

GROUND-FLOOR COMMERCIAL CONDOS FOR SALE



PARKSIDE AT MUELLER

1808 ALDRICH ST, AUSTIN, TX 78723



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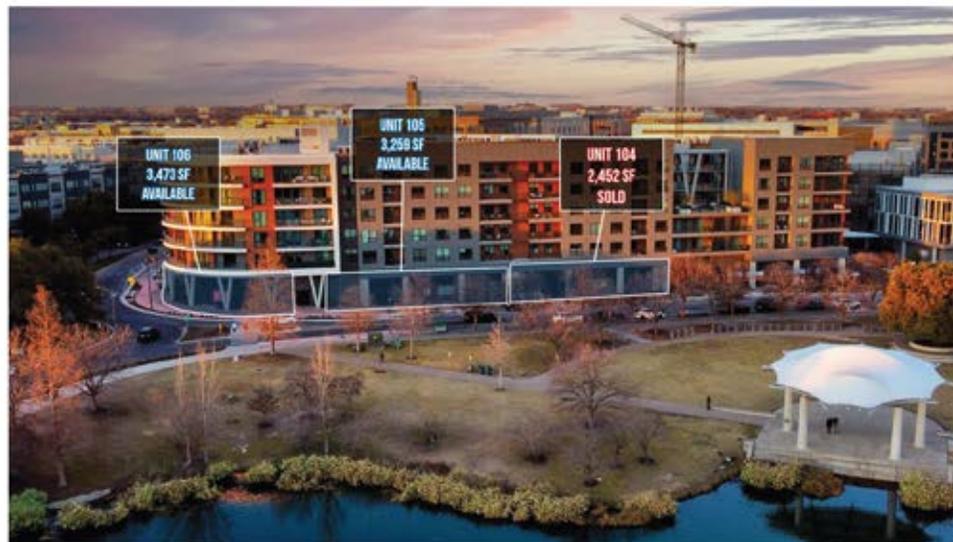
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SAYERS REAL ESTATE ADVISORS

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906 RIO GRANDE STREET, AUSTIN, TX 78701

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$500 - \$525/sf
Available Units:	105, 106, 109, 111
Date Available:	Now
Delivery Condition:	Dark Shell
Unit Size:	2,260 - 3,473 SF
Ceiling Height:	17'0" - 20'
Parking Ratio:	3.2/1000
HOA Dues:	\$0.39/sf/month
Zoning:	PUD

PROPERTY OVERVIEW

Sayers Real Estate Advisors, Inc. is pleased to present Parkside at Mueller, a unique opportunity to own ground-floor commercial space in the award-winning Mueller neighborhood. Developed by local developer, Pearlstone Partners, and ATCO, the Property offers eight direct-entry commercial condo units below 200 residential condo units.

Sitting at the doorstep to the Aldrich Street Entertainment District and directly across the street from the Mueller Lake Park, each unit benefits from an irreplaceable location. Ranging from 2,097 to 3,400+ square feet, the units are ideally suited for a professional office user or service-based retailer looking to serve the needs of the surrounding community. The units will be delivered in shell condition with a modern storefront in place.

PROPERTY HIGHLIGHTS

- Ground-floor commercial space in the heart of the Mueller Town Center
- Walking distance to over 15 restaurants, as well as the Mueller Farmers Market on Sundays
- Premier visibility on Aldrich St
- Designated garage parking
- Potential for SBA financing

