

Centrally located in the heart of one of the nation’s fastest growing cities, in the midst of both new and established neighborhoods, Mueller will be home to approximately 650,000 square feet of retail options– from major national retailers to neighborhood-serving local and independent businesses.

TOWN CENTER

The Mueller town center will be mixed use, combining upper-level office and multi-family with street-level retail, including restaurants, entertainment and specialty shops. The town center is designed for pedestrian, transit and vehicular access, serving Mueller and surrounding neighborhoods. Walkability, urban scale mid-rise buildings and high-quality design both of buildings and streetscape will make the town center a unique destination.

MUELLER REGIONAL RETAIL

The Mueller regional retail center is located on 36 acres along I-35 at 51st Street in the northwest quadrant of the development, the most visible and highest-traffic location within the community. The site is adjacent to the Dell Children’s Medical Center of Central Texas, one of Mueller’s major employers and destinations. The retail area will stand out in the Austin market for its high design quality and pedestrian scale. The center’s design includes heavy landscaping, walkways, plazas and courtyards. Phase I of the shopping center is now open. Retailers include: Bed Bath & Beyond, Best Buy, The Chair King, Chipotle Grill, Doc Green’s Salads & Grill, DOTs, Family Christian Store, Hair Corner Salon, Marshalls, Old Navy, Papa John’s, PetSmart, rue21, Shoe Pavilion, Starbucks and Wachovia. Phase II is in the planning stages and is anticipated to be open in summer 2008. The Mueller regional retail center features:



- 366,000 square feet of retail space
- A location within three miles of Downtown Austin, The University of Texas and the Texas State Capitol Complex
- I-35 traffic volume of more than 220,000 vehicles per day
- 51st Street traffic volume of 20,000 vehicles per day
- “Four-sided architecture” with attention to design on all facades within public view
- Green building
- A signature public art project located at the entrance, along the I-35 edge
- A hike and bike path that connects the center to the rest of Mueller and the surrounding neighborhoods
- “Orchard” style parking with one tree for every four parking spaces

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*All improvements, amenities and land uses herein are proposed and information on properties and neighborhoods, prices, plans, dimension, features, amenities and/or other improvements is subject to change without notice. There can be no assurance that the current proposed improvements, plans or amenities will be completed at all or within any indicated time frame. Maps, plot plans and depictions of homes and other improvements are artist’s conceptions and not to scale.