

ALDRICHST MUELLER



Developed & Owned by: CATELLUS™

Leased by:  ENDEAVOR

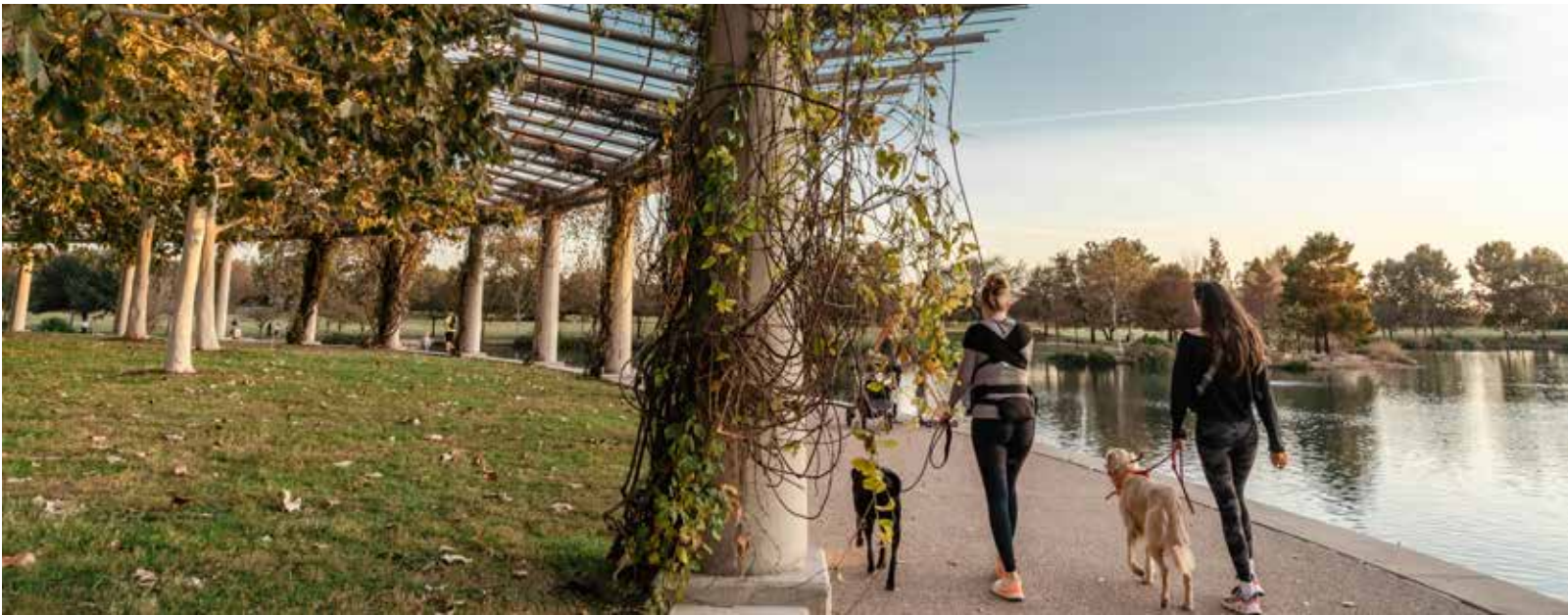
Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities.

Located two miles from the University of Texas and three miles from Downtown Austin, Aldrich Street brings entertainment, new shops, nightlife and businesses together with an energy that is reshaping the market.

M U E L L E R







MUELLER NOW AND FUTURE

	Current	Final Build Out
Total Acres	630	700
Employees	11,200	16,500+
Residents	14,200	16,300+
Retail SF	716,000	737,000
Commercial SF	3.5 million	5.39 million
Acres of Parks	121	140
Homes	5,900+	6,880
Multifamily	3,455 Units	Up to 4,105 Units
Hotel Rooms	232	232

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,896	169,016	377,360
Daytime Population	28,321	411,134	717,564
Average HH Income	\$117,628	\$98,606	\$106,494

TRAFFIC COUNTS

	VPD
IH-35 (S of NB 51 st St exit)	237,275
Airport Blvd (N of Aldrich St)	35,612
Aldrich St (E of Airport Blvd)	10,435
Mueller Blvd (S of 51 st)	5,455



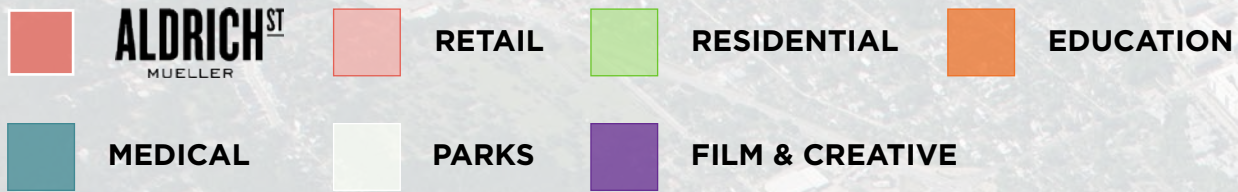


Downtown Austin
12 min. drive | 4.6 miles

THE UNIVERSITY OF
TEXAS
AT AUSTIN
350-acre campus
51,991 Students
21,000 Faculty & Staff

