



# ALDRICH ST

## 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.

MUELLER







# MUELLER NOW AND FUTURE

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

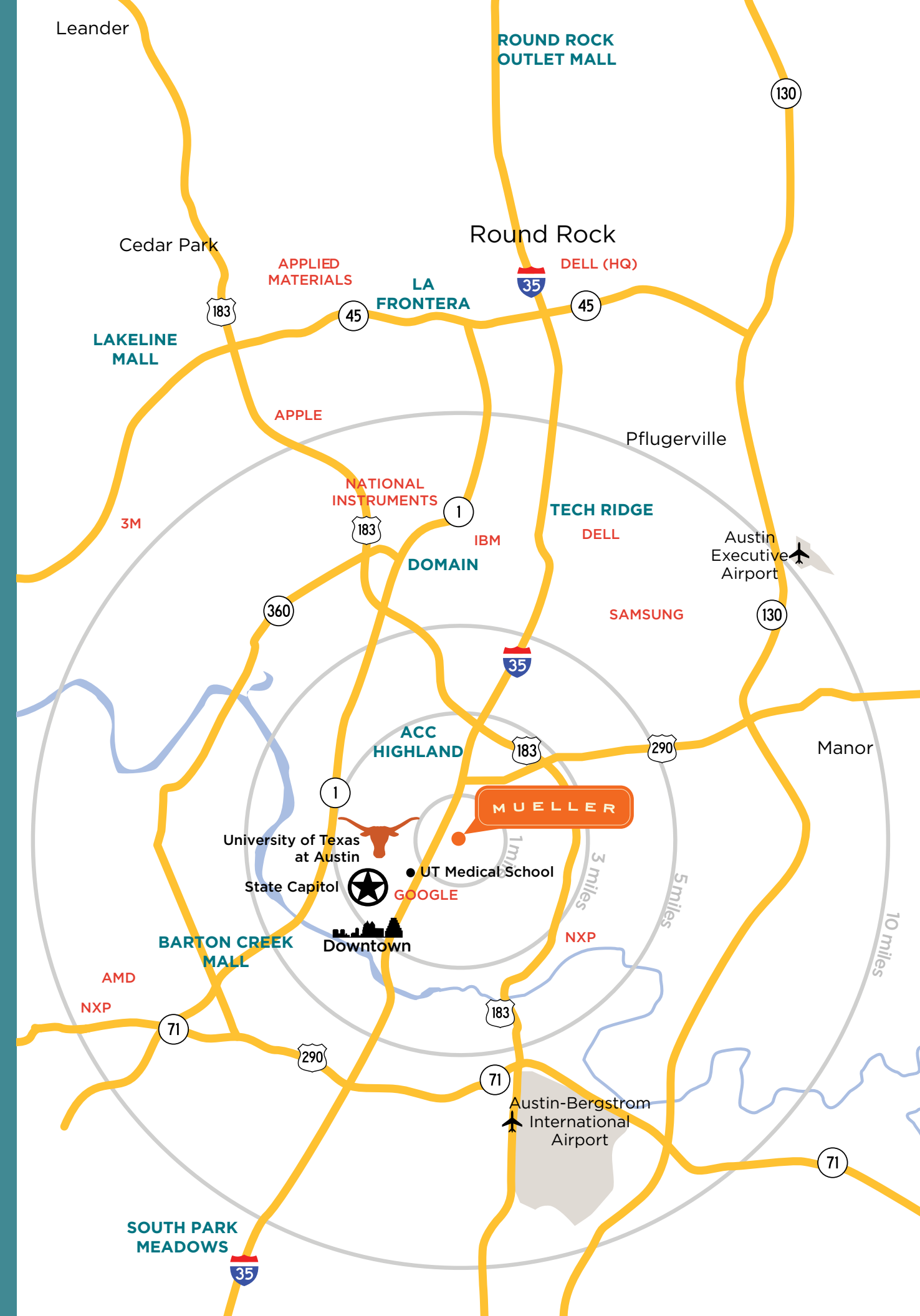
# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,609	174,933	369,289
Daytime Population	13,951	242,687	429,808
Average HH Income	\$107,952	\$81,899	\$100,922

# TRAFFIC COUNTS

	VPD
IH-35 (N of NB 51 <sup>st</sup> 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 <sup>st</sup> )	5,455

