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## **NEW HOMES AT MUELLER JUST AROUND THE CORNER**

AUSTIN, Texas – July 7, 2008 – Little more than a year ago, Catellus began promoting the Pioneer Program to manage the unprecedented interest in home ownership at Mueller. Today, nearly all of the first 348 homes are completed or under construction with the first families moving into the new, green community bridging Central and East Austin — and now more new homes are just around the corner.

Mueller offers a wide selection of home types, floor plans, price points and amenities just three miles from downtown and two miles from the UT campus. All of Mueller’s current six homebuilders - David Weekley Homes, Meritage Homes, The Muskin Company, Saldaña Homes, Standard Pacific Homes and Streetman Homes - are continuing to build traditional yard homes, row homes and garden court homes with different but complimentary elevations ranging from 1,090 to 3,700 square feet. Floor plans, options, pricing information and other home details are available directly from Mueller homebuilders or online at [MuellerAustin.com](http://MuellerAustin.com).

“With so many homes finished or nearing completion, including the model homes, those who haven't ventured over to Mueller yet now have an opportunity to experience the diverse home options available to them,” said Matt Whelan, senior vice president of Catellus Development Group, the master developer of Mueller. “We have homes at every stage of construction to accommodate a family's schedule in a wide range of prices.”

Catellus is completing road construction and utility installation to make lots ready this summer for an additional 360 homes. While some homebuilders maintain wait lists for certain home types and elevations, a handful of homes are currently available for move-in or ready to begin construction.



“The success of Mueller’s first residential phase has exceeded high expectations set by the builders, our team and the community,” said Whelan. “Beyond the sales pace itself, we’re proud that we now have families of diverse sizes, ages and incomes moving into a wide variety of energy-efficient homes from our local and regional builders.”

Mueller’s Affordable Homes Program continues to receive great interest. In addition to their market rate yard and row homes, **David Weekley Homes** continues building affordable row homes and will be joined by **Meritage Homes**, which is introducing new floor plans for both affordable and market-rate yard homes. Combined with additional home types, approximately 30 percent of the next phase homes at Mueller will be reserved for affordable-qualifying families.

“Mueller’s first houses in the Affordable Homes Program have been built with the high quality and attention to detail David Weekley is known for,” said Whelan. “The Weekley team has done an outstanding job creating a reasonably priced home — in Central Austin no less — with the same high design standards expected at Mueller. Now Meritage has joined them to support Mueller’s 25 percent affordability goal, providing more housing diversity as the community expands.”

Meanwhile, **Standard Pacific Homes** and **Streetman Homes** continue selling traditional yard homes on larger lots with designs inspired by some of Austin’s most cherished Central Austin neighborhoods at prices that are comparatively less per square foot. These and every Mueller home will achieve at least a three-star Austin Energy Green Building rating. In fact, Mueller has the highest concentration of five-star homes in Austin, helping to make it one of the greenest communities in Central Texas.

“Mueller is planned to provide housing options with a wide range of pricing that reflects the variety of homes available throughout the city,” said Whelan. “By the end of this year, Mueller will offer the broadest diversity of home types in Austin, all newly constructed with an attention to detail and a commitment to green building.”



**The Muskin Company** and **Saldaña Homes** will also each build an additional set of the popular garden court homes for the next phase. For more information about home options available at Mueller, visit the [Mueller Central](#) information center or contact [Mueller's homebuilders](#).

Pre-leasing will begin later this summer on Mueller's first apartments and, later this year, Catellus will announce details regarding Mueller's first for-sale lofts and its unique home type, the Mueller Houses.

**About Mueller ([www.MuellerAustin.com](http://www.MuellerAustin.com)):** Mueller will be developed over 10 to 15 years and is expected to include more than 140 acres of open space, a pattern of landscaped streets designed to support pedestrians and bicycles, at least 4,600 single-family and multi-family living units, a mixed-use town center, 3.8 million square feet of office space, 650,000 square feet of retail space and a central transit corridor that provides for a possible extension of mass transit service. The 32-acre campus of the Dell Children's Medical Center of Central Texas opened at Mueller in 2006 and the project's first residents began moving in at the end of 2007.

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