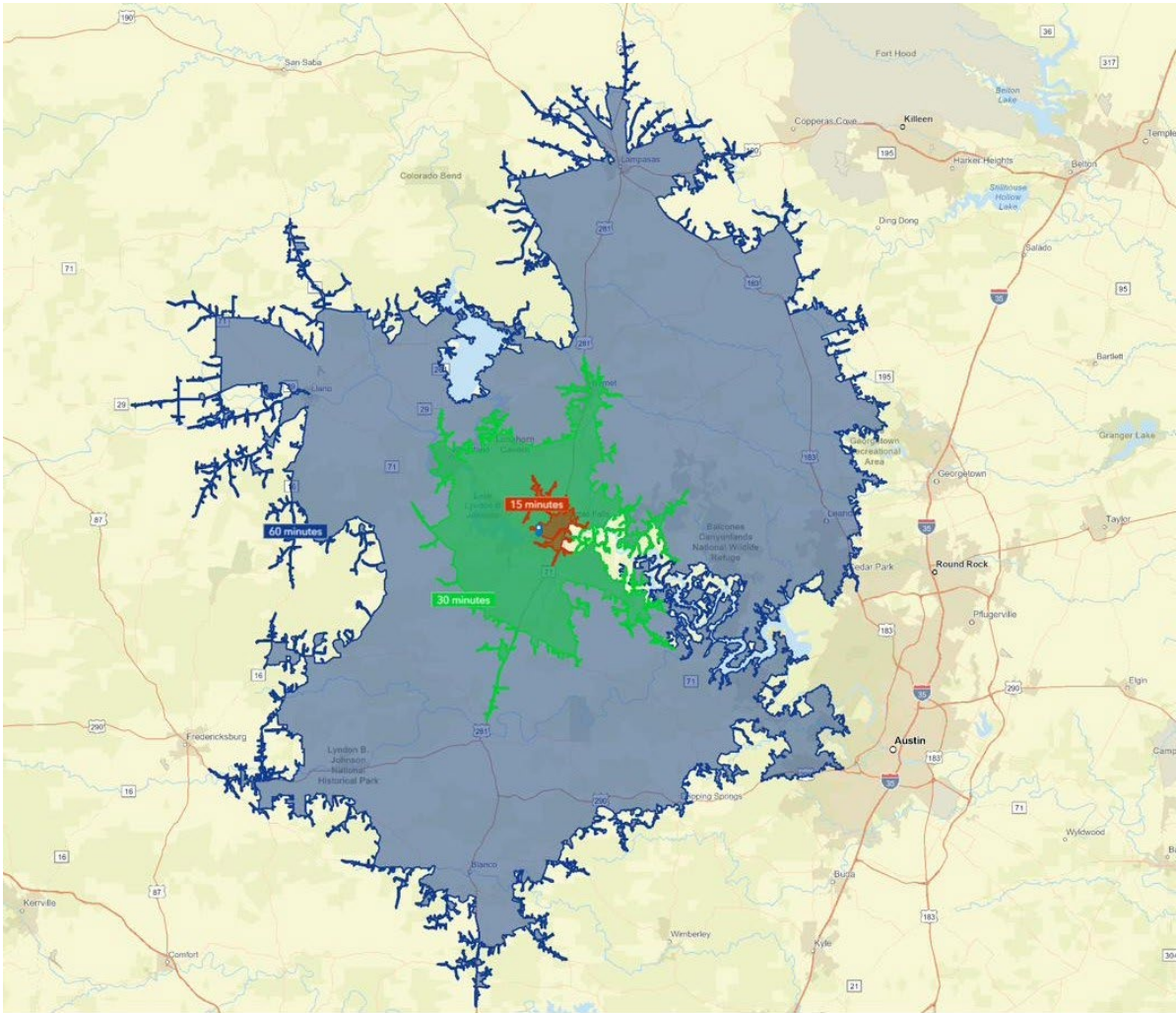


Property boundary (white) with Wirtz Dam Bridge alignment crossing Lake Marble Falls at the northeast edge.

