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MUELLER TO ADD MORE HOME TYPES IN 2010

Garden Homes from David Weekley, Mueller Houses from Standard Pacific to Expand Variety of Home Types Available in Central East Austin Community

AUSTIN, Texas – May 26, 2010 – Two more home types will soon join the five housing options at [Mueller](#), Austin’s mixed-use, new-urban community located in Central East Austin. Sales are likely to begin in late summer/fall 2010 for [David Weekley Homes](#)’ 49 planned “garden homes” and [Standard Pacific Homes](#)’ 52 planned homes in 12 “Mueller houses.” Approximately half of each builder’s planned homes will be available through the Mueller Affordable Homes Program.

Garden Homes

David Weekley’s garden homes are detached homes each with its own side yard. Many homes will face a common green or the Southwest Greenway, maximizing interior living space and outdoor areas on a compact lot. Like all homes at Mueller, each of the six floor plans will be unique to Mueller and will likely range from approximately 1,000 to more than 1,800 square feet.

The garden homes will be bordered by Tom Miller Street, Hermalinda Street, Antone Street and the soon-to-be-expanded Threadgill Street, adjacent to Mueller’s former control tower and the natural setting of Mueller’s Southwest Greenway.

“The concept of the garden home at Mueller grew out of a housing summit two years ago where national experts came to share ideas with Mueller builders on different home types that can increase density in an urban setting while maintaining a standard-sized home and privacy,” said Jim Rado, area president of David Weekley Homes. “Like the wide mix of yard homes and row homes we’ve already built in the Mueller community, we believe these homes will be popular for those looking for a home close to downtown in an active community that features extraordinary natural and urban amenities.”



Mueller Houses

Included in the Mueller Design Book, Mueller houses are a new residential product to the Austin market that combines single-family homes in a building designed to appear as one large custom home. Mueller houses are set further back from the street to create a generous front yard that extends the open space of the wide, tree-lined boulevard. Standard Pacific will build 12 Mueller houses, each with four to six condominium units, along Simond Avenue between Mattie Street and Berkman Drive near the popular Mueller Lake Park and future town center. These condominium homes will range from 750 to 1,300 square feet.

“The Mueller House concept is an eagerly anticipated design, and we’re pleased to be the first builder to bring them to life,” said Bill Peckman, Austin division president of Standard Pacific Homes.

Sales activity of these new homes at Mueller will begin closer to the construction dates of the homes, slated to start in fall 2010. Both builders anticipate the first move-ins by early 2011, weather permitting. Price ranges, floor plans and designs will be available in the coming months.

“Those involved in the planning of Mueller made it a priority to have a wide variety of housing options available, and these two new home types continue to deliver on that vision,” said Greg Weaver, president of Catellus Development Group, the master developer of Mueller.

Only a handful of yard homes and row homes remain in Mueller’s first neighborhood from David Weekley Homes, Meritage Homes, Standard Pacific Homes and Streetman Homes. [Mosaic at Mueller](#), the development’s first multifamily community, has 1, 2 and 3-bedroom apartments for rent while [Greenway Lofts](#) recently broke ground on a four-story, 36-unit condo project just off of the Northwest Greenway, adjacent to the Seton Administrative Offices and the future town center. Wildflower Terrace, a new senior living community for primarily affordable-qualifying residents, is scheduled to break ground near the former control tower later this year.

About Mueller

Mueller is one of the nation’s most notable new-urbanist communities located in the heart of Austin. The 700-acre site of Austin’s former airport is being transformed into a diverse, sustainable, compatible, revitalizing and fiscally responsible master-planned community. Mueller is taking shape as a joint project between the City of Austin and Catellus Development Group, a ProLogis company, over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 4,900 single-family and multi-family homes, a mixed-use town center district, 3.8 million square feet of prime commercial space, 650,000 square feet of local and regional retail space, 140 acres of parks and open space, Dell Children’s Medical Center and the Austin Film Studios. For more information, visit www.MuellerAustin.com.