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MUELLER'S FIRST HOTEL TO BREAK GROUND IN JANUARY 2012

112-Room Residence Inn by Marriott to Serve Dell Children's Medical Center Families, Surrounding Community; Developer Aiming for first LEED-Gold-Certified Hotel in Texas

AUSTIN, Texas – Jan. 26, 2012 – 2012 is shaping up to be a big year for [Catellus Development](#) at [Mueller](#) with recent announcements of a new phase with [221-homes](#), an H-E-B-anchored retail center, AISD's performing arts center, [Pecan Street Inc.'s commercialization lab](#), [Austin Children's Museum](#) and [Austin Playhouse](#) all scheduled to break ground this year. One of the first to break ground will be a new [Residence Inn by Marriott](#) extended-stay hotel.

Located on the southwest corner of Lancaster Drive and 51st Street, the 112-room, four-story hotel will be situated to conveniently serve families at [Dell Children's Medical Center of Central Texas](#), which is currently expanding its patient capacity, as well as the surrounding community. Mueller is just two miles from the University of Texas at Austin and three miles from downtown Austin.

“Given our track record in sustainable hospitality development, locating to Mueller makes perfect sense,” said Billy Brown, President of Mueller Hospitality LP, the developer of the Residence Inn property and a franchisee for Marriott Hotels. “Our team built the first U.S.G.B.C. LEED-certified hotels in Texas and Colorado, and we aim to have this hotel be the first LEED-gold-certified hotel in Texas.” Mueller is the largest neighborhood in the U.S. and first in Texas to achieve LEED-ND certification. Mueller currently has a total of eight LEED-certified buildings and more than 700 three-, four- or five-star-rated homes in the Austin Energy Green Building program.

Residence Inn by Marriott features one- and two-bedroom suites and studios to accommodate leisure and business travelers with longer stays. Each room features a fully equipped kitchen complete with a refrigerator, stove, microwave, dishwasher and coffee maker. Guests will also enjoy flat-screen TVs, a fitness center, a saltwater pool, daily hot breakfast, dry cleaning and on-site laundry, free high-speed Internet in all rooms and the business center, and a 24-hour market for simple groceries. Guests will share parking with the adjacent retail center.



The hotel will also feature approximately 3,000 square feet of separately accessible ground-floor retail space front on 51st Street and Lancaster Drive in keeping with Mueller's overall master plan principles of establishing a pedestrian-friendly, community-serving center of activity. The Residence Inn at Mueller is scheduled to break ground in the first quarter of 2012 to open in spring 2013, weather permitting.

“Residence Inn is a strong brand to have at Mueller, and its location is ideal for serving the medical center, which is growing even faster than originally planned,” said [Greg Weaver](#), executive vice president of Catellus. “Considering Dell Children’s serves an area nearly the size of Ohio, having a home away from home where families can regroup during their child’s care is incredibly important.”

Weaver added, “There’s so much happening at Mueller right now. In the coming months, you’ll be able to drive by a number of areas of the community, feel the energy and see the momentum that’s taking shape. And, we’re just getting started.”

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 over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 5,500 single-family and multi-family homes, a mixed-use town center district, 4 million square feet of prime commercial space, including 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.

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