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AERIAL MAP



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ADDITIONAL PHOTOS



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SIMOND AVENUE

SITE PLAN WITH PARKING

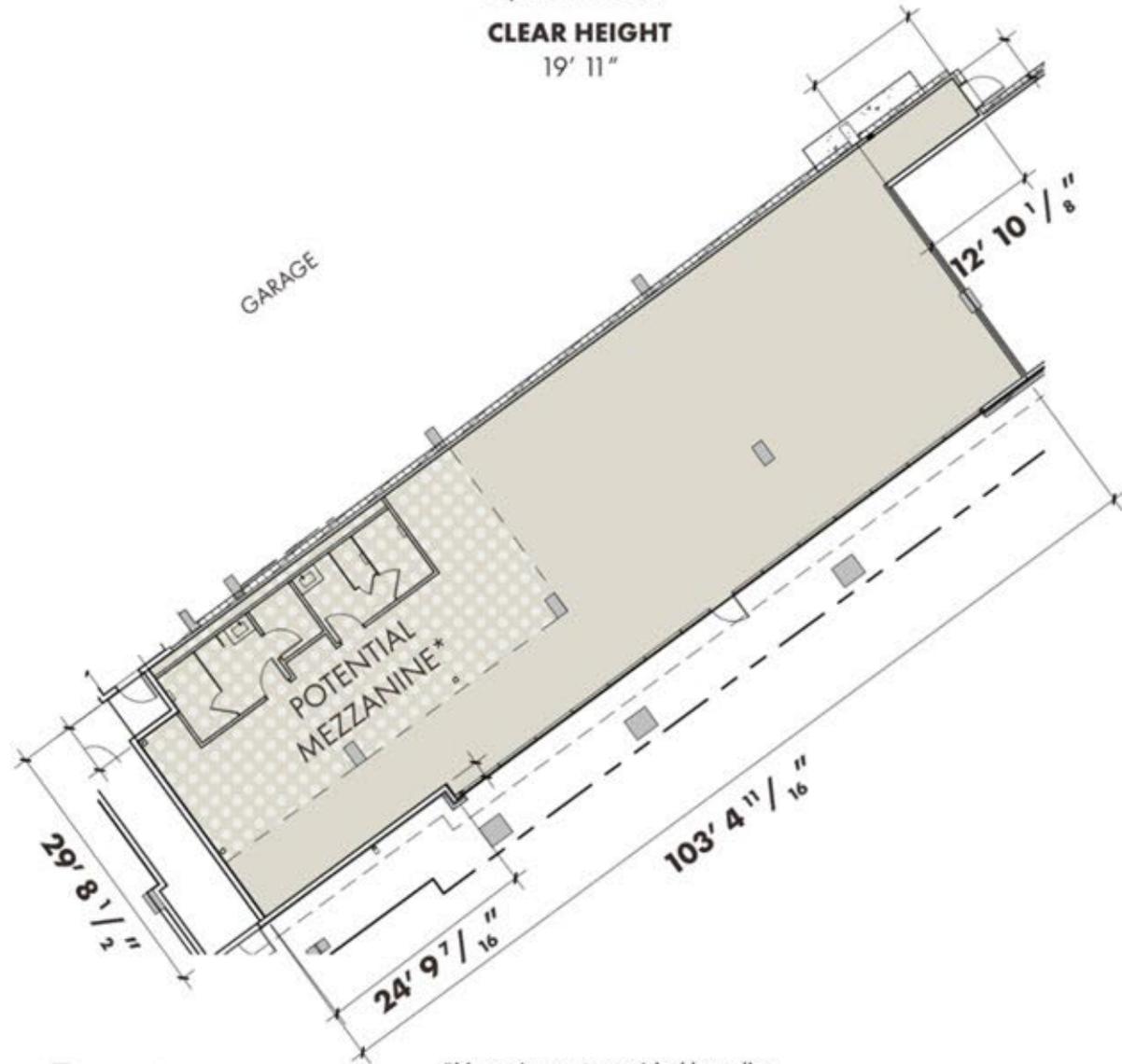
PROPOSED AND NOT FINAL



FLOOR PLAN

SUITE 2
3,259 SQFT
CLEAR HEIGHT
19' 11"

