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CATELLUS ANNOUNCES NEW MUELLER HOMEBUILDER FOR NEW SHOP HOUSES

Canada's Homes by Avi to Build Collection of Live/Work Homes in Next Section

AUSTIN, Texas – Nov. 21, 2011 – [Catellus Development](#), the master developer of [Mueller](#), has announced that Calgary, Canada-based [Homes by Avi](#) will build a collection of 14 homes at Mueller that will provide residents a true live/work experience.

Mueller's Shop Houses will be the latest unique home type the community has introduced to Austin and Central Texas. Two facing blocks of attached homes will line a small, active urban park with each residence having a ground-floor commercial space of 500 to 600 square feet. The commercial spaces can be utilized for a wide variety of opportunities, ranging from professional services like photography, accounting or architecture to small retail spaces like a dress boutique, small restaurant or a wine bar. Additional parking will be available near the Shop Houses for customer use.

“We’re really looking forward to building in such a vibrant and dynamic community as Mueller,” said Darren Soltes, COO of Homes by Avi. “Everything we’ve experienced at Mueller so far, whether it’s walking around the established neighborhoods, parks and shops or meeting with Catellus, has impressed our team. The success of Mueller is due to its location, neighborly vibe and attention to detail, and we can’t wait to bring a new element to this truly mixed-use community.”

Homes by Avi will begin construction on the Shop Houses next summer, weather permitting, along with three other previously named builders, [David Weekley Homes](#), [Standard Pacific Homes](#) and [Streetman Homes](#), all of which are building a total of 221 single-family homes just east of Mueller’s future town center.

Home styles include:

- 30 Yard Houses by David Weekley Homes and Standard Pacific Homes
- 76 Row Houses by David Weekley Homes and Streetman Homes
- 42 Garden Homes by David Weekley Homes
- 24 Mueller House Condos in four buildings by Standard Pacific Homes
- 35 Courtyard Row Houses by Streetman Homes
- 14 Shop Houses by Homes by Avi

David Weekley Homes





With the addition of the new Courtyard Row Houses and Shop Houses, Mueller will have nine distinct homes styles within the community. The 221 homes will bring the total residences at Mueller to more than 1,600, including Mueller's first single-family neighborhood, the 442-unit Mosaic Apartments and the 36-unit Greenway Lofts. The first residents of the 201-unit Wildflower Terrace are about to move in and a few of the 52 Mueller House condo homes by Standard Pacific Homes are available. A new 301-unit multi-family community adjacent to Mosaic at Mueller by Simmons Vedder will break ground by the first part of 2012.

“This is the most diverse collection of home types and styles we’ve introduced at Mueller since its inception,” said Tommy Tucker, vice president of Catellus. “The Mueller Design Book has always called for multiple housing styles to attract a variety of buyers, and we’re pleased to work with this group of homebuilders to continue keeping that promise.”

Approximately 40 percent of all the homes in Mueller's next section will be part of Mueller's [Affordable Homes Program](#). Once the Mueller community is completed, 25 percent of all homes will be part of the Mueller Affordable Homes Program, which provides an opportunity for homebuyers who earn 80 percent or less of Austin's median family income to purchase a home that's just three miles from downtown Austin.

Catellus plans to break ground on the new roads, utilities and home lots this December. The new section of homes will be bordered by Philomena, Mattie and Simond streets along Berkman Drive. All four of the named homebuilders are currently working on their designs, which will determine home sizes and price ranges in the coming months.

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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