

# ALDRICH<sup>ST</sup> 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.

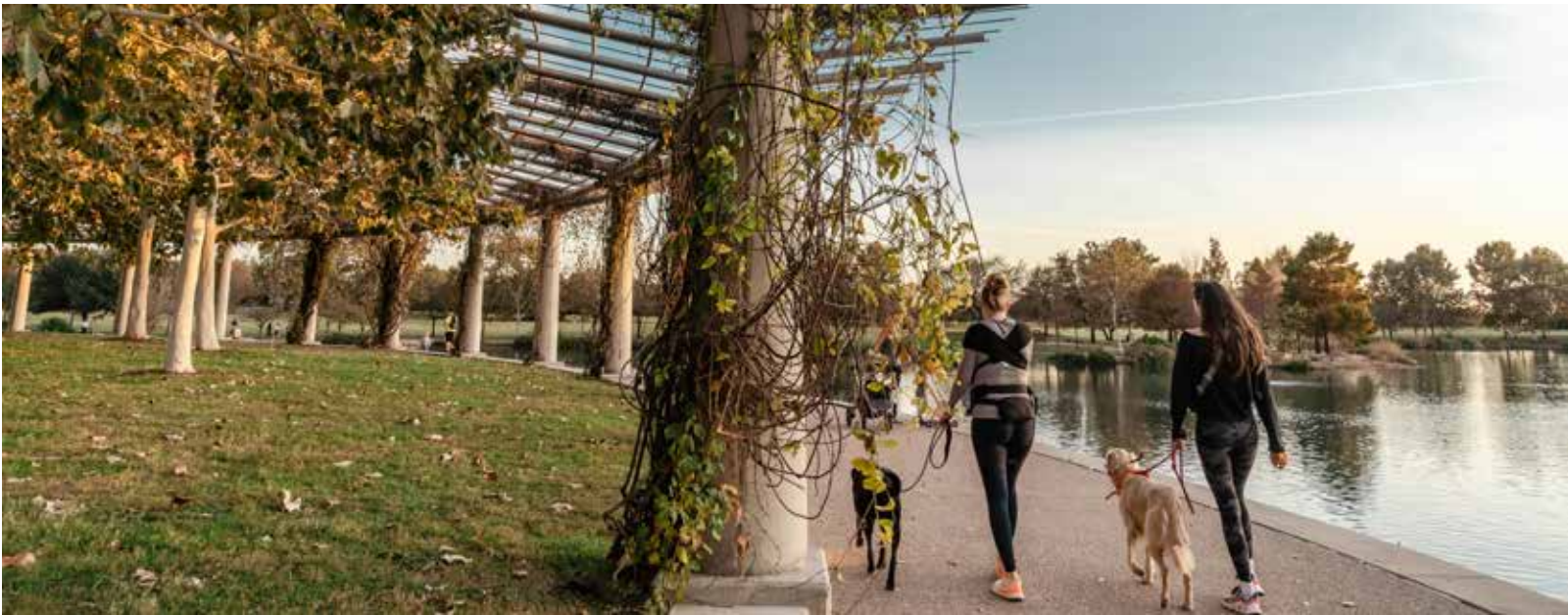
M U E L L E R











# 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	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 (S 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









