

Mueller Austin

Located just three miles from downtown Austin and the Texas State Capitol and two miles from The University of Texas at Austin, Mueller is perfectly positioned to become an energetic new hub for central Austin.

A New Urban Village

The ambitious effort to redevelop Robert Mueller Municipal Airport into a mixed-use urban village in the heart of the city has helped Austin chart new directions. Mueller is envisioned as a sustainable community that is meeting extensive goals in housing and economic development. The award-winning Mueller master plan and the ambitious Master Development Agreement with Catellus Development Group and the City of Austin are the culmination of decades of community planning efforts from visionary neighbors and active citizens.

New Homes and Jobs

The 711-acre Mueller site, vacated when Austin's airport relocated in 1999, is well on its way to becoming home to approximately 10,000 people, 10,000 permanent employees, 10,000 construction jobs, more than 1,100 affordable homes and approximately 140 acres of public open space. The plan includes:

- Nearly 4,600 single-family, condo or apartment homes (at least 25 percent reserved for families who qualify for affordable housing)
- More than 140 acres of parks and perimeter greenways
- A town center with cafes, shops, plazas and live/work spaces planned to include at least 30 percent locally-owned businesses
- 5 miles of new hike and bike paths
- Dell Children's Medical Center of Central Texas (open)
- The University of Texas Medical Research Campus
- Austin Film Studios (open)
- Connections to public transportation
- Regional retail (open)
- State-of-the-art rental apartments
- A broad variety of new home opportunities--for rent and for sale
- Class A office space

Homes

The Mueller community is inspired by the neighborhoods Austin loves. They are traditional, high character, eclectic, consistent and harmonious. Like the neighborhoods themselves, the homes at Mueller offer an imaginative range of living options. Single-family homes with welcoming front porches, charming cottages circling a central garden, classic urban-style row houses with private open areas, european-style live-work homes with residential above retail space and custom homes built to top-rated green standards, centrally located condominiums and rental apartments, and more.

Retail

The Mueller Retail Center includes over 300,000 square feet of retail shops fronting on I-35 and bordered by 51st Street. With over 25 businesses now open, the retail center is central to family life — a place for one-stop shopping where you can grab a latté, burrito or pizza and conduct your banking.

Commercial

The Mueller community, which is strategically located three miles northeast of downtown Austin, has two dedicated employment centers. These include the Northwest Quadrant at I-35 and East 51st Street, and the Northeast Quadrant located along East 51st Street, east of Berkman Drive, the planned transit boulevard. The Northwest Quadrant is anchored by the 32-acre campus of the Dell Children's Medical Center of Central Texas. The Northeast Quadrant includes the 20-acre Austin Film Studio production complex.

Mueller will have up to 4,200,000 nonresidential sq. ft., including office, retail, medical and film production. All commercial development, including multi-family, will meet a two-star rating with Austin Energy or will be LEED-certified.

FAQ

Q. What kinds of homes are included in the community plan?

A. Along with mixed-use apartment and condominium complexes, there are five main types of homes: Yard Houses, Row Houses, and Garden Court Houses (each included in the first phase of residential), as well as Mueller Houses (large homes containing five individual units) and live-work style Shop Houses.

Q. Who are the builders at Mueller?

A. David Weekley Homes -Meritage Homes -The Muskin Company -Saldaña Homes -Standard Pacific Homes -