



# TOUR GUIDE



60% LOCAL  
BUSINESSES  
IN  
MUELLER



AUTHENTICALLY  
AUSTIN



MUELLER BY THE NUMBERS		
	Now*	At Completion*
<b>RESIDENTIAL</b>		
Total Residences	6,672	6,900
Affordable	1,665	1,725
Total Residents	15,600	16,300
<b>COMMERCIAL/INSTITUTIONAL</b>		
Total space	3.7 M SF	5.5 M SF
Number of employees	11,300 current	16,500
Number of businesses	130	TBD
<b>RETAIL</b>		
Total Retail Space	684,000 SF	737,022 SF
Number of Eateries	40	TBD
<b>PARKS AND OPEN SPACE</b>		
Total acreage	143 AC	144 AC
Parks	12	12
Trails	11 mi	12 mi

\*All figures approximate and are object to change.



144 ACRES OF  
PARKS, TRAILS  
AND OPEN  
GREEN SPACE



MORE THAN 50  
PLACES TO EAT

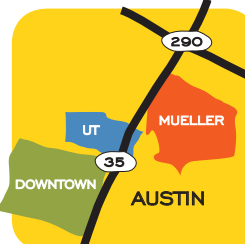


7,500 HOMES  
FOR SALE AND  
RENT



LEADER IN  
SUSTAINABLE  
COMMUNITY  
DESIGN

12 PARKS



3 MILES FROM  
DOWNTOWN AND  
EMPLOYMENT  
CENTERS

4550 MUELLER BLVD., AUSTIN, TEXAS 78723  
512-703-9202







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** Five-story, 130,000 SF, medical office building within Mueller's Aldrich Street district.
- 11 AUSTIN ENERGY** 275,000 SF of energy-efficient office space to accommodate 900 to 1,100 employees and public meeting space.
- 12 MARSHALL MIDDLE SCHOOL** a 130,000 SF public school to accommodate 800 students.

**PARKS, TRAILS AND OPEN SPACE**  
Mueller's park system encompasses 12 miles of hike and bike trails and lanes and 144 acres of active and passive parklands.

- |                          |                           |
|--------------------------|---------------------------|
| 1 Lake Park              | 7 Southeast Greenway      |
| 2 Northwest Greenway     | 8 John Gaines Park        |
| 3 Ella Wooten Park       | 9 Jesse Andrews           |
| 4 Southwest Greenway     | 10 Branch Park            |
| 5 Paggi Square           | 11 Taniguchi Park         |
| 6 Roger Taylor Sr. Plaza | 12 Carilla de Garcia Park |

**ALDRICH STREET** Mueller's town center district offers a mix of shopping and entertainment featuring 76% 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** Buddy Bear, 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 feature bunk beds with a capacity to sleep six, kitchenettes, and a terrace suite with a large balcony and firepit.
- 7 TEACHERS RETIREMENT SYSTEM OF TEXAS** 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 7,500 total homes.

- 1 EXISTING RESIDENTIAL** Includes 3,700+ attached and detached homes originally from \$120,000 - nearly \$1 million.
- 2 NEXT HOMES UNDER CONSTRUCTION**
- 3 GREENWAY LOFTS** 36 wrap condominiums.
- 4 INTOWN HOMES: AUSTIN MODERN LOFTS** : Townhome project that will feature 5,000 SF of ground-floor retail at Berkman and Tom Miller.
- 5 INTOWN HOMES: CONCOURSE** 39-unit condo project along 51st St. and Mueller Blvd.
- 6 INTOWN HOMES: IRIS AND SHOPHOUSES** 31 condos and 8 shop homes.

**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 AMLI Park Central   | 13 AMLI at Aldrich     |
| 8 Sync at Mueller     | 14 Overture at Mueller |
| 9 Mosaic at Mueller   | 15 The Jordan          |
| 10 Wildflower Terrace | 16 AMLI Branch Park    |
| 11 AMLI at Mueller    | 17 Rivette Tower       |
| 12 Aldrich 51         | 18 AMLI North Park     |