Downtown Austin  
12 min. drive | 4.6 miles

THE UNIVERSITY OF  
**TEXAS**  
AT AUSTIN

350-acre campus  
51,991 Students  
21,000 Faculty & Staff

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



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



RETAIL



SINGLE FAMILY  
RESIDENTIAL



EDUCATION



PARKS



MEDICAL





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



RETAIL



RESIDENTIAL



EDUCATION



MEDICAL



PARKS



FILM & CREATIVE

MLK BLVD

35

William Morris Golf Course

MANOR PD

Patterson Neighborhood Park  
& Pharr Tennis Center

Mueller Lake Park

AIRPORT BLVD

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

Ascension Seton

dell children's  
medical center of central texas

35

Mueller Regional Retail

H-E-B

Mueller Market

E 51<sup>ST</sup> 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

ISO cricket

SHORT STOP

O'Reilly AUTO PARTS

HANCOCK CENTER

H-E-B

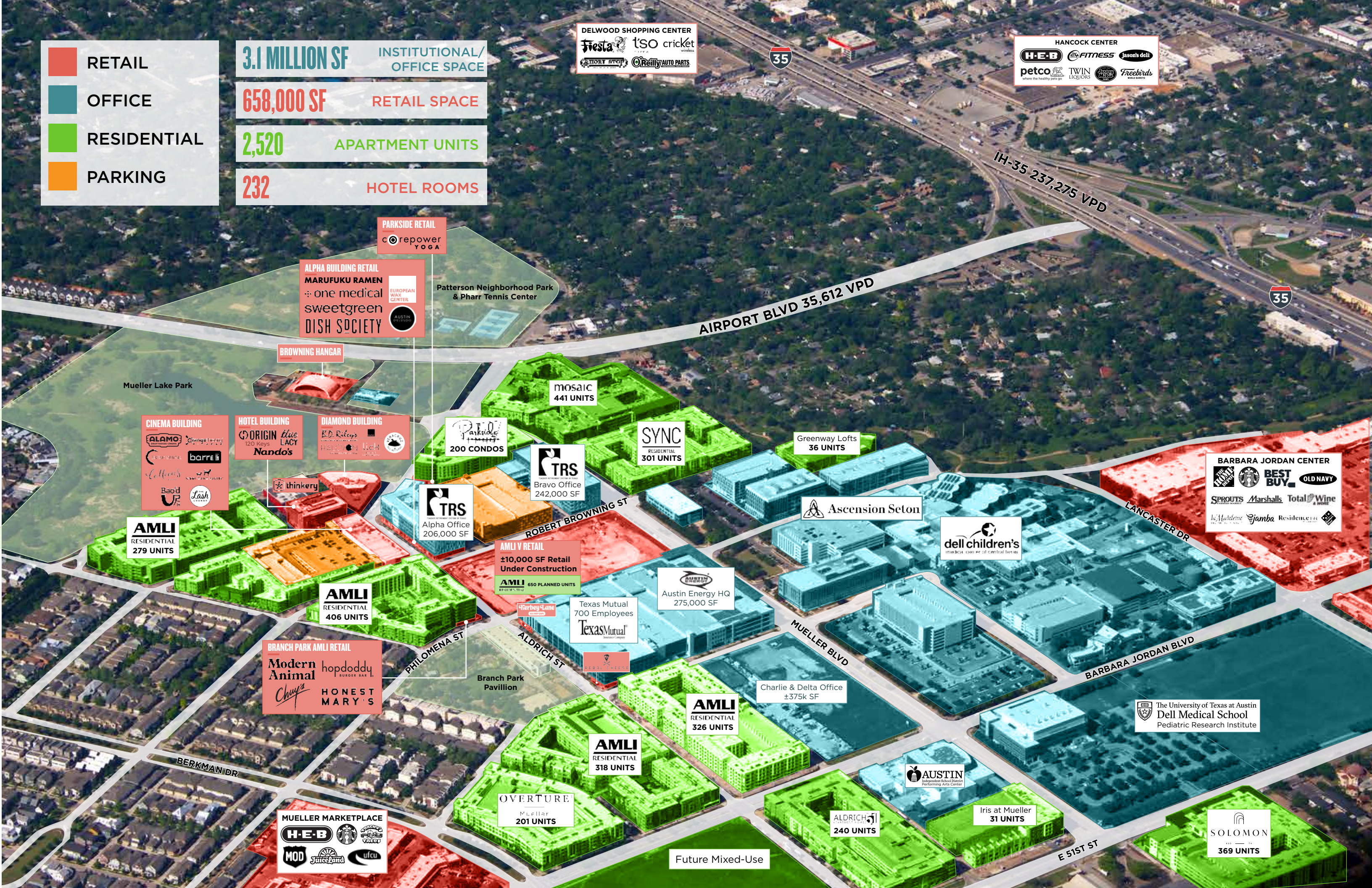
FITNESS

Jason's deli

petco

TWIN LIQUORS

Freebirds



PARKSIDE RETAIL

corepower YOGA

ALPHA BUILDING RETAIL

MARUFUKU RAMEN

one medical

sweetgreen