WIRTZ DAM BRIDGE

Project	1,750-ft bridge over Lake Marble Falls
Connects	RR 1431 ↔ FM 2147
Cost / funding	\$35M • TxDOT + FHWA (committed)
Status	Funded; in engineering / redesign
Construction horizon	~2029 start • ~2031 completion

Why it matters: Committed public infrastructure adjacent to the site improves regional connectivity and emergency access, and diverts traffic from the congested U.S. 281 crossing. The bridge is funded and decades in the making — the recent delay reflects an archaeological-preservation redesign, not a funding or approval risk. A buyer underwrites a long-horizon access uplift they did not pay to create.



Drive-time isochrones from the site — 15 / 30 / 60 minutes. Source: Esri, 2025.

One hour northwest of Austin, on the water.

Monarch sits on direct waterfront along Lake Marble Falls in the Texas Hill Country — the heart of the Highland Lakes destination corridor and within the pull of the Austin metro. Three concentric markets define the opportunity: an established local base, an affluent primary trade area, and a large high-net-worth regional catchment reachable within an hour's drive.

THE MARKET IN THREE RINGS

● 15 MIN	9,170	\$67,288
Immediate base	population	median HH income
● 30 MIN	45,472	\$75,697
Primary trade area	population	median HH income
● 60 MIN	430,908	\$122,587
Regional catchment	population	median HH income



The affluence gradient rises with reach. Each drive-time ring layers a wealthier, more educated catchment on top of the last — the demand foundation for a waterfront lifestyle destination.

METRIC	● 15 MIN	● 30 MIN	● 60 MIN
	Immediate base	Primary trade area	Regional catchment
Population	9,170	45,472	430,908
Households	3,844	19,301	163,905
Median age	44.5	47.9	41.4
Median household income	\$67,288	\$75,697	\$122,587
Median disposable income	\$58,359	\$64,459	\$103,373
Median net worth	\$174,894	\$293,573	\$585,291
Bachelor's degree or higher	38%	34%	52%
White-collar employment	69%	60%	75%
Unemployment rate	4.5%	2.9%	2.9%

Source: Esri, 2025 (2025–2030 projections). Figures by drive-time isochrone from the site.



REGIONAL POSITIONING

STRATEGIC LOCATION IN THE HEART OF THE TEXAS TRIANGLE

Monarch Resort & Villages is positioned in Cottonwood Shores at the intersection of S. Wirtz Dam Road and Ridge View Drive — on direct waterfront along Lake Marble Falls within the Texas Hill Country's Highland Lakes corridor. The property offers convenient access to four of Texas' largest metropolitan areas.



DRIVING DISTANCE FROM MONARCH RESORT & VILLAGES

AUSTIN

~60 min
(50 miles)

SAN ANTONIO

~2 hours
(120 miles)

DALLAS / FORT WORTH

~3 hours
(185 miles)

HOUSTON

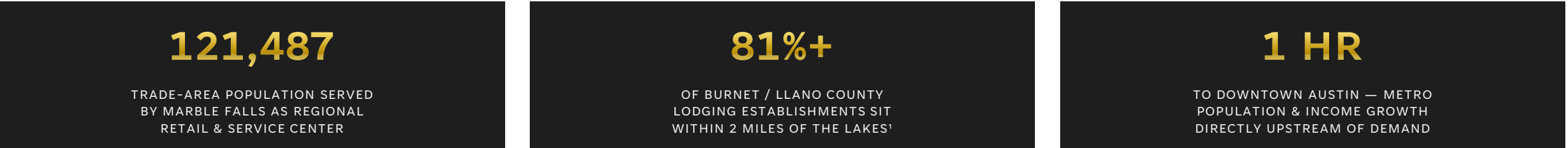
~3 hours
(200 miles)

POSITIONED WITHIN DRIVING DISTANCE OF FOUR OF TEXAS' LARGEST METROPOLITAN AREAS:

- Austin — State capital and one of the nation's fastest-growing MSAs
- Dallas–Fort Worth — Over 8 million residents
- Houston — Largest city in Texas
- San Antonio — One of the state's premier leisure and tourism markets

TOURISM & RECREATION DEMAND DRIVERS

Monarch sits inside a lake-tourism economy where recreation, second-home ownership, and retirement in-migration — not a single employer — drive sustained demand for waterfront hospitality product.



