

Located within three miles of Austin’s Central Business District, The University of Texas at Austin and the Texas State Capitol Complex, the 711-acre Mueller community offers commercial real estate options for a wide range of prospective tenant types, including professional office, medical, biosciences, film and high-tech, in an award-winning, mixed-use urban village. Mueller will have up to 4.2 million square feet for nonresidential development.

Commercial tenants will have access to the most advanced telecommunications and data networks, as well as the ability to connect to redundant power feeds. Additionally, all commercial buildings will, at a minimum, meet a two-star rating in Austin Energy’s Green Building program or will be LEED-certified providing lower operating costs to users. Mueller is located within Austin’s Desired Development Zone.

Mueller abounds with on-site amenities, including more than 650,000 square feet of both regional and local stores and restaurants, in addition to 140 acres of open space and parks, including five miles of hike and bike trails. Mueller’s central-city location lies within five miles of hundreds of hotel, restaurant and business-service options. Mueller is easily accessible by car, bus and bike, and may be served by Capital Metro’s future passenger rail system, which would connect the community to both Austin’s urban core and to its fast-growing suburbs. No other project in Texas offers the combination of diversely priced living opportunities, civic investments and involvement and cutting-edge employment centers.

Notable employers include Austin Studios (existing) and the new Dell Children’s Medical Center of Central Texas (opened June 2007). Future employers include UT Academic Health Research Campus, Southwest Educational Development Laboratory (SEDL) and Seton Family of Hospitals both of whom are moving their corporate headquarters to Mueller.



Photograph of the Strictly Pediatrics Subspecialty Center



Photograph of the Dell Children’s Medical Center of Central Texas

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*All improvements, amenities and land uses herein are proposed and information on properties and neighborhoods, prices, plans, dimension, features, amenities and/or other improvements is subject to change without notice. There can be no assurance that the current proposed improvements, plans or amenities will be completed at all or within any indicated time frame. Maps, plot plans and depictions of homes and other improvements are artist’s conceptions and not to scale.