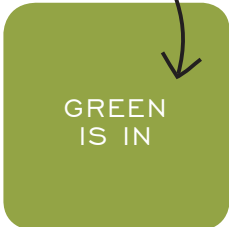


# TOUR GUIDE

# MUELLER







## MUELLER BY THE NUMBERS

	Now*	At Completion*
<b>RESIDENTIAL</b>		
Total Residences	5,050	6,900
Affordable	1,445	1,725
Total Residents	12,400	16,400
<b>COMMERCIAL/INSTITUTIONAL</b>		
Total space	2.4 M SF	4.75 M SF
Number of employees	8,100 current	18,600
Number of businesses	130	TBD
<b>RETAIL</b>		
Total Retail Space	658,000 SF	750,000 SF
Number of Eateries	40	TBD
<b>PARKS AND OPEN SPACE</b>		
Total acreage	120 AC	140 AC
Parks	9	11
Trails	5 mi	13+ mi

\*All figures approximate and are object to change.



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The information contained in this site plan is subject to change without notice. Catellus Development Corporation, its affiliates and representatives makes, and expressly disclaims any representations or warranties as to the accuracy of the site plan or that the site plan will not change. Each party receiving this site plan acknowledges it is relying on its own investigations in connection with the Mueller Property and not on any statements in the site plan or on the site plan not changing.



- 1 **MUELLER CENTRAL** A repurposed airport building now Mueller's Information Center and the Catellus regional headquarters.
- 2 **BROWNING HANGER AND FOOD TRUCKS**
- 3 **DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS** This 32-acre campus includes a 248-bed hospital—first in the world to be LEED Platinum certified.
- 4 **UNIVERSITY OF TEXAS HEALTH RESEARCH CAMPUS** 14-acre campus.
- 5 **AUSTIN INDEPENDENT SCHOOL DISTRICT PERFORMING ARTS CENTER** 1,200-seat auditorium and 225-seat black box theater.
- 6 **AUSTIN FILM STUDIOS** Production company and sound stages.
- 7 **REGIONAL RETAIL** Highly visible from I-35, this energy-efficient center features 400,000 SF of retail, including The Home Depot, Best Buy and Total Wine.
- 8 **MARKET DISTRICT** Anchored by a 82,000 SF H-E-B grocery store, the Market District features 30,000 SF of additional shops, cafes and restaurants.
- 9 **ASCENSION SETON** 155,000 SF, one of the largest private employer in Central Texas.
- 10 **GEMDALE**
- 11 **AUSTIN ENERGY** 275,000 SF of energy-efficient office space to accommodate 900 to 1,100 employees and public meeting space.
- 12 **NORTHEAST AUSTIN MIDDLE SCHOOL** a 130,000 sf public school to accommodate 800 students.

### PARKS, TRAILS AND OPEN SPACE

Mueller's park system encompasses 13 miles of hike and bike trails and lanes and 140 acres of active and passive parklands.

- |                      |                      |
|----------------------|----------------------|
| 1 Lake Park          | 6 Southeast Greenway |
| 2 Northwest Greenway | 7 John Gaines Park   |
| 3 Ella Wooten Park   | 8 Jesse Andrews Park |
| 4 Southwest Greenway | 9 Branch Park        |
| 5 Paggie Square      |                      |

**ALDRICH STREET** Mueller's town center district offers a mix of shopping and entertainment featuring 90% locally-owned businesses.

- 1 **TEXAS MUTUAL INSURANCE** 270,000 SF corporate headquarters with ground-floor retail including Kerbey Lane, Primrose School and Rebel Cheese.

- 2 **THE THINKERY** children's museum, which attracts 600,000+ visitors a year.
- 3 **THE PAVILION** 19,800 SF of gathering space for Mueller's popular weekly farmers' market. The new venue can be rented for private or corporate events upon request.
- 4 **CINEMA BUILDING** Alamo Drafthouse, Colleen's Kitchen, Boa'd Up, Lilla & Beth, Lash Lounge, Massage Heights, Barre3, OrangeTheory Fitness, Restore and Woof Gang.
- 5 **DIAMOND BUILDING** Halcyon Coffee, B.D. Riley's Irish Pub and Lick Honest Ice Creams, with offices for Stantec and AARP above.
- 6 **ORIGIN HOTEL** 120-room boutique hotel with local funky-flair and color. Some rooms will feature bunk beds with a capacity to sleep six, kitchenettes, and a terrace suite with a large balcony and fireplace.
- 7 **ALPHA BUILDING** 175,000 SF office with ground floor retail developed by Shorenstein.
- 8 **PARKSIDE AT MUELLER** 225,000 SF mixed-used development project by Pearlstone Partners. The six-story project consists of 200 for sale residential units with ground-floor office and retail.

**RESIDENTIAL** Mueller will have 6,900 total homes.

- 1 **EXISTING RESIDENTIAL** Includes 3,700+ attached and detached homes originally from \$120,000 - nearly \$1 million.
- 2 **HOMES NOW SELLING** New residential phase under construction now by six homebuilders.
- 3 **GREENWAY LOFTS** 36 wrap condominiums.
- 4 **NEXT HOMES UNDER CONSTRUCTION**
- 5 **AUSTIN MODERN LOFTS** Berkman and Tom Miller.
- 6 **AUSTIN MODERN LOFTS** 51st and Mueller Blvd.

**APARTMENT LIVING** Mueller's apartment communities are mixed-use, mixed-income buildings with ground-floor commercial and retail spaces. To date, there are more than 2,100 apartment units in Mueller

- |                      |                        |
|----------------------|------------------------|
| 7 Sync at Mueller    | 12 AMLI at Aldrich     |
| 8 Mosaic at Mueller  | 13 Overture at Mueller |
| 9 Wildflower Terrace | 14 The Jordan          |
| 10 AMLI at Mueller   | 15 AMLI Branch Park    |
| 11 Aldrich 51        | 16 Ryan Companies      |