DISH SOCIETY

EUROPEAN WAX CENTER

AUSTIN PRESCRIPTION

Patterson Neighborhood Park & Pharr Tennis Center

BROWNING HANGAR

Mueller Lake Park

CINEMA BUILDING

ALAMO

Orange Theory

barre3

Collective

Baobab

Lash

HOTEL BUILDING

ORIGIN

120 Keys

blue LACY

Nando's

DIAMOND BUILDING

ED. Riley's

HELIX

Wick

thinkery

AMLI

RESIDENTIAL

279 UNITS

AMLI

RESIDENTIAL

406 UNITS

BRANCH PARK AMLI RETAIL

Modern Animal

hopdoddy

Chuy's

HONEST MARY'S

Branch Park Pavillion

mosaic

441 UNITS

Parkside

200 CONDOS

TRS

Alpha Office

206,000 SF

TRS

Bravo Office

242,000 SF

SYNC

RESIDENTIAL

301 UNITS

Greenway Lofts

36 UNITS

Ascension Seton

dell children's

medical center of central Texas

BARBARA JORDAN CENTER

Starbucks

BEST BUY

OLD NAVY

SPROUTS

Marshalls

Total Wine

La Madeleine

Jamba

Residence Inn

Texas Mutual

700 Employees

Austin Energy HQ

275,000 SF

Charlie & Delta Office

±375k SF

AMLI

RESIDENTIAL

326 UNITS

AMLI

RESIDENTIAL

318 UNITS

OVERTURE

Mueller

201 UNITS

ALDRICH

240 UNITS

Iris at Mueller

31 UNITS

SOLOMON

369 UNITS

MUELLER MARKETPLACE

H-E-B

MOD