UNIT 105
SUITE 2
3,259 SF



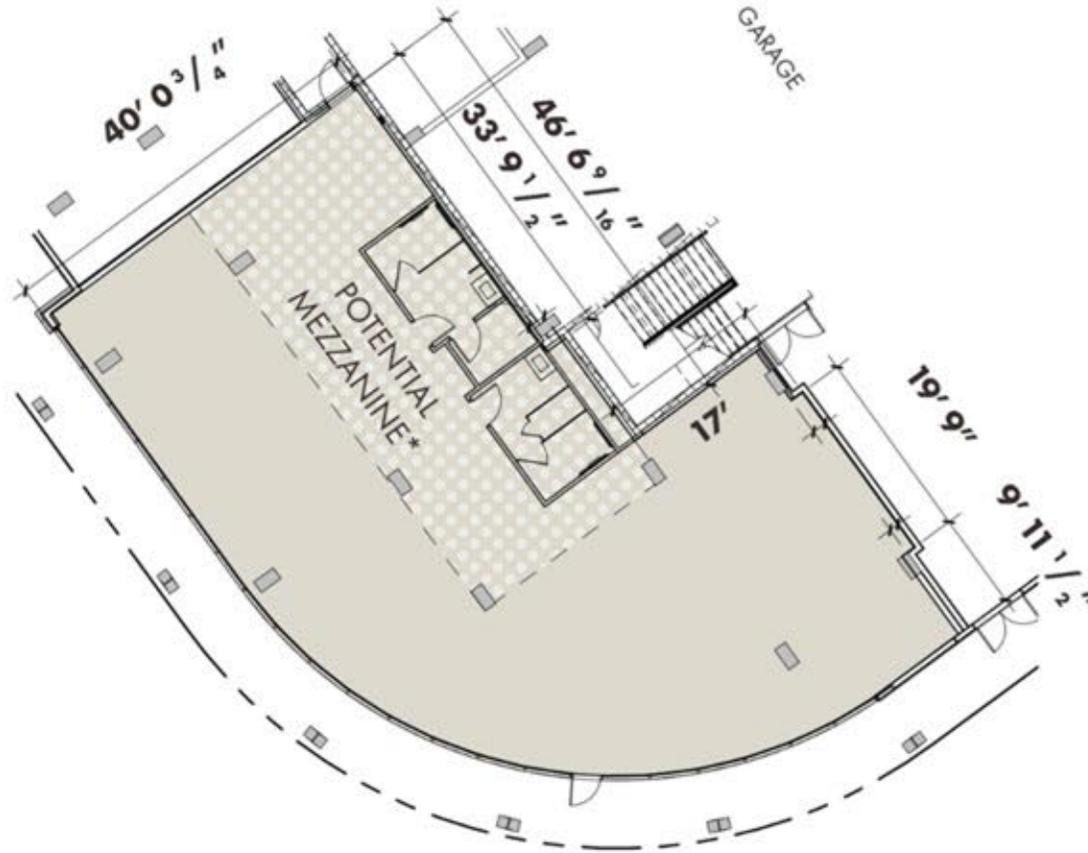
*Mezzanine not provided by seller.



FLOOR PLAN

SUITE 3
3,473 SQFT
CLEAR HEIGHT
18' 11"

UNIT 106
SUITE 3
3,473 SF



*Mezanine not provided by seller.

