

MONARCH

LIBERTY HILL

NEC OF 183A & HWY-29 • SUMMER 2028



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Site Plan



State Highway 29



Gracie Lane

Location



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.



Zoom Aerial



Demographics



TRADE AREA DEMOGRAPHICS



Population
804,413

Daytime Population
731,917



Households
307,774

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



Traffic Counts (Pre-Costco/Target)

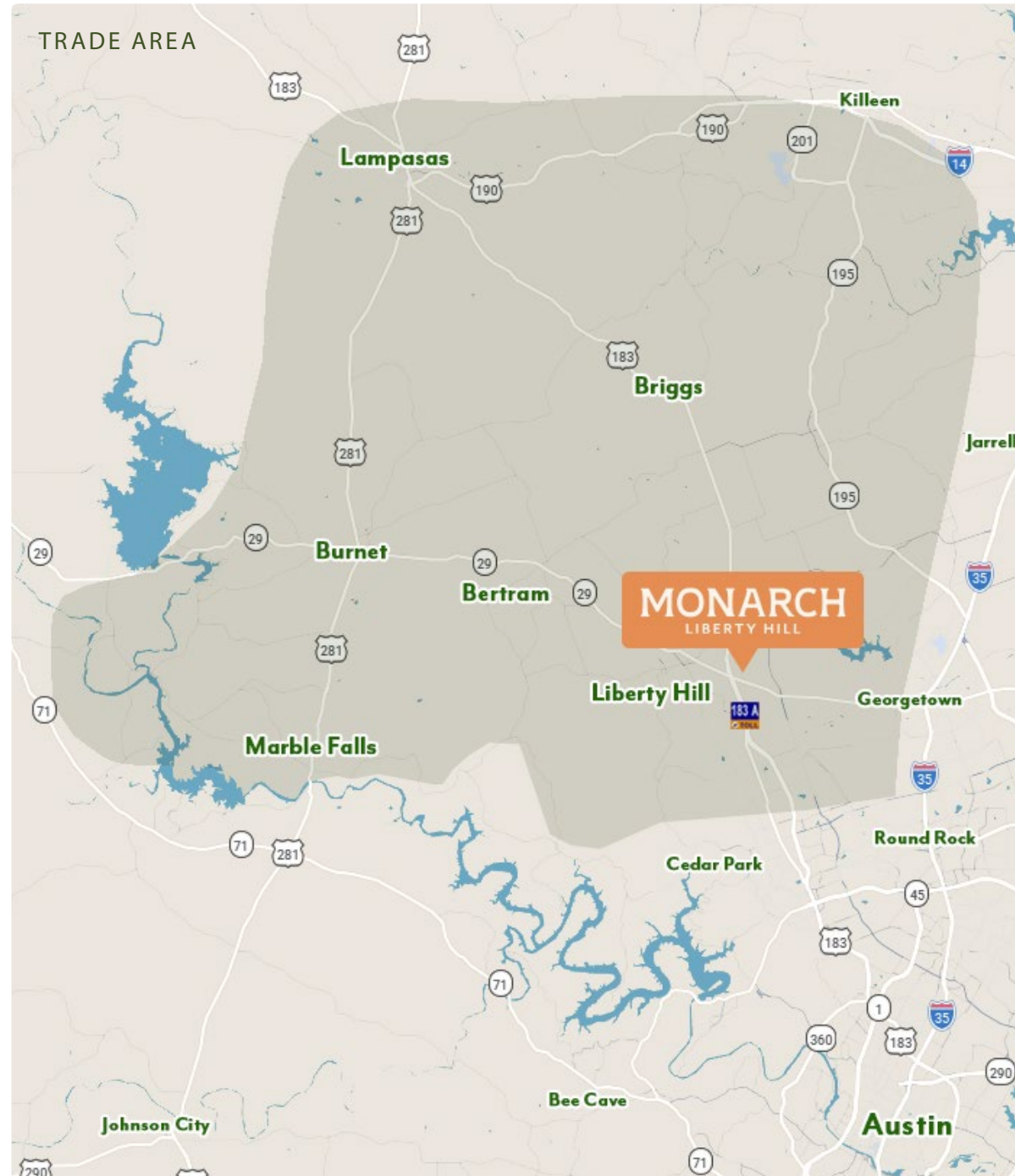