Juice it

Starbucks

Wendy's

uflu

Future Mixed-Use

AIRPORT BLVD 35,612 VPD

IH-35 237,275 VPD

LANCASTER DR

BARBARA JORDAN BLVD

MUELLER BLVD

ALDRICH ST

PHILOMENA ST

BERKMAN DR

E 51ST ST

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



2,393 SF

AMLI at Mueller  
~7K SF Retail  
279 Units

Cinema Building  
~54K SF Retail

Origin Hotel  
~5K SF Retail  
120 Hotel Keys

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

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

2,312 SF



Diamond Building  
Office & Retail  
~54K SF

1,795 SF

Bravo Building | TRS HQ  
Office  
~225K SF

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

MUELLER BLVD

Mueller Lake Park



Sync Residential  
301 Units

Mosaic  
441 Units

Browning Hangar

AIRPORT BLVD 35,612 VPD



# RETAIL SITE PLAN

## Existing Retail

Alpha Retail | TRS HQ

Fully Leased

Diamond Building

Fully Leased

Cinema Building

Fully Leased

Origin Hotel Retail

2,312 SF

Branch Park AMLI Retail

2,393 SF

## Retail Under Construction

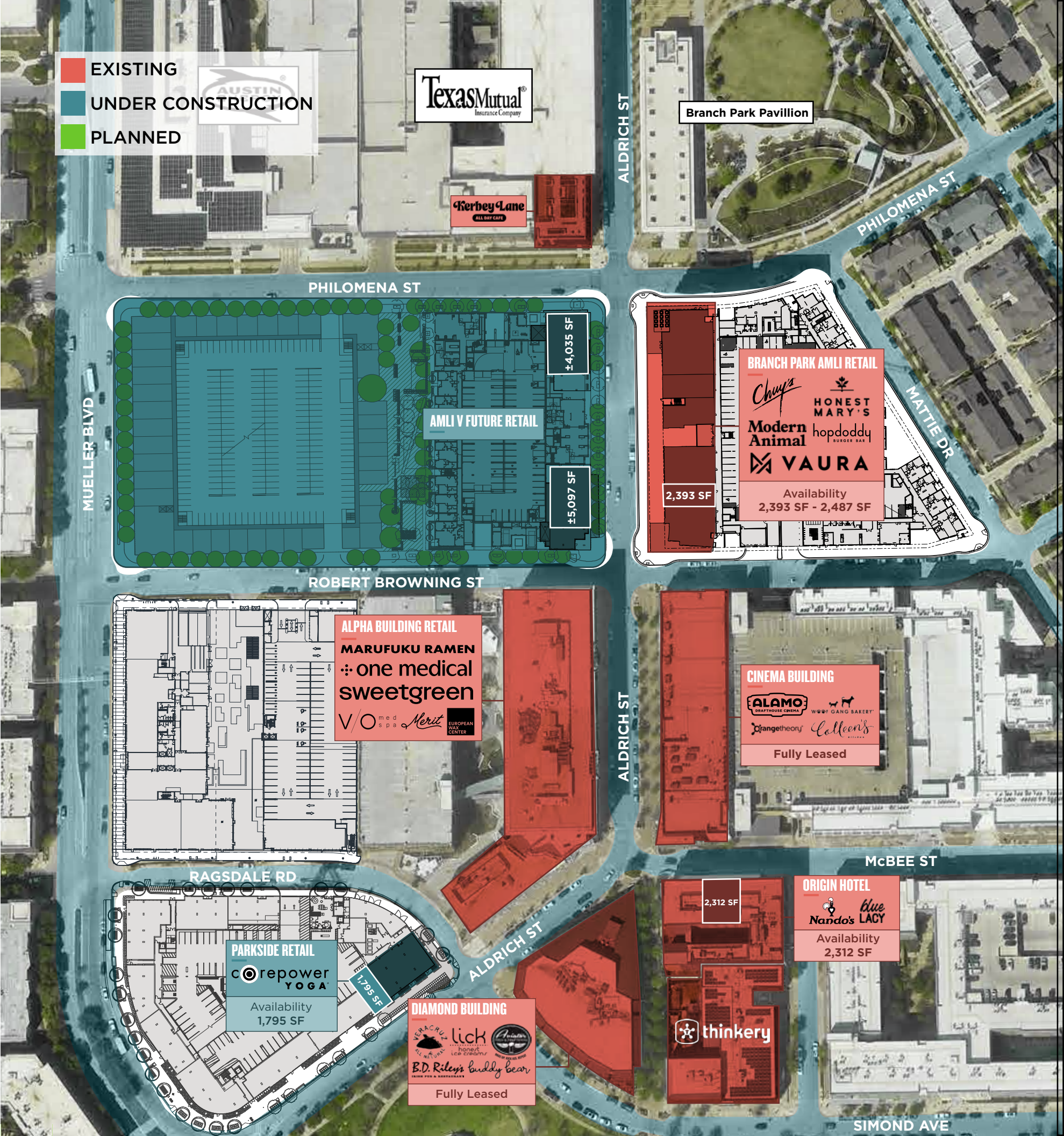
Parkside at Mueller Retail & Pearlstone Condo