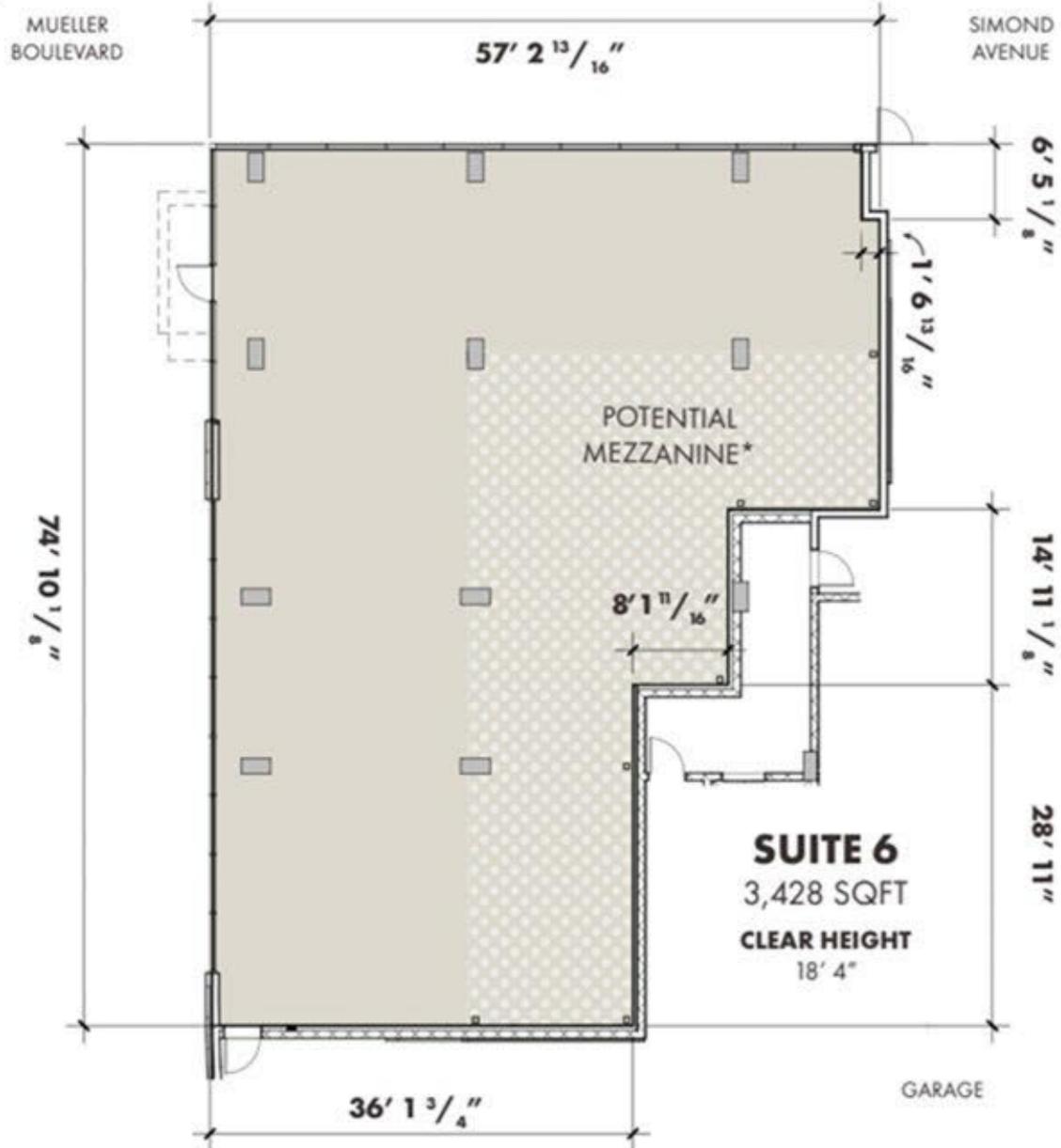


FLOOR PLAN

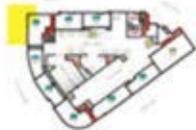
UNIT 109

SUITE 6

3,428 SF



*Mezzanine not provided by seller.