## 5 Aldrich Street Siteplans





**Downtown Austin**  
4.4 miles away  
9 min. drive by car

Mueller Lake Park

**ALDRICH<sup>ST</sup>**  
MUELLER

**dell children's**  
medical center of central texas

**H-E-B**

  
**CATELLUS™**  
Future Developments

**Overture**  
201 Units

**AML I on Aldrich**  
318 Units

**Branch Park**

**AML I Branch Park**  
~22K SF Retail  
406 Units



2,487 SF

2,393 SF

**AML I at Mueller**  
~7K SF Retail  
279 Units



**Cinema Building**  
~54K SF Retail

**AML I IV | Multifamily**  
~10K Retail  
650 Units

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

**Origin Hotel**  
~5K SF Retail  
120 Hotel Keys



**Diamond Building**  
Office & Retail  
~54K SF

**Bravo Building | TRS HQ**  
Office  
~225K SF

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

**Mueller Lake Park**



**Sync Residential**  
301 Units

**Browning Hanger**

**Mosaic**  
441 Units





3.1 MILLION SF INSTITUTIONAL/OFFICE SPACE

658,000 SF RETAIL SPACE

2,520 APARTMENT UNITS

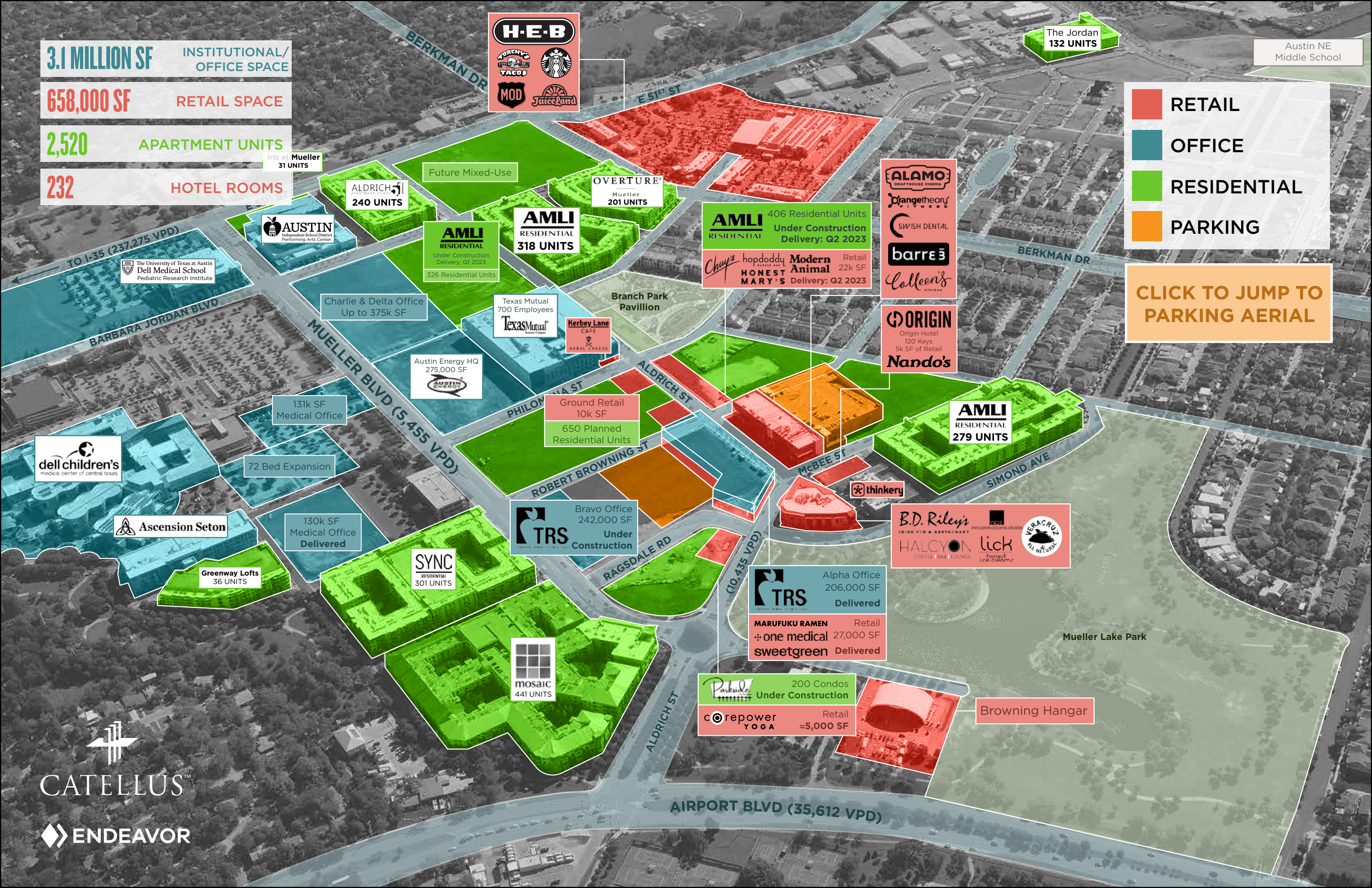
232 HOTEL ROOMS

The Jordan 132 UNITS

Austin NE Middle School

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING

CLICK TO JUMP TO PARKING AERIAL



**H-E-B**  
**TACOS**  
**MOD**  
**JuiceLand**

Iris at Mueller 31 UNITS

**ALDRICH** APARTMENT HOUSE 240 UNITS

Future Mixed-Use