200 Condo Units

1,795 SF

AMLI V Retail with 650 Mutlifamily Units

4,035 - 5,097 SF

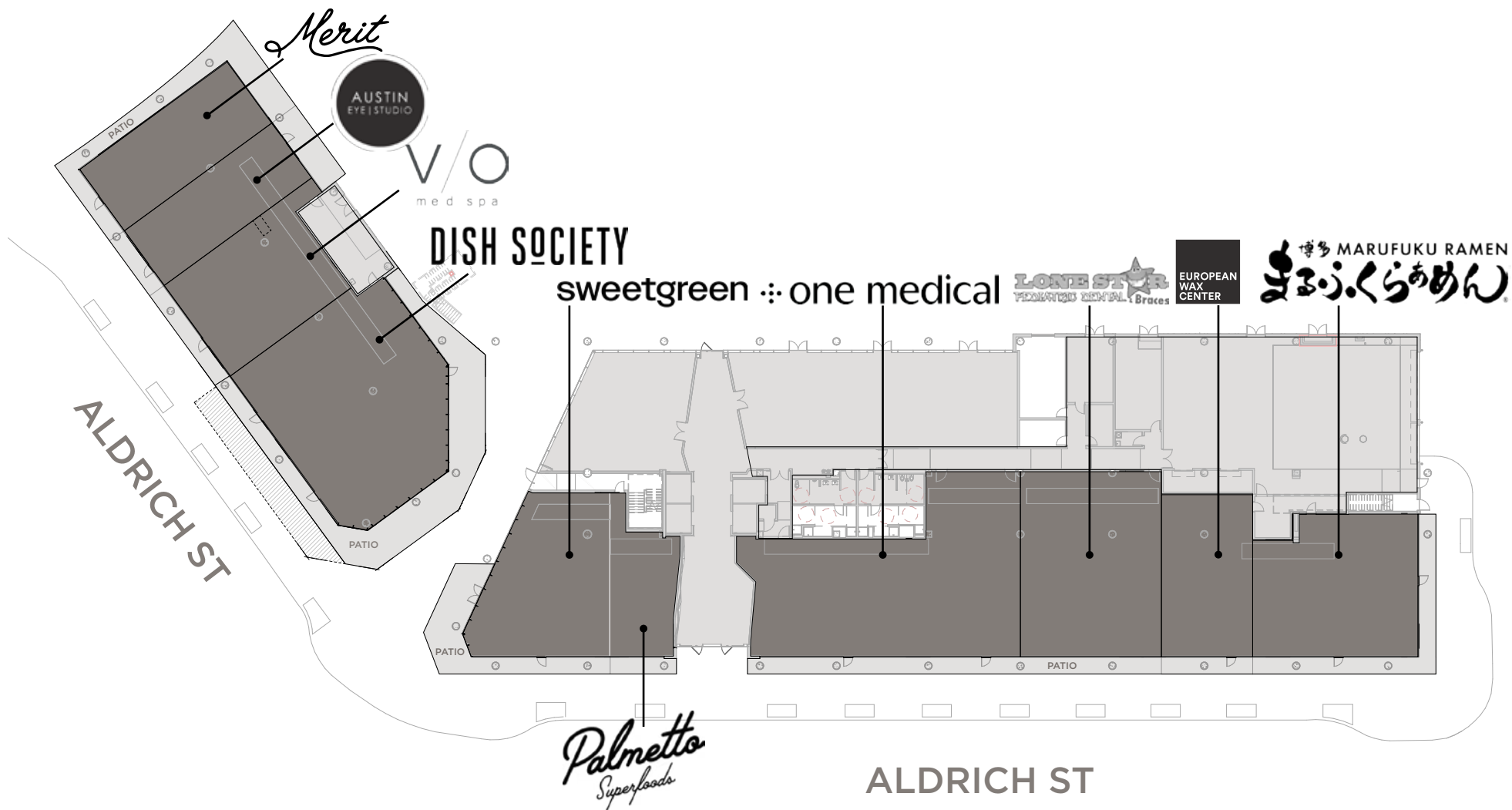




# ALPHA BUILDING RETAIL

Fully Leased | Delivered

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





# BRANCH PARK AMLI RETAIL

2,393 SF | Est. 2025 NNNs: \$24.00





