



MUELLER

**Mueller Redevelopment
Fact Sheet**

- More than +/-700 acres of land
- 20-year community vision
- Approximately 4,600 residential units (single-family and multi-family)
- 25 percent of the residential units (approximately 1,150) will be affordable housing
- First phase of single-family units scheduled for completion in spring 2007
- First phase of multi-family units scheduled for completion in second quarter 2007
- Approximately +/-650,000 square feet of Town Center and regional retail
- Approximately +/-4 million square feet of office and institutional uses, including the Dell Children's Medical Center of Central Texas, the Austin Film Studios and a potential academic health campus
- 10,500 new jobs anticipated at Mueller at project completion
- 10,000 residents anticipated at Mueller at project completion
- Approximately +/-140 acres of open space (20 percent of project), including greenways, playfields, a lake park and neighborhood parks
- 13 miles of new bike paths, lanes and routes
- Neighborhood school and recreation center
- Dell Children's Medical Center of Central Texas (Seton)
 - +/-460,000 square feet under construction – open summer 2007
 - +/-127,000-square-foot medical office building – groundbreaking in fourth quarter 2005
 - +/-30,000-square-foot Ronald McDonald House
- All residential units will be built to meet a three-star rating from the Austin Energy Green-Building Program. Commercial development, including multi-family units, will meet a two-star rating in Austin Energy's program or will be LEED-certified
- Extensive M/WBE program

www.muelleraustin.com

Disclaimer: All square footage and acreage approximate. Subject to change without notice.