**OVERTURE** Mueller 201 UNITS

**AMLI RESIDENTIAL** 318 UNITS

**AMLI RESIDENTIAL** 406 Residential Units Under Construction Delivery: Q2 2023

**ALAMO** DRAFTHOUSE CINEMA  
**OrangeTheory** FITNESS  
**SWISH DENTAL**

**barre3**  
**Colleen's** SMOOTHIES

**ORIGIN** Origin Hotel 120 Keys 5k SF of Retail  
**Nando's**

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

**AUSTIN** Independent School District Performing Arts Center

Charlie & Delta Office Up to 375k SF

Texas Mutual 700 Employees  
**Texas Mutual**

**Kerbey Lane** CAFE  
**REBEL CHEESE**

Austin Energy HQ 275,000 SF

Branch Park Pavillion

**Chuy's** **hopdoddy** **Modern Animal** Retail 22k SF  
**HONEST MARY'S** Delivery: Q2 2023

TO I-35 (237,275 VPD)  
**BARBARA JORDAN BLVD**

**MUELLER BLVD (5,455 VPD)**

Ground Retail 10k SF  
650 Planned Residential Units

**ALDRICH ST**

**ORIGIN** Origin Hotel 120 Keys 5k SF of Retail  
**Nando's**

**AMLI RESIDENTIAL** 279 UNITS

**dell children's** medical center of central texas

131k SF Medical Office

72 Bed Expansion

**TR** Bravo Office 242,000 SF Under Construction

**ROBERT BROWNING ST**

**thinkery**

**Ascension Seton**

130k SF Medical Office Delivered

**TR** Bravo Office 242,000 SF Under Construction

**RAGSDALE RD**

**B.D. Riley's** IRISH PUB & RESTAURANT  
**HALCYON** COFFEE BAR | LODGE  
**lick** honest ice cream  
**VERACRUZ** ALL NATURAL