FLOOR PLAN

UNIT 111

SUITE 8

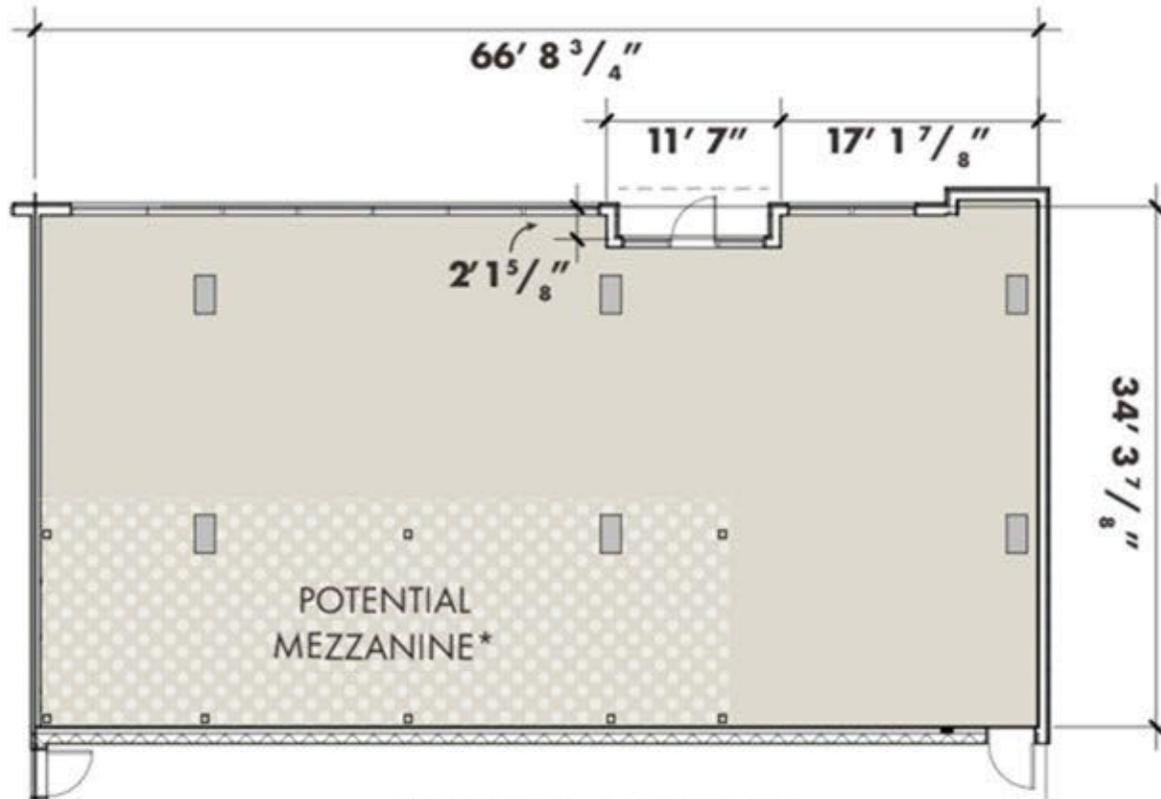
2,260 SF

SUITE 8

2,260 SQFT

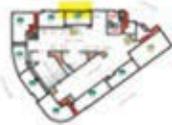
CLEAR HEIGHT

19' 6"



*Mezzanine not provided by seller.

GARAGE



THE MUELLER NEIGHBORHOOD



MUELLER

The 700-acre Mueller community, a redevelopment of the former Robert Mueller Municipal Airport, is an award-winning, master-planned urban village in central east Austin just three miles from downtown Austin. The community is designed to be a transit-oriented and pedestrian-friendly model of new urbanism and sustainability.

The Mueller Master Plan includes a mix of residential, commercial and retail developments, along with designated park and green space. The neighborhood offers a number of amenities, including Mueller Lake Park, and Aldrich Street which is home to a number of shops and restaurants.

COMMUNITY HIGHLIGHTS

- Award-winning master-planned community
- Leading the way as a sustainable community
- 140 acres preserved for parks and open space
- 13 miles of hike and bike trails
- 750,000+ SF of retail space, including 40+ eateries upon completion
- Up to 4,600 homes upon completion
- Major businesses include Dell Children's Medical Center, HEB, the Thinkery, Alamo Drafthouse, and more.