STRUCTURAL DEMAND DRIVERS

Six-lake recreation chain	Buchanan, Inks, LBJ, Marble Falls, Travis & Austin anchor boating, fishing, and waterfront tourism across the region.
Kingsland boat-market density	Locally reported to carry more boat sales/service businesses per capita than any comparably sized Texas market.
Recurring destination events	Burnet Bluebonnet Festival (40,000+ annual visitors), Kingsland AquaBoom, and a five-show Highland Lakes fireworks series.
Second-home & retiree in-migration	Area has functioned as a tourism and retirement destination since the 1970s; Kingsland median home values exceed \$450K.
Austin metro demand halo	Marble Falls' Micropolitan Statistical Area sits within the Austin–Round Rock–Marble Falls Consolidated Statistical Area.

¹ Source: The Economic Impact of the Upper Highland Lakes (TXP, Inc., 2012 study). Other figures: Marble Falls Economic Development Corporation; Texas Real Estate Research Center (TRERC); Burnet County Tourism.

COMPETITIVE SUPPLY INVENTORY

The competitive set within the immediate Highland Lakes trade area is fragmented and small-format. None approach Monarch's scale or Class A positioning — the local supply picture reinforces the scarcity thesis established at the national level.

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LOCAL RESORTS AT OR NEAR
MONARCH'S PLANNED SCALE

0

LOCAL RESORTS POSITIONED AS
CLASS A / LUXURY DEEDED PRODUCT

ZERO

VERIFIED WATERFRONT CLASS A
MOTORCOACH RESORTS IN TEXAS (AT PLANNED SCALE)

HIGHLAND LAKES SUBMARKET — NAMED RV / CAMPGROUND SUPPLY

PROPERTY	LOCATION	SITE COUNT	POSITIONING
Sunset Point on Lake LBJ	Marble Falls (Wirtz Dam Rd)	~58 sites	Closest true waterfront comp; premium-tier pricing, traditional RV park format
Big Chief RV Resort	Highland Lakes area	~100 sites	Largest local site count; inland, non-waterfront
Valentine Lakeside	Kingsland (Lake LBJ)	Small-format	Waterfront niche; limited scale
Bullfrog Cove at Twin Isles	Kingsland (Lake LBJ canal)	10 sites	Adult-only waterfront niche; minimal scale
Cedar Stays / Sun and Moon / Two Rooster Ranch	Marble Falls	Small-format	Inland, value-tier RV parks
Coldwater Creek RV Park	Smithwick	Long-term only	Tiny home/RV community; month-to-month, non-transient

Source: Highland Lakes RV park directories (101 Highland Lakes; Highland Lakes of Burnet County; RoverPass; AllStays), operator websites. Site counts approximate where not independently verified.



What a Qualified Buyer Can Access Upon Confidentiality Agreement Execution



Title & Ownership

- Deeds & parcel schedule
- Entity formation documents
- BCAD ownership verification



Entitlements & Development Agreement

- Recorded Development Agreement
- PUD Master Plan
- Resolution No. 763 (PID creation)



Public Finance (PID / TIRZ)

- Bond authorization & financial analysis
- Professional Services Agreement
- TIRZ / LUE cap documentation



Utilities & Infrastructure

- Offsite & boundary improvement exhibits
- Wastewater capacity confirmation
- Civil cost estimates



Site Plans & Master Plan

- Approved plats
- Monarch Vision Book
- Conceptual renderings



Market Data Support

- Economic benefits analysis
- Comparable data set
- Demographic & trade-area data

 Full data room access is granted upon execution of a Non-Disclosure Agreement. Tiered access is applied to sensitive title and legal materials.

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