**Greenway Lofts** 36 UNITS

**SYNC** RESIDENTIAL 301 UNITS

**TR** Alpha Office 206,000 SF Delivered

**MARUFUKU RAMEN** Retail  
**one medical** 27,000 SF  
**sweetgreen** Delivered

Mueller Lake Park

**mosaic** 441 UNITS

**Parkside** 200 Condos Under Construction

**corepower** YOGA Retail ≈5,000 SF

Browning Hangar

**ALDRICH ST**

**AIRPORT BLVD (35,612 VPD)**

**CATELLUS**

**ENDEAVOR**

# RETAIL SITE PLAN

## Existing Retail

Alpha Retail | TRS HQ

1,610 SF

Diamond Building

Fully Leased

Cinema Building

Fully Leased

Origin Hotel Retail

2,312 SF

## Retail Under Construction

Branch Park AMLI Retail

2,393-2,487 SF

Parkside at Mueller Retail & Pearlstone Condo

200 Condo Units

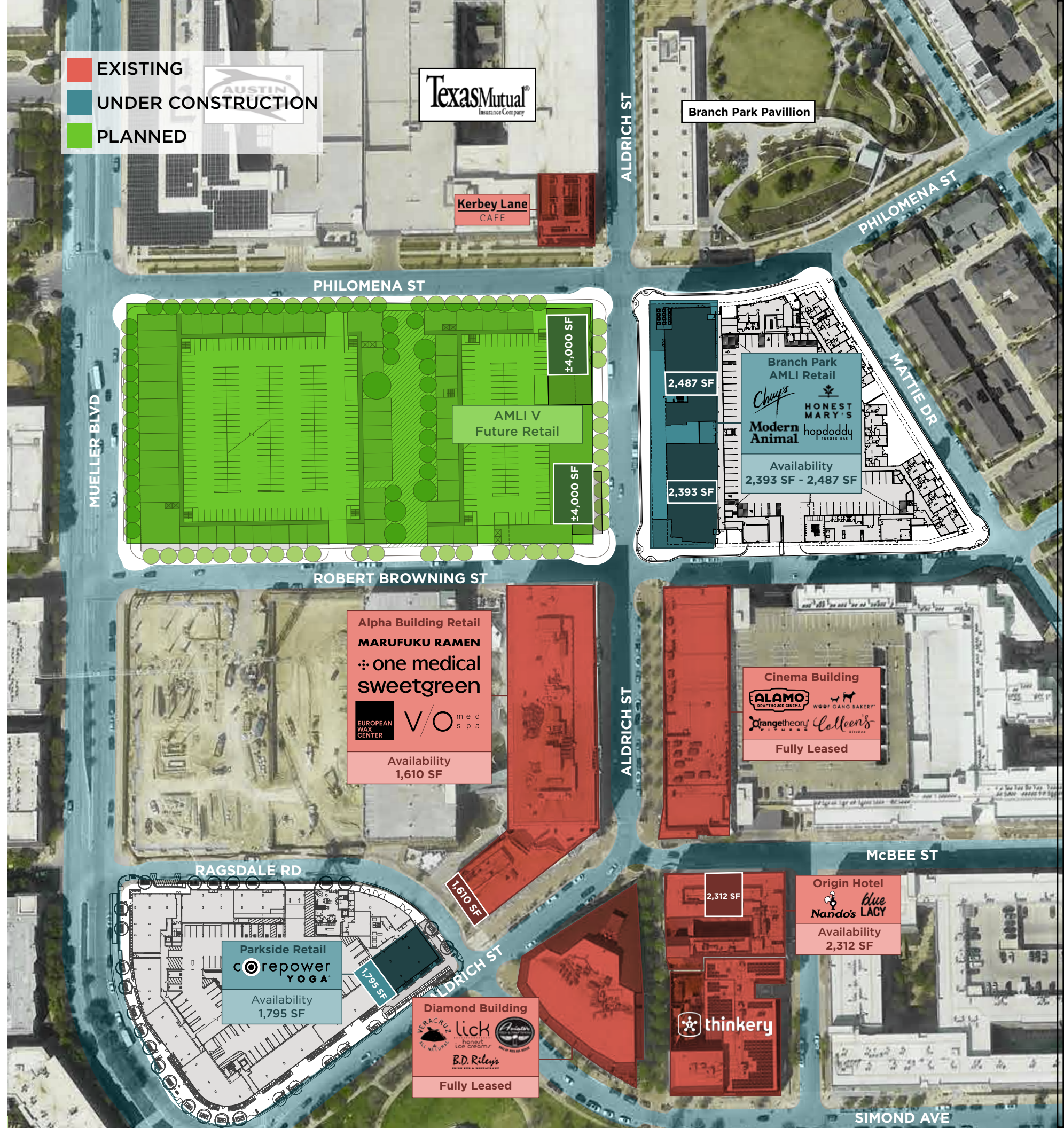
1,795 SF

## Planned Retail

650 Multifamily Units with Retail

4,830 - 5,090 SF

**10** Aldrich Street Siteplans



# AMLI V RETAIL

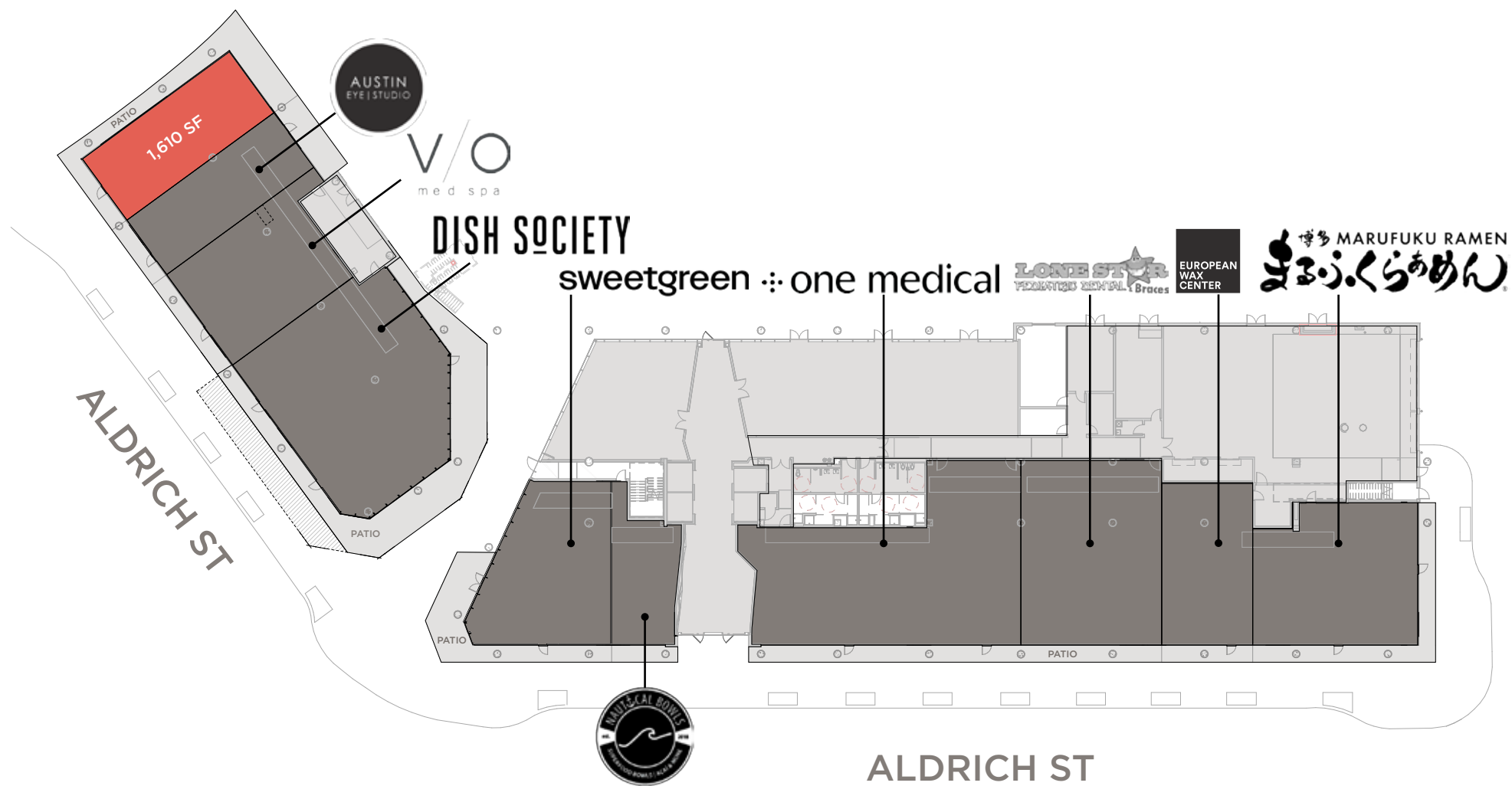
4,830 - 5,090 SF Available | Delivery: Est. 2024 | Est. NNN = \$12.00 - \$15.00/SF



