



Image courtesy The Hailey Group Architects and Urbanists

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MUELLER'S GREENWAY LOFTS SET FOR FALL GROUNDBREAKING

Lofts will Expand Mueller Home Options with 34 Energy-Efficient Homes Near Mueller's Future Town Center

AUSTIN, Texas – Aug. 4, 2008 – Catellus Development Group, the master developer of Mueller, is introducing another housing type to the diverse mix of homes planned for the innovative, sustainable community just three miles from downtown.

Green Synergy Projects, an Austin-based real estate development firm, will build **Greenway Lofts**, offering one- and two-bedroom lofts along Mueller's Northwest Greenway. These new homes will be adjacent to the new headquarters of the Seton Family of Hospitals, currently under construction across from the Dell Children's Medical Center of Central Texas.

Located less than two blocks from the future town center at Mueller, Greenway Lofts will offer 34 loft-style homes with features and amenities such as stained concrete or wood flooring options, stainless steel appliances, granite countertops, glass tile backsplashes and a community rooftop deck. For additional details, visit www.greenwaylofts.com.

Seven of these homes will be included in the Mueller Affordable Homes Program. Construction on Greenway Lofts is scheduled to begin in fall 2008 and the first move-ins are anticipated for summer 2009.

The Greenway Lofts will meet or exceed a two-star energy efficiency rating in Austin Energy’s award-winning Green Building program. The four-story building will overlook Mueller’s first park, the Northwest Greenway, with direct access to Mueller’s 13-mile hike & bike trail system, a hidden parking garage, shops and restaurants in Mueller’s regional retail center, and the future mixed-use town center. Several of the lofts will feature unobstructed views of downtown Austin.

“By the end of 2009, Mueller will have six distinct home types within a broad price range,” said Matt Whelan, senior vice president for Catellus. “Adding the Greenway Lofts to our mix of yard, row and garden court homes, along with the apartments and future Mueller Houses, supports the vision of diverse home offerings at Mueller.”

Synergy Financial Partners, LLC, parent company of Green Synergy Projects, is currently helping to build 21 Rio, a West Campus luxury apartment building near the University of Texas at Austin. Sandy Perkins of [Austin Urban Digs](#) will manage sales, which are scheduled to begin in August. The Hailey Group is the architect for the development.

“We can’t wait to get started at Mueller,” said David Beazley, managing partner of Green Synergy Projects. “Like many in Austin, we’ve paid close attention to how Mueller is progressing and we’re proud to be able to contribute to the vision of a community that is becoming nationally recognized for its innovative master plan, community focus and green building commitment.”

About Mueller (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 residential phase broke ground in 2007 with Mueller’s first residents moving in by the end of 2007.

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