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AUSTIN MODERN LOFTS TO BUILD MIXED-USE DEVELOPMENT ACROSS FROM MUELLER CONTROL TOWER

AUSTIN, Texas – Oct. 2, 2017 – Amid new home, apartment, retail and office construction at [Mueller](#), [Catellus](#) Development Corp. has selected Austin Modern Lofts to build the next mixed-use residential and retail development near Mueller’s former control tower.

Beginning in early 2018, Austin Modern Lofts will break ground on 91 for-sale residential units at the northwest corner of Berkman Drive and Tom Miller Street. The new project will feature a collection of 35 condos in a mixed-use building featuring approximately 6,000 square feet of ground level retail space, along with 56 townhomes, five of which will be shop houses that will also include first-floor commercial space with two stories of living space above.



Austin Modern Lofts will build a mixed-use project that combines condos, townhomes and first-floor retail space near Mueller’s former control tower. Image courtesy Austin Modern Lofts.

Each of the condo units will be single-level lofts within a three-story building. Twenty nine of the condo and townhome residences will be included in Mueller’s [Ready, Set, Own income-qualifying affordable homes program](#) with 21 of the units reserved for families who earn up to 80 percent of Austin’s median family income (MFI) and eight units reserved for families who earn up to 120 percent MFI.

“We’re pleased to welcome a new homebuilder who appreciates Mueller’s goal for more dense and diverse home products that appeal to a wide variety of homebuyers,” said Ken Blaker, Senior Vice President of Development at Catellus. “Austin Modern Lofts has a strong reputation and tremendous experience in this type of product. We look forward to seeing this new, thoughtfully designed project join the Mueller community.”



Designed by MWM Design Group, some of the units will have direct views of downtown Austin and the natural setting of Mueller's Southwest Greenway. Within the project there will be open space areas and walkways. Buyers can expect modern appointments in both the mixed-use condo building, townhomes and shop houses, including roof and patio terraces, tall ceilings and contemporary finishes.

“There is so much going on at Mueller, and we're excited to be a part of it,” said J. Thomas Mercer, Founder of JTM Development, the Spicewood Springs-based representative company for Austin Modern Lofts. “Austin Modern Lofts is thrilled to bring another unique development to a community that has already distinguished itself with a wide variety of home types. Set near the historic control tower, we aim to carry on the great neighborhood character that Mueller has become known for.”

Once the project is fully designed, Austin Modern Lofts will have home pricing information available. Construction for the project is scheduled to begin by spring of 2018, with the first move-ins anticipated by first quarter of 2019, weather permitting.

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 [Economic Development](#) department and Catellus Development over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 5,900 single-family and multi-family homes, a mixed-use town center district known as [Aldrich Street](#), 4.4 million square feet of prime commercial space, including 750,000 square feet of local and regional retail space, 140 acres of parks and open space, plus Dell Children's Medical Center, the Austin Film Studios, The Thinkery, H-E-B and the Austin ISD Performing Arts Center. For more information, visit www.MuellerAustin.com, [Facebook](#), [Twitter](#) or [Instagram](#).

About Catellus: Catellus is a national leader in mixed-use development, solving some of America's most complex land challenges. With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities. These projects, which often include substantial public amenities, add economic, social and environmental value to the communities they serve. Catellus has both the financial strength and development expertise to turn vision into reality at even the most demanding development sites. For more information, visit www.catellus.com.

About the City of Austin, Economic Development Department – Redevelopment: The City's Economic Development Department (EDD) develops and leads the innovative programs that increase the prosperity of Austin's citizens, our businesses, and our diverse neighborhoods. With a focus on regenerating key assets of the city, Economic Development has implemented catalyst redevelopment projects, including the Seaholm District, Second Street Retail District, and the Mueller Redevelopment, an award-winning national model for responsible urban planning and development. Visit www.austintexas.gov/edd

About JTM Development: JTM Development is an internationally experience developer that has been involved in the development of over \$1.5 billion in commercial and residential projects through-out the United States, Mexico, and Canada. Over the last 30 years our projects have included more than 5,000 residential lots, \$1.0 billion in industrial development, Class A office projects, and mixed-use infill urban development. Our projects constructed to be life enhancing for families, while improve the operations of businesses that inhabit our commercial properties. JTM Development cost effectively completes unique and complex projects with environmental sensitivity. For more information, please visit www.jtmdevelopment.com.

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