# ALPHA BUILDING RETAIL

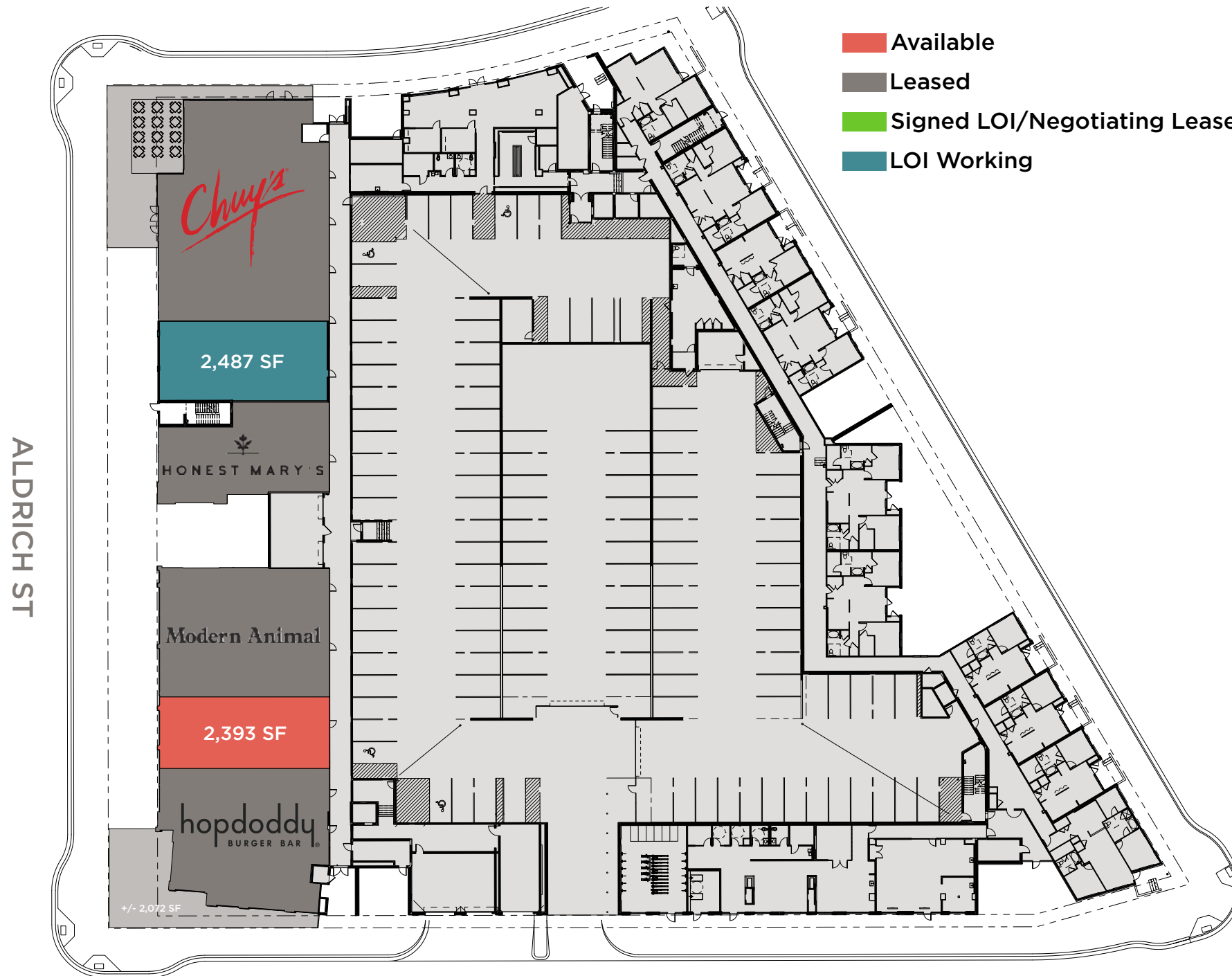
1,610 SF | Ready for Delivery | Est. NNN = \$14.00/SF