# ORIGIN HOTEL

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





# PARKSIDE AT MUELLER RETAIL

1,795 SF | Est. 2025 NNNs: \$13.70



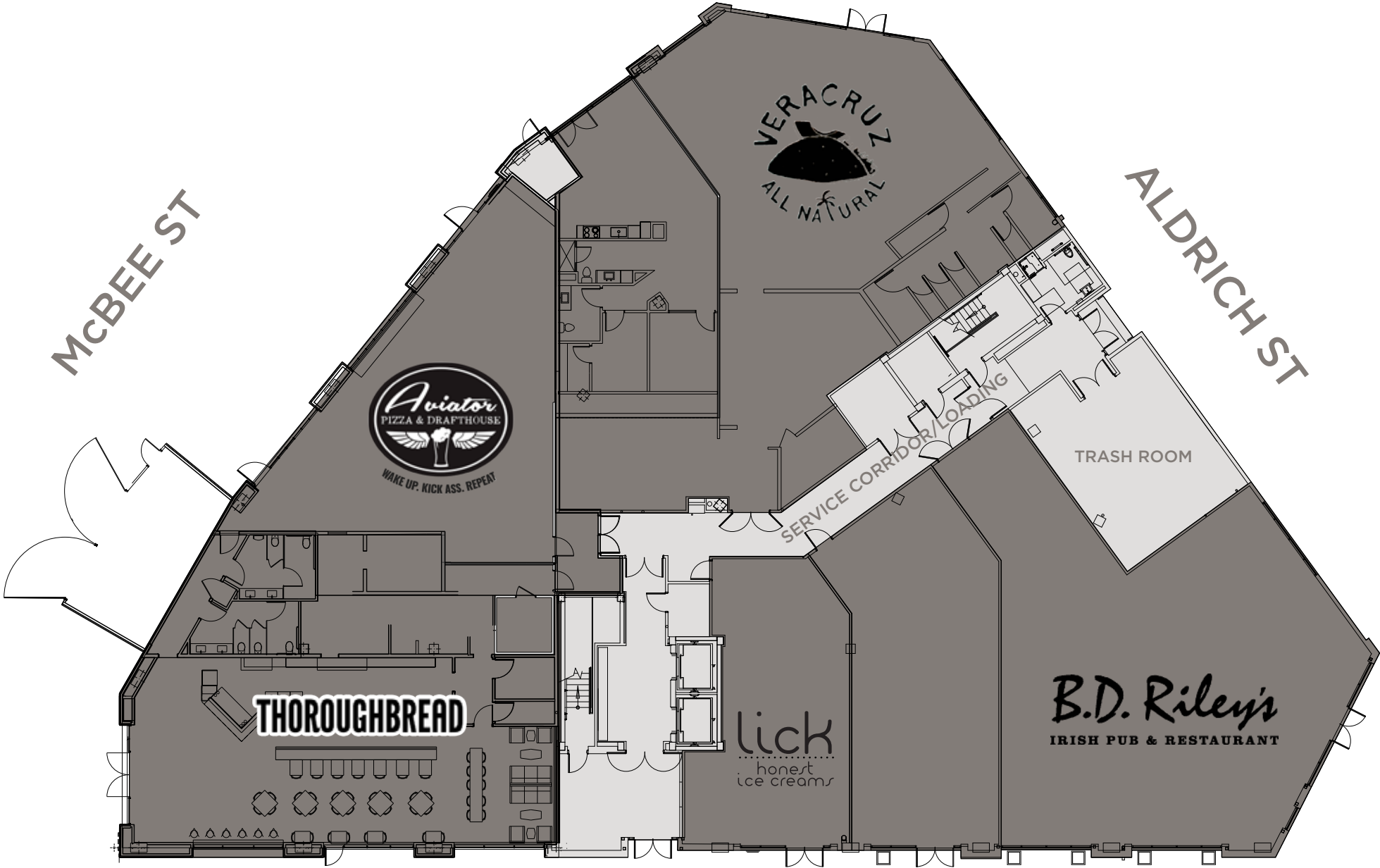
- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working