ALDRICHST

	ALDRICHST MUELLER		RETAIL		SINGLE FAMILY RESIDENTIAL
	EDUCATION		PARKS		MEDICAL



MLK BLVD

35

William Morris Golf Course

MANOR PD

Patterson Neighborhood Park
& Pharr Tennis Center

Mueller Lake Park

AIRPORT BLVD

ALDRICHST

Ascension Seton

dell children's
medical center of central texas

Mueller Regional Retail

35

H-E-B

Mueller Market

E 51ST ST

RETAIL

OFFICE

RESIDENTIAL

PARKING

3.1 MILLION SF

INSTITUTIONAL/
OFFICE SPACE

658,000 SF

RETAIL SPACE

2,520

APARTMENT UNITS

232

HOTEL ROOMS

DELWOOD SHOPPING CENTER

Fiesta

ts'o cricket

SHORT STOP

O'Reilly AUTO PARTS

HANCOCK CENTER

H-E-B

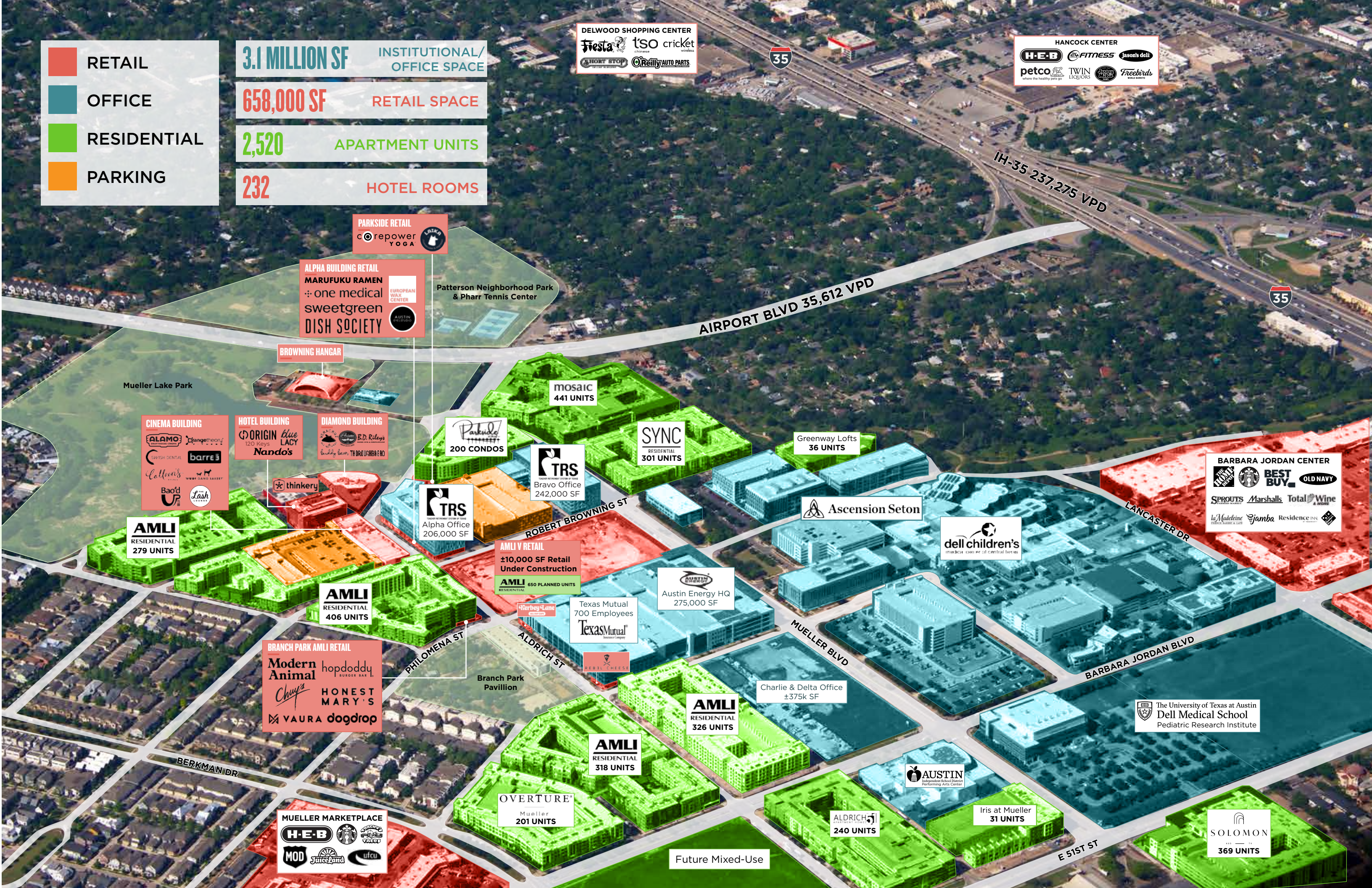
FITNESS

Jason's deli

petco

TWIN LIQUORS

Freebirds



PARKSIDE RETAIL

corepower

YOGA

ALPHA BUILDING RETAIL

MARUFUKU RAMEN

one medical

sweetgreen

DISH SOCIETY

BROWNING HANGAR

CINEMA BUILDING

ALAMO

OrangeTheory

CHISHI DENTAL

barre3

Callon's

Bao'd UP

Lash

HOTEL BUILDING

ORIGIN

120 Keys

blue LACY

Nando's

DIAMOND BUILDING

thinkery

B.D. Riley's

Boudley Bears

THOROUGHSHIRE EMO

AMLI
RESIDENTIAL
279 UNITS

AMLI
RESIDENTIAL
406 UNITS

BRANCH PARK AMLI RETAIL

Modern Animal

hopdoddy

Chuy's

HONEST MARY'S

VAURA

dogdrop

MUELLER MARKETPLACE

H-E-B

Starbucks

MOD

Juice ita

uflu

Patterson Neighborhood Park
& Pharr Tennis Center

Parkside
200 CONDOS

mosaic
441 UNITS

SYNC
RESIDENTIAL
301 UNITS

Greenway Lofts
36 UNITS

ROBERT BROWNING ST

PHILOMENA ST

ALDRICH ST

MUELLER BLVD

BARBARA JORDAN BLVD

LANCASTER DR

BERKMAN DR

E 51ST ST

OVERTURE
Mueller
201 UNITS

AMLI
RESIDENTIAL
318 UNITS

AMLI
RESIDENTIAL
326 UNITS

ALDRICH
240 UNITS

Iris at Mueller
31 UNITS

SOLOMON
369 UNITS

Future Mixed-Use

Texas Mutual
700 Employees

Austin Energy HQ
275,000 SF

Charlie & Delta Office
±375k SF

Branch Park
Pavillion

Ascension Seton

dell children's
medical center of central Texas

BARBARA JORDAN CENTER

Starbucks

BEST BUY

OLD NAVY

SPROUTS

Marshall's

Total Wine

la Madeleine

Jamba

Residence INN

The University of Texas at Austin
Dell Medical School
Pediatric Research Institute

