

FOR SALE & FOR LEASE

0.33 AC Site - Mueller

4300 AIRPORT BLVD

Austin, Texas 78722



MUELLER HARD CORNER SITE

PROPERTY HIGHLIGHTS

Rare 1,269 SF highly visible stand-alone retail/flex building in a prime East Austin location on a very spacious 0.33 AC hard corner across from the Class A Mueller Mixed-Use development.

Great opportunity for a retail user seeking a highly visible stand-alone location off a major East Austin thoroughfare or a flex user needing to utilize the location, visibility and current office/warehouse nature of the site.

PROPERTY INFORMATION

Location	4300 Airport Blvd, Austin, TX 78722 TRAVIS CAD Reference Link
Size	1,269 SF Building on 0.332 AC
County	TRAVIS
Property ID	211884 (Per TCAD)
Sales Lease List Price	Call for Pricing
Lease List Price	Call for Pricing

For more information,
please contact:

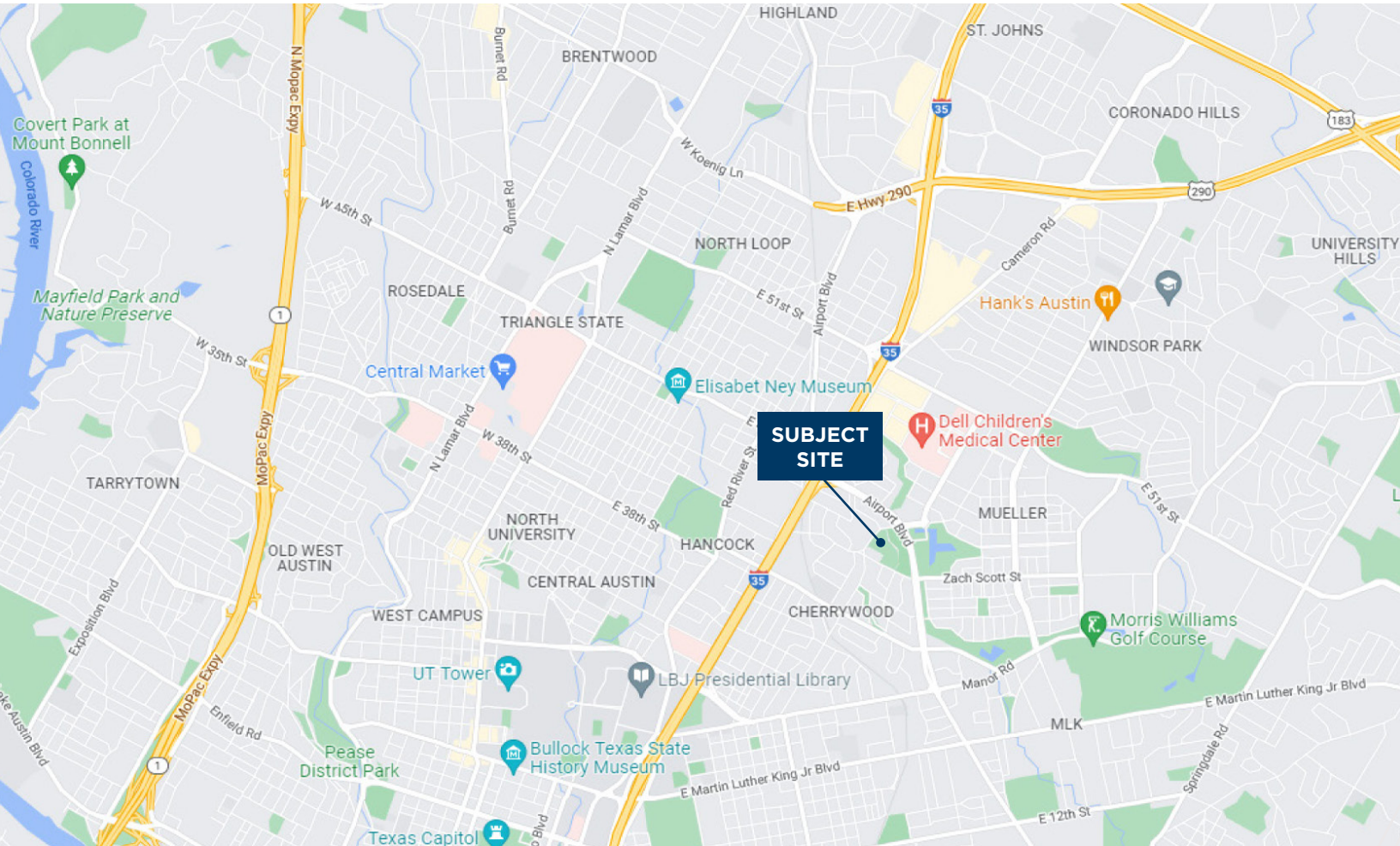
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DISTANCE TO:

Downtown Austin	3 miles
Round Rock	16 miles
Cedar Park	18 miles
Kyle	25 miles
San Marcos	34 miles
University of Texas at Austin	3 miles

Austin-Bergstrom International Airport	7 miles
Zilker Park	7 miles
The Domain	10 miles

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CLASS A MULTIFAMILY WITHIN 0.5 MILES

Mosaic at Mueller	441 Units
SYNC at Mueller	301 Units
AMLI on Aldrich	312 Units
AMLI on Mueller	279 Units
The Jordan at Mueller	132 Units

MASTER PLAN AT MUELLER

Upon Project Completion:

Residential Units	6,200 Residences
Commercial & Institutional Spaces	4.5 M SF
Retail Space:	750,000 SF
Retail Space:	140 AC

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