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



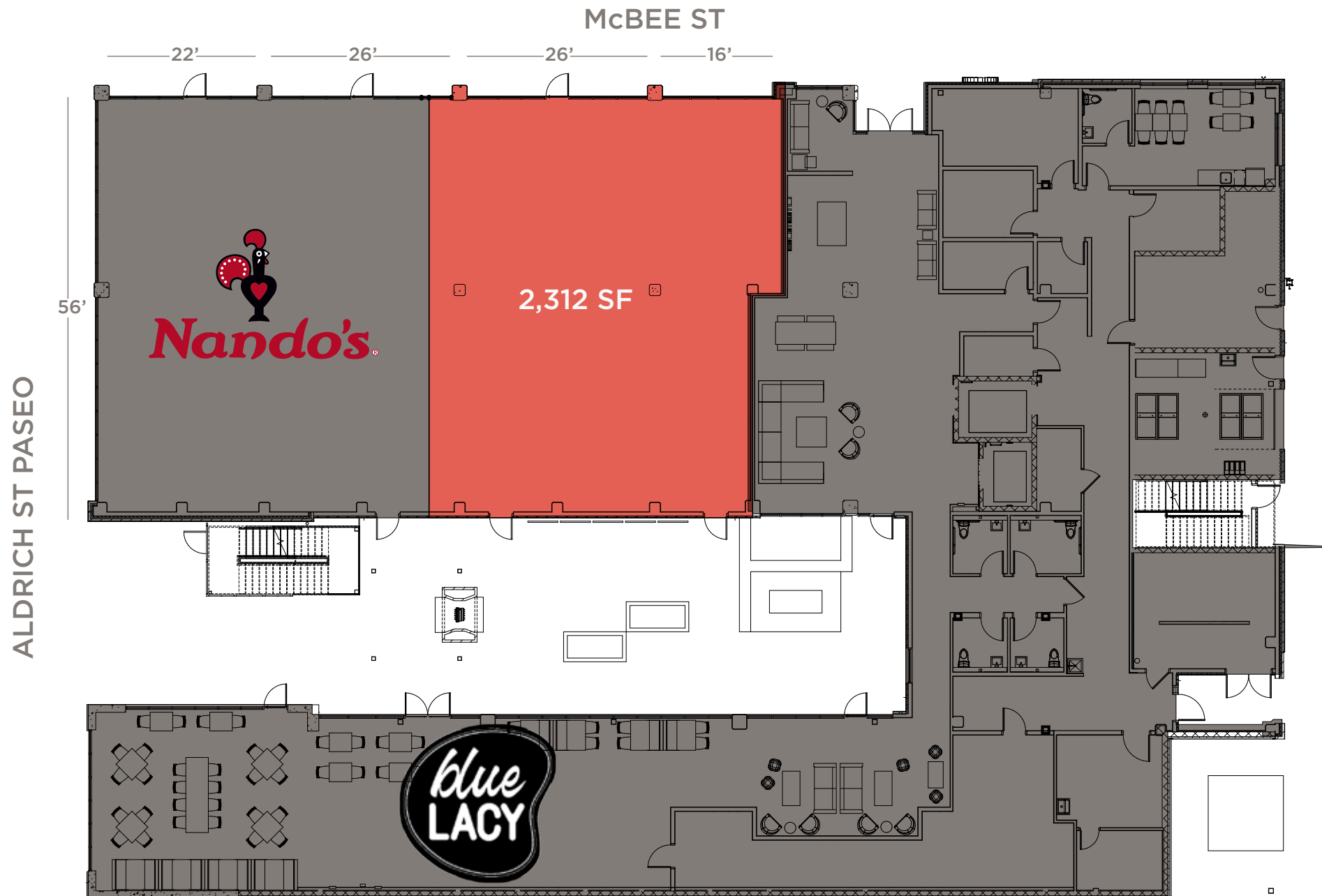
# BRANCH PARK AMLI RETAIL

2,393-2,487 SF | Delivery: Est. Q2 2023 | Est. NNN = \$14.00 - \$15.00/SF



# ORIGIN HOTEL

2,312 SF | Available Now | Est. NNN = \$14.00/SF



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



# PARKSIDE AT MUELLER RETAIL

1,795 SF | Delivery: Est. Q1 2024 | Est. NNN = \$14.50/SF

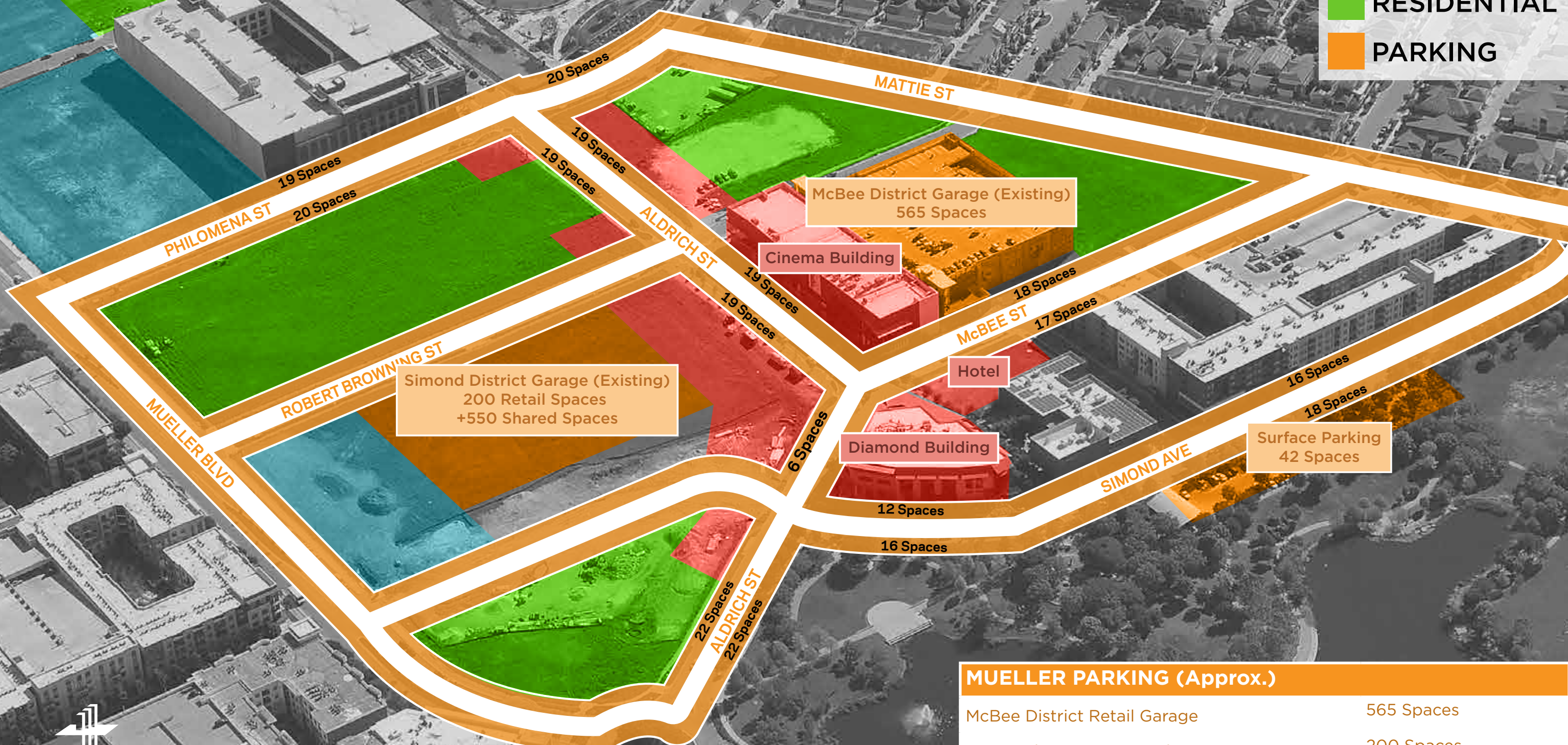


- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



# PARKING AT ALDRICH ST

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING



MUELLER PARKING (Approx.)	
McBee District Retail Garage	565 Spaces
Future Shorenstein Retail Garage (Q1 2020)	200 Spaces
Total Street Parking	324 Spaces
Total Garage Parking w/ evening and weekend	1,439 Spaces



# PROGRESS AT MUELLER

## 1. AISD NE Middle School

Located at Zach Scott & Tilley St

800 Student Capacity

Est. Opening August 2023



## 2. AMLI III

406 Multifamily Units

20k SF of Retail

Completion Q2 2023



## 3. Iris at Mueller

31 Condominium Units

8 Shop Houses



## 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 Q4 2023



## 9. Austin Energy Headquarters

~275K SF

Now Open



# PROGRESS AT MUELLER

## 10. Alpha Building

-235K SF  
950 Car Garage



## 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



# ALDRICH<sup>ST</sup>

## MUELLER

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