AUSTIN
Independent School District
Performing Arts Center

AMLI on Aldrich
318 Units

AMLI Northpark
326 Units

Branch Park

AMLI Branch Park
~22K SF Retail
406 Units



AMLI Multifamily Under Construction
~10K Restaurant/Retail
~650 Units

Alpha Building | TRS HQ
Office & Retail
~235K SF

Cinema Building
~54K SF Retail

Origin Hotel
~5K SF Retail
120 Hotel Keys

AMLI at Mueller
~7K SF Retail
279 Units

2,312 SF

1,136 SF



Diamond Building
Office & Retail
~54K SF

Bravo Building | TRS HQ
Office
~225K SF

Parkside at Mueller
~28K SF Retail & Commercial
200 Units

MUELLER BLVD

Sync Residential
301 Units

Mosaic
441 Units

Mueller Lake Park

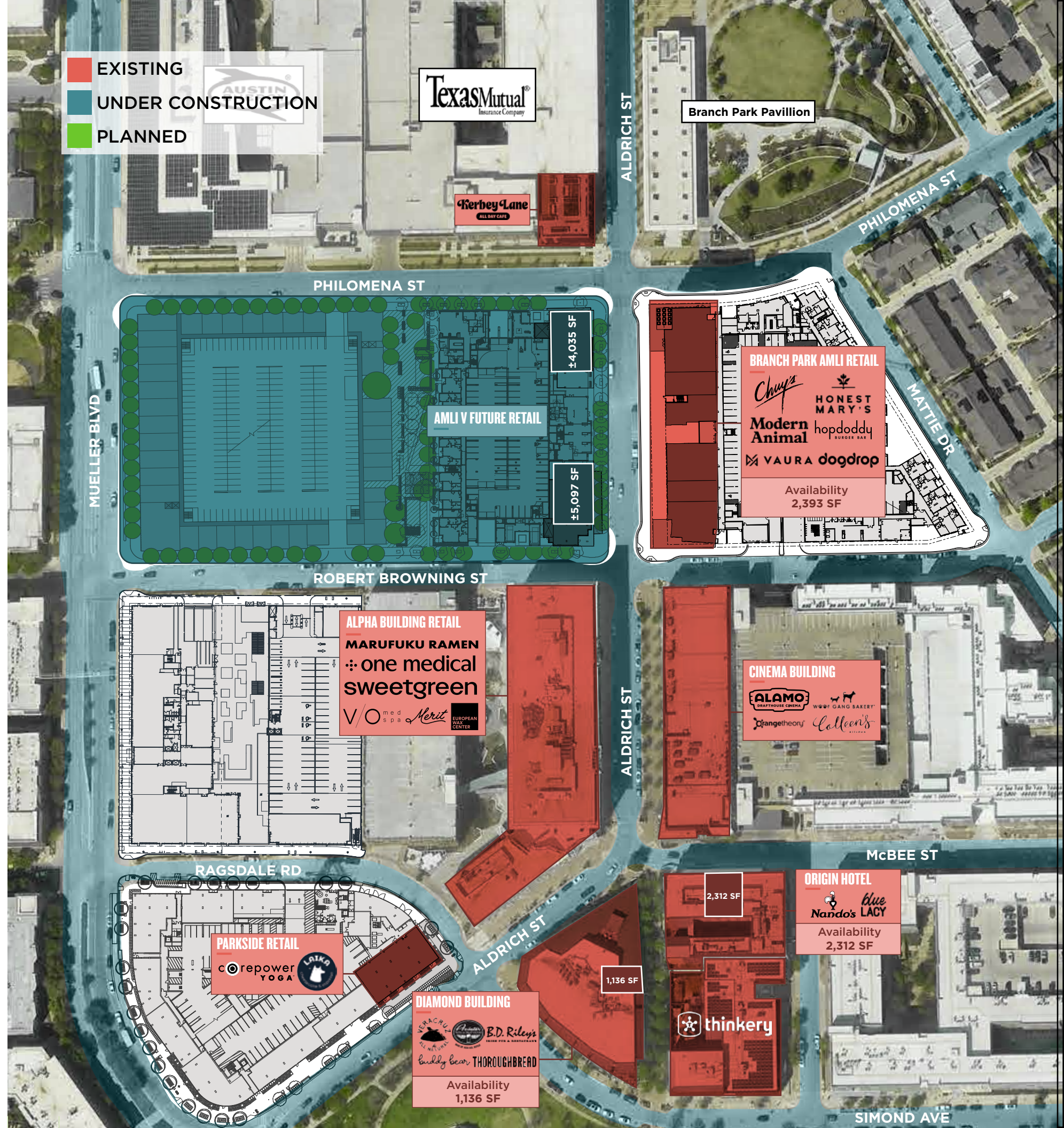
Browning Hangar

AIRPORT BLVD 35,612 VPD



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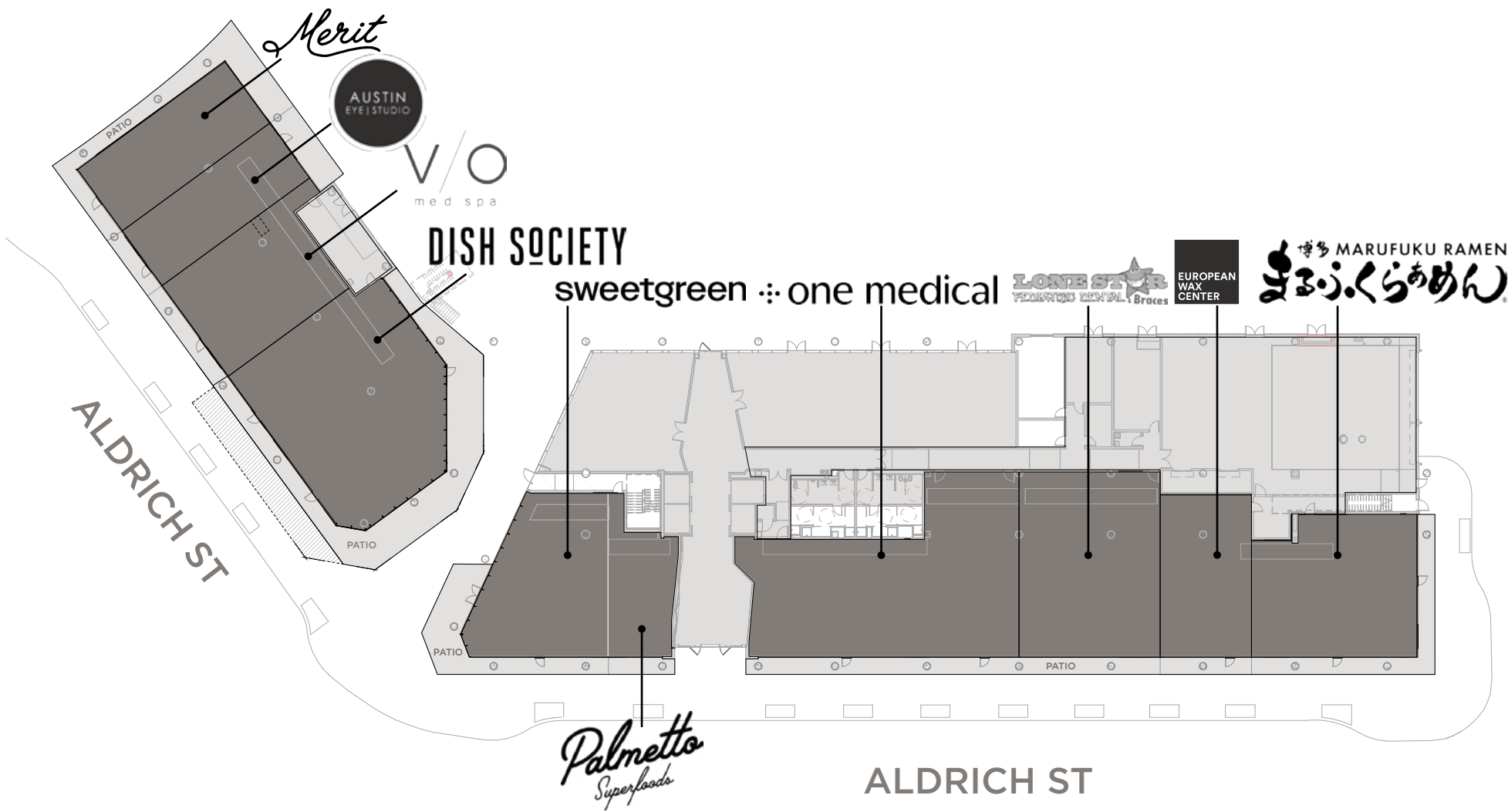
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ALPHA BUILDING RETAIL