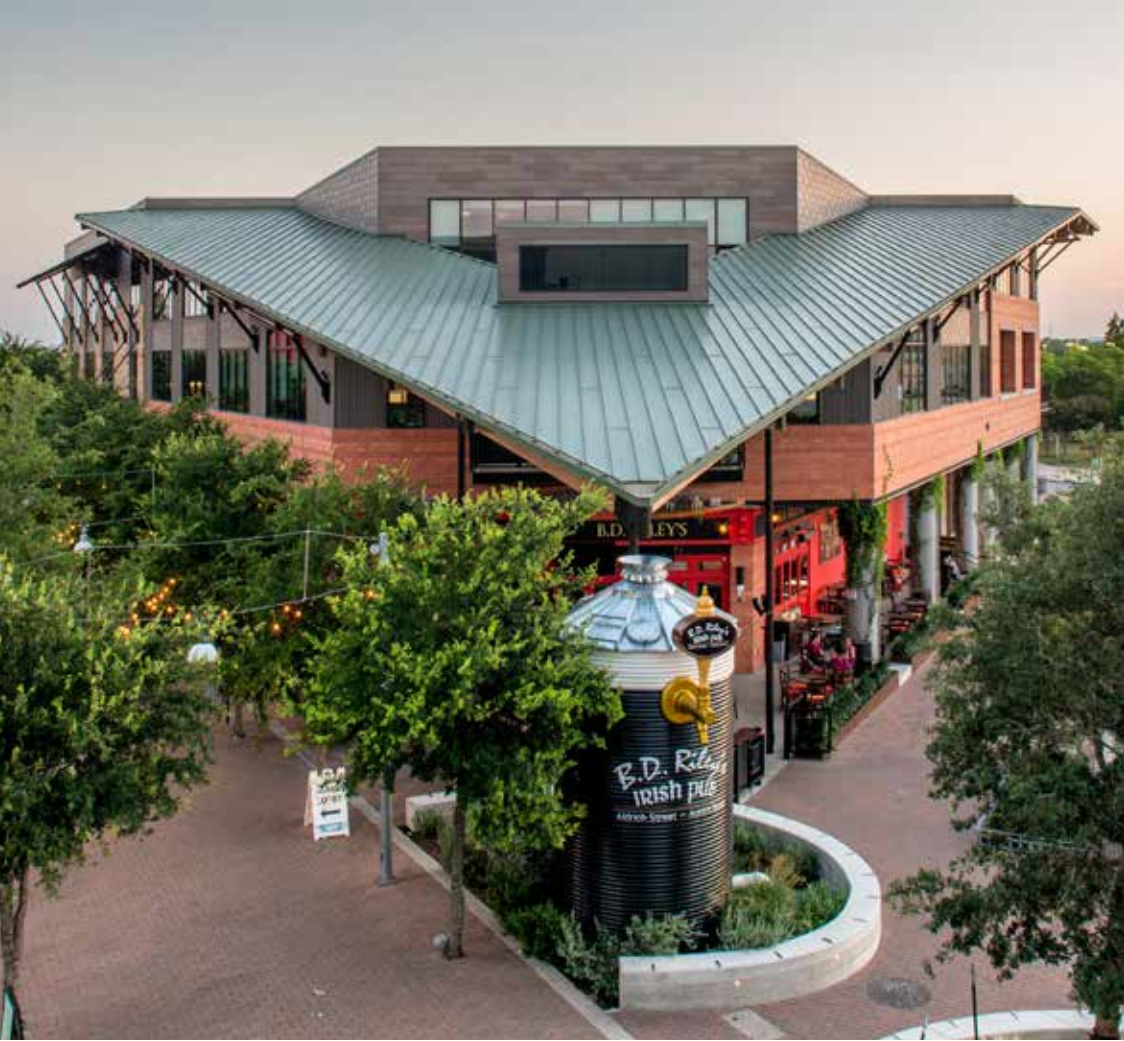


# DIAMOND BUILDING

Fully Leased

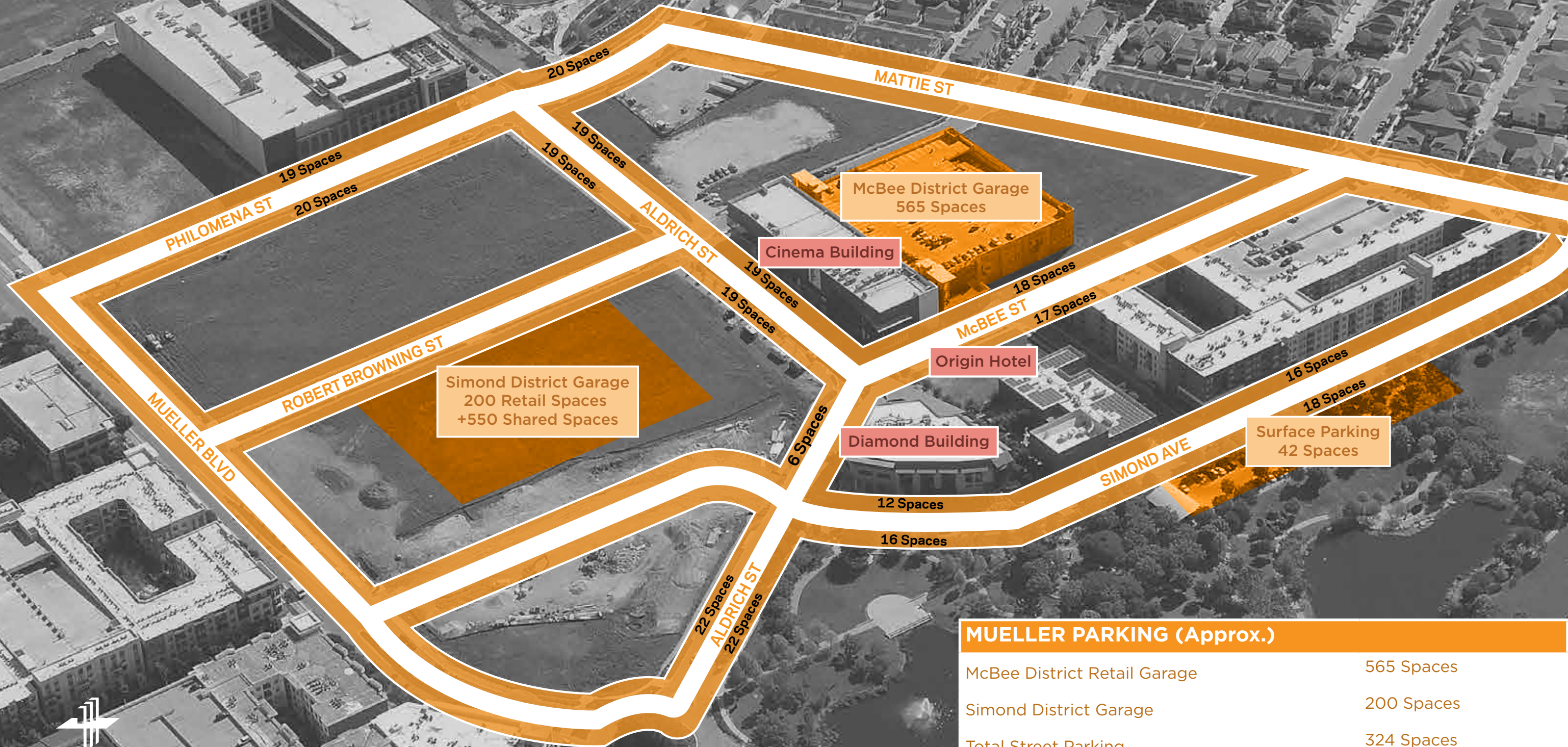


- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working





# 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





# ALDRICH<sup>ST</sup>

## MUELLER

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