



Deerbrooke: 300-Acre
master-planned community

Broadstone Bryson: 306 Units

Bryson Ridge Trail

Bryson Community
• 530 Acres
• 1,500+ Homes
• On-site North
Elementary School



Oak Grove

Caso Leander: 82 Units



2 - 5.38 Acre Retail For Sale

Shoppes at Monarch For Sale

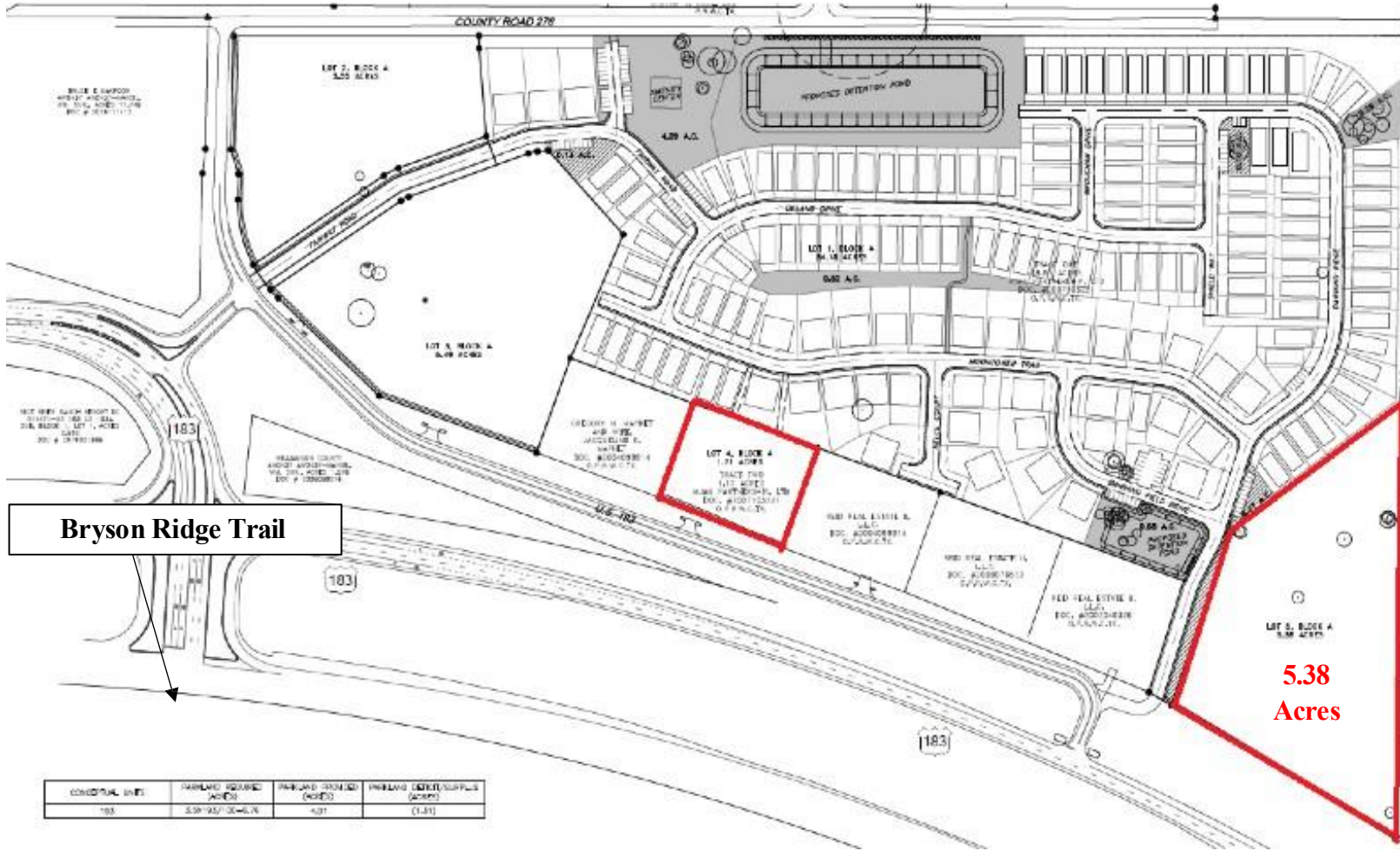
- Property ID: R616293 (5.38 acres) Leander, TX 78641
- Targeting a 2-acre pad user: Daycare Group. Dentistry, etc
- Zoning: Monarch PUD within the TODD. Base zoning is GC-3-A (General Commercial)
- Prime exposure to 183 with easy access
- Prohibited uses: Animal hospital, veterinarian, animal boarding, 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

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Bryson Ridge Trail

5.38
Acres

Concept A Site Plan

5.38 Acres- Shops at Monarch



Parcel	Land Use	Acreage	Bldg. Sq. Ft.	Parking Ratio	Required Parking	Provided Parking
1	Daycare	2	12,000 Sq. Ft.	1/400	30 spaces	39 spaces
2	Retail	3.5	5,000 Sq. Ft.	1/225	22 spaces	22 spaces
	Restaurant		5,000 Sq. Ft.	1/100	50 spaces	51 spaces
	Medical/Personal Services		10,000 Sq. Ft.	1/200	50 spaces	50 spaces
	Office		5,000 Sq. Ft.	1/275	18 spaces	18 spaces
		5.5 acres	37,000 Sq. Ft.		170 spaces	180 spaces

Topographical Data Source: Williamson County Maps
Parcel Data Source: TNRIS
Contour Interval: 1'

SEC Planning, LLC
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CONCEPT A
SHOPS AT MONARCH
SWEETWATER INVESTMENTS
LEANDER, TEXAS

North
Scale: 1" = 80'
Date: March 05, 2026

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Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



Concept B Site Plan

Seeking Daycare User for BTS Lease



Parcel	Land Use	Acreage	Bldg. Sq. Ft.	Parking Ratio	Required Parking	Provided Parking
1	Daycare	2	12,000 Sq. Ft.	1/400	30 spaces	32 spaces
2	Retail	3.5	6,500 Sq. Ft.	1/225	29 spaces	29 spaces
	Restaurant		6,500 Sq. Ft.	1/100	65 spaces	65 spaces
	Medical/Personal Services		12,000 Sq. Ft.	1/200	60 spaces	60 spaces
	Office		5,000 Sq. Ft.	1/275	18 spaces	18 spaces
		5.5 acres	42,000 Sq. Ft.		202 spaces	204 spaces

Topographical Data Source: Williamson County Maps
Parcel Data Source: TNRIS
Contour Interval: 1'

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CONCEPT B
SHOPPES AT MONARCH

SWEETWATER INVESTMENTS
LEANDER, TEXAS

North
Scale: 1" = 80'
Date: March 06, 2026

SHEET FILE: N:\202009-SW\N\CadRes\PLANNING\Site Planning\Concept B.dwg
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Summerlyn: 1,000+
Homes

Larkspur: 1,500+
Homes

5.38 Acres

183 Access

Caso Leander: 82 Units

183A
TOLL