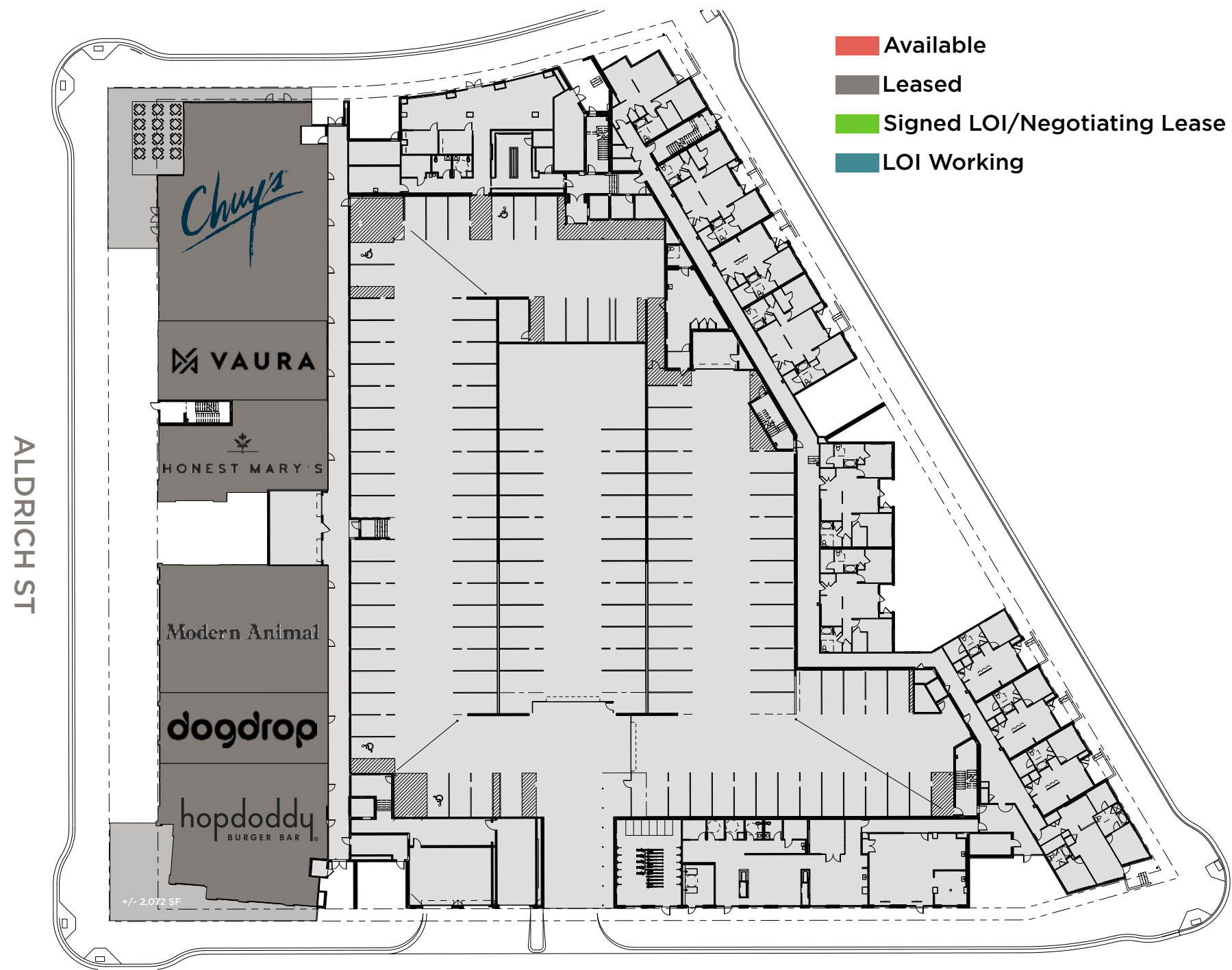
Fully Leased | Delivered

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



BRANCH PARK AMLI RETAIL

Fully Leased | Est. 2025 NNNs: \$24.00



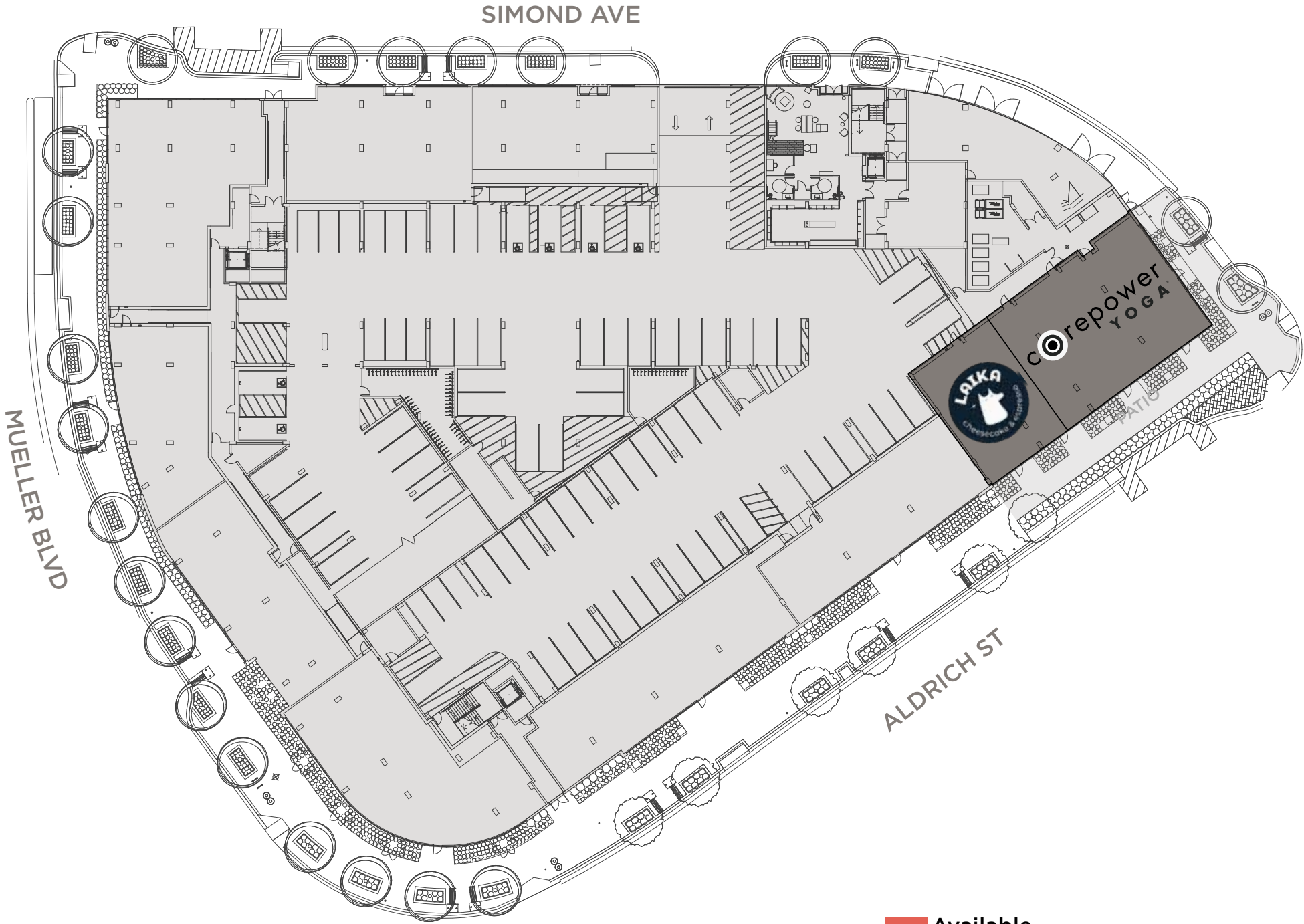
ORIGIN HOTEL

2,312 SF | Available Now | Est. 2025 NNNs: \$13.30



PARKSIDE AT MUELLER RETAIL

Fully Leased | Est. 2025 NNNs: \$13.70

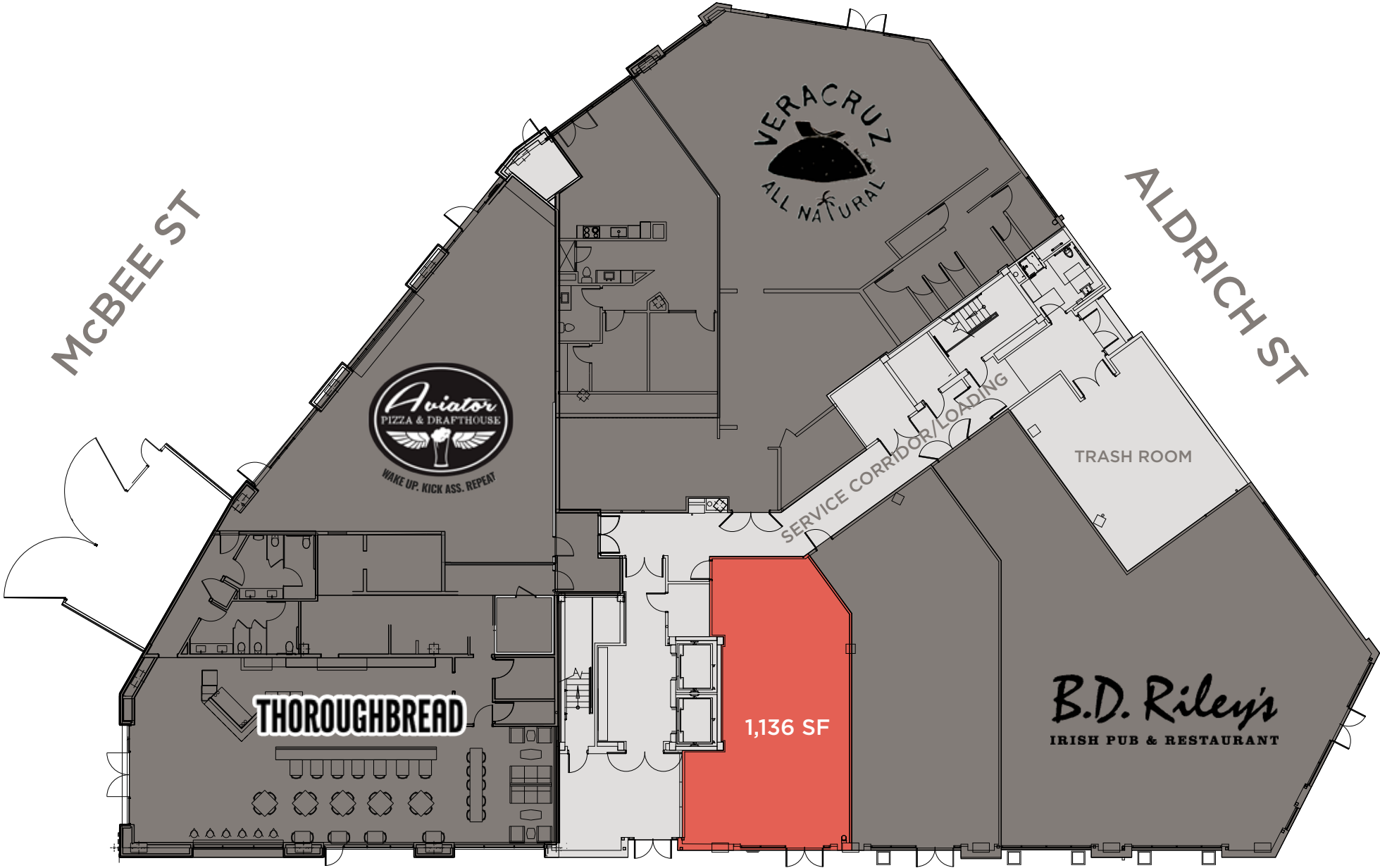


- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working

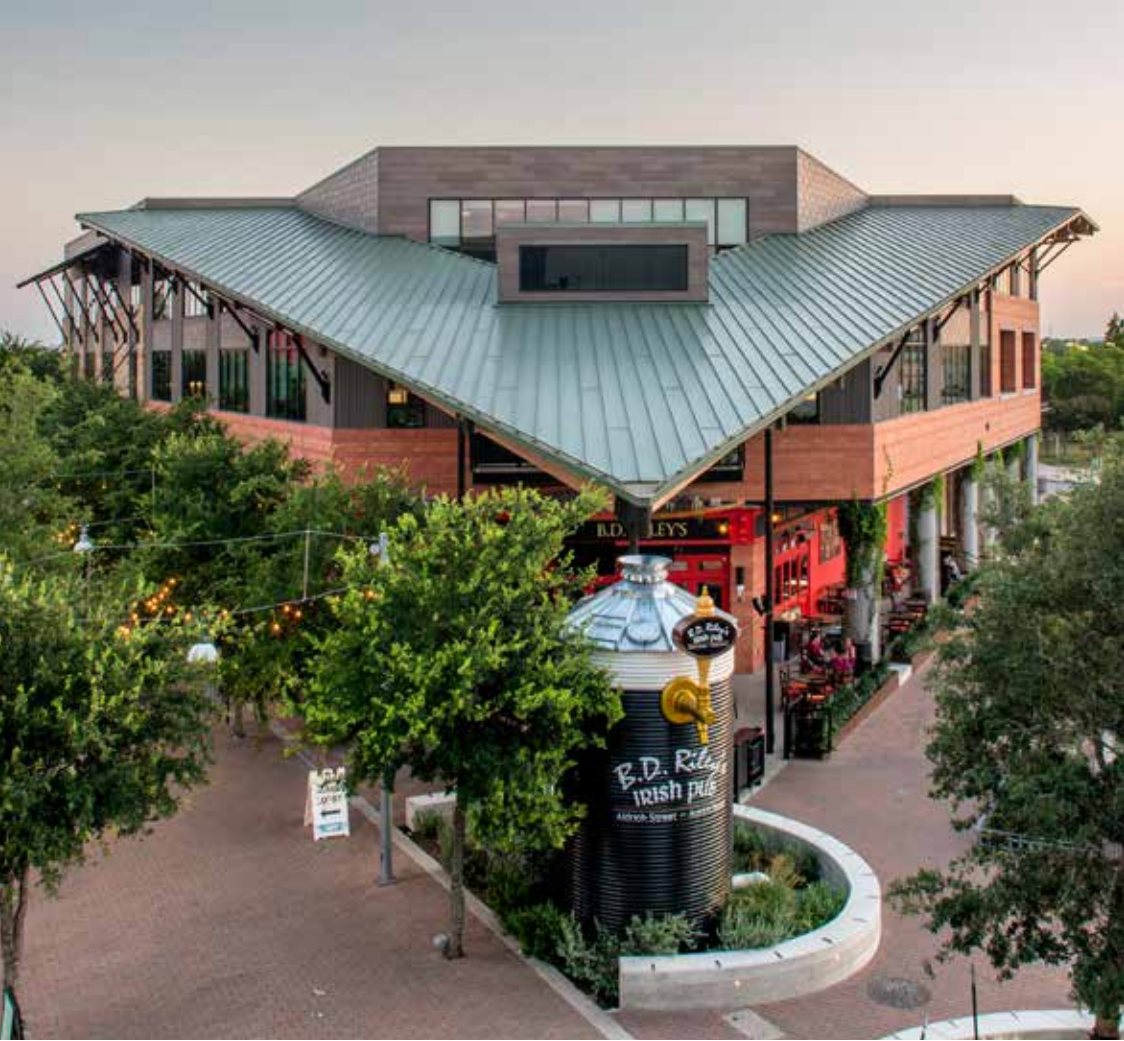


DIAMOND BUILDING