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MUELLER AMENITY MAP



RESIDENTIAL HOMES

PARKSIDE AT MUELLER - PROHIBITED USES

PROHIBITED USES

The following Prohibited Uses are in addition to any uses prohibited under the Zoning Ordinance and the Community Covenants.

- Animal or Pet-related retail, services, or activities (including, without limitation, a pet store, a kennel, or a veterinarian's offices)
- Bars or cocktail lounges (provided that restaurants or comedy clubs with bars or cocktail lounges are permitted)
- Beauty Supply Stores
- Book stores, video stores, theaters, bars, or clubs (including strip clubs) which offer "adult" entertainment (i.e., entertainment that focuses on sexually-explicit activities or themes)
- Bowling Alleys
- Check-cashing services
- Collection Agencies
- Convalescent Facilities
- Correctional/Detention Facilities
- Dance Clubs
- Employment Offices
- Head shops (i.e., stores that focus on selling paraphernalia related to the use of illegal drugs)
- Janitorial Supplies/Services
- Laundromats
- Laundry/Dry Cleaners with plants on premises (provided that pick up and drop off laundries or dry cleaners, with no plant on premises, are permitted)
- Liquor Stores (provided that high quality stores primarily selling premium wines and liquor are permitted)
- Mental Health Facilities
- Pawn Shop
- Plant Nursery (but florist shops are permitted as long as they do not grow flowers in bulk on the premises)

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PROHIBITED USES CONTINUED

- Rehabilitation Facilities
- Rental offices (car, furniture, etc.), provided that offices of Owner relating to leasing, property management, and services pursuant to Owner's leases (e.g., concierge services for residential tenants) are permitted
- Tattoo Parlor, body art and/or piercing parlor
- Tobacco Shop (provided that the sale of tobacco is permitted in other retail establishments allowed under this Agreement)
- Tools and Heavy Equipment Sales
- Workers Compensation Offices
- Fire, going out of business, relocation, bankruptcy or similar sales (unless pursuant to court order)
- Operation whose principal use is a massage parlor (except for therapeutic massage clinic such as "Massage Envy")
- Gun range
- Sports or entertainment facility (this does not preclude an onsite fitness facility or club)
- Hotel or lodging facility
- Gas station
- Pool hall or billiard parlor
- Mortuary or funeral home
- Automobile body and repair shop
- Car wash
- Flea market
- English, Irish, Celtic, or British style restaurant and/or pub, or specialty concept restaurant
- Ice cream shop offering artisan ice cream, yogurt, or frozen treats
- Asian bubble tea lounge
- Restaurant serving fried chicken
- Restaurant serving hamburgers
- Pizza restaurant including sit-down, dine-in, take-out or delivery
- Coffee shop
- Barre and/or Pilates studio

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PROHIBITED USES CONTINUED

- Instructor/group led, indoor boot camp style fitness facility, provided that the foregoing shall not prohibit other fitness-based users, including, but not limited to, indoor cycling, rowing, yoga, and personal training studios
- Lucy's Fried Chicken, Jack Allen's Kitchen, Jacoby's, Fixe, Olamaie, Max's Wine Dive, Hoover's, Moonshine and Threadgills
- Movie theater, exhibition of motion pictures, including any display of motion pictures in a bar, restaurant or other business with or without admission charges, provided that the foregoing shall not apply to the display of television shows or television movies as an incidental part of other business operations (i.e., a restaurant, tavern or similar entertainment operation) and provided that such television movies shall in no event include movies that are first-run motion picture movies that are currently showing in theaters in the Austin, Texas market
- Grocery store, food department or convenience market
- Restaurant serving sushi, noodles, rice or stir-fry Asian cuisine
- Restaurant serving bao
- Smoothie shop
- Shop serving Acai based foods or drink
- Professional therapeutic massage clinic or space
- Eyelash/eyebrow salon

All materials and information received or derived from Sayers Real Estate Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Each party should conduct their own due diligence.

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Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date