



TOUR GUIDE

MUELLER



60% LOCAL
BUSINESSES
IN
MUELLER



AUTHENTICALLY
AUSTIN



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

*All figures approximate and are subject to change.



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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

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 SHOPHOMES 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