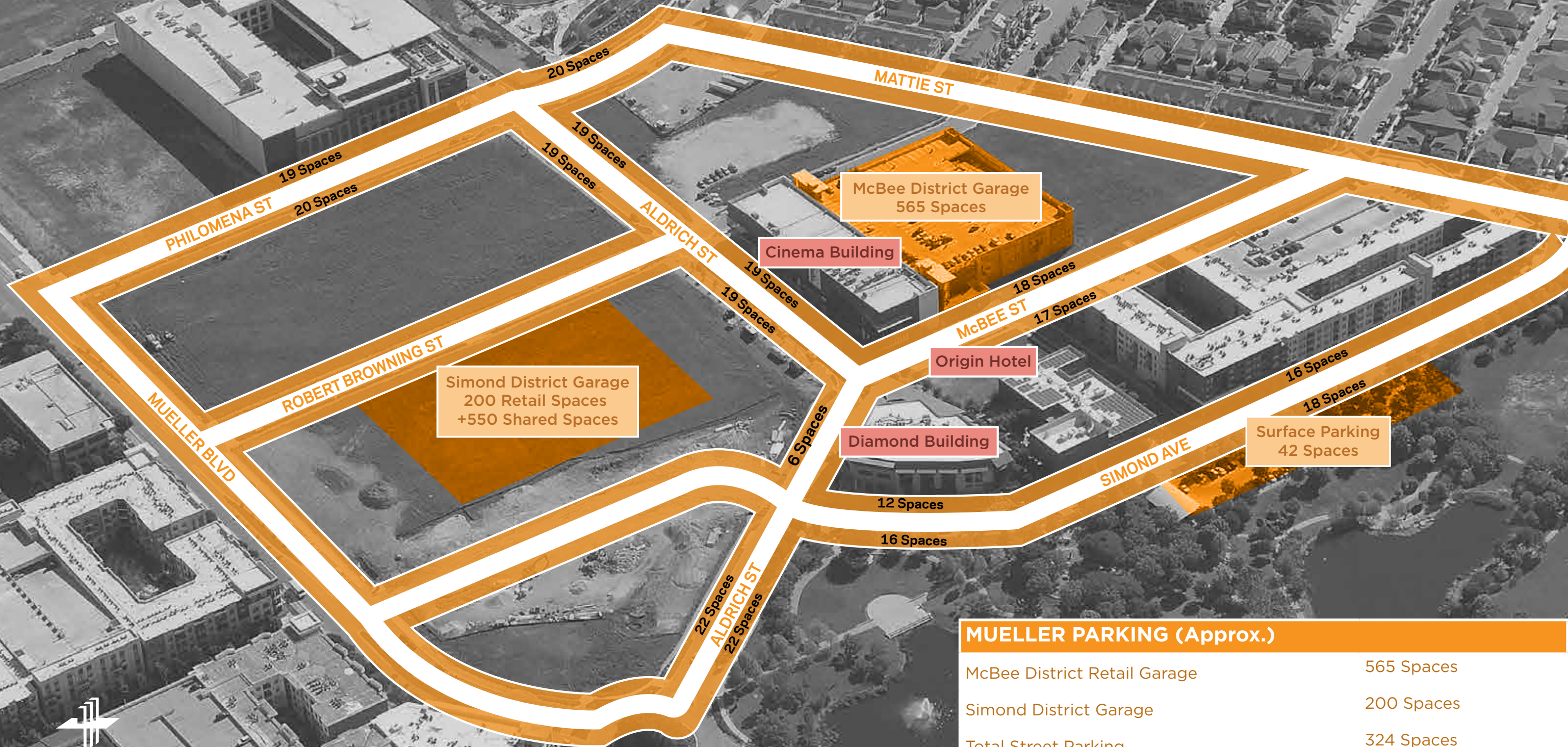
1,136 SF | Available Now



- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



PARKING AT ALDRICH ST



MUELLER PARKING (Approx.)	
McBee District Retail Garage	565 Spaces
Simond District Garage	200 Spaces
Total Street Parking	324 Spaces
Total Garage Parking w/ evening and weekend	1,439 Spaces

**The parking spaces shown in this image are approximate and may deviate from time to time*

PROGRESS AT MUELLER

1. AISD NE Middle School

Located at Zach Scott & Tilley St
800 Student Capacity
Now Open



2. AMLI III