TX-29: 25,154 VPD 183-A: 35,311 VPD

NOTABLE AREA TENANTS

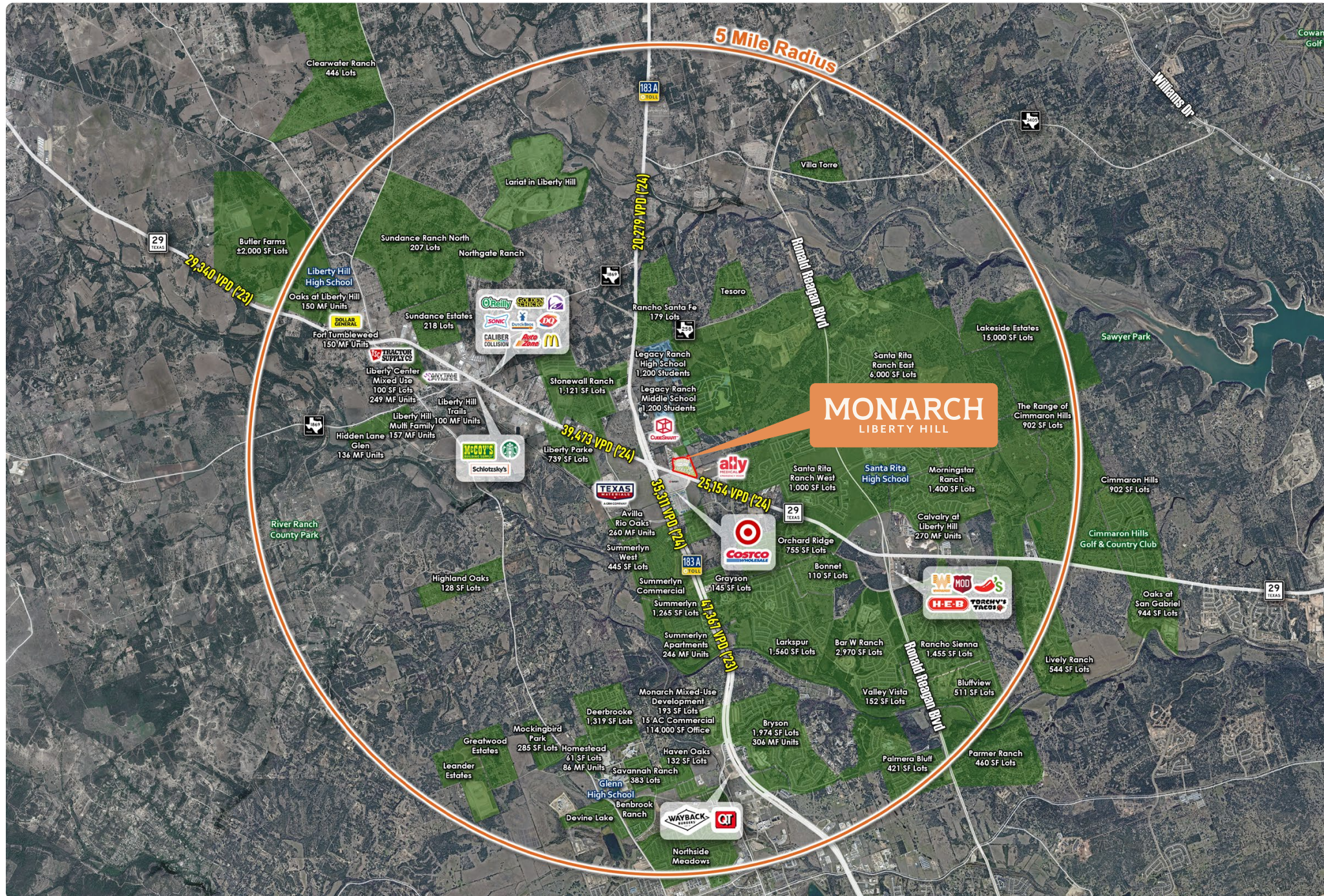


DRIVE-TIME DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
2025 Population	77,579	401,102	1,089,936
2030 Estimated Population	92,507	456,352	1,190,755
Annual Population Growth	3.58%	2.61%	1.79%
2025 Daytime Population	56,517	355,746	1,133,220



Market Aerial



Rendering



Rendering



MONARCH



INTREPID
EQUITY INVESTMENTS

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