406 Multifamily Units
20k SF of Retail
Now Open



3. Iris at Mueller

31 Condominium Units
8 Shop Houses
Under Construction



4. Origin Hotel

120 Keys
Now Open



5. Gemdale MOB

131k SF Medical Office
Now Open



6. Concourse at Mueller

34 Condominium Units
56 Townhomes
Under Construction



7. Seton 4th Bed Wing

72 Bed 4th Wing Expansion
Now Open



8. Pearlstone Condo

200 Condominium Units
Est. Completion Q3 2024



9. Austin Energy Headquarters

~275K SF
Now Open



PROGRESS AT MUELLER

10. Alpha Building

~235K SF
950 Car Garage
Now Open



11. Dell Childrens Specialty Pavilion

~161K SF
Medical Office Building
Now Open



12. Ryan Companies

345 Multifamily Units
Breaks Ground
January 2022
Under Construction



13. AMLI IV Multifamily

326
Condominium Units
Breaks Ground
Q1 2022
Under Construction



14. Bravo Building

~225K SF
Est. to Break
Ground Q1 2022
Under Construction



15. Multifamily

~650 units
Est. to Break
Ground Q2 2023



ALDRICHST

MUELLER

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Developed & Owned by: **CATELLUS™**

Leased by:  **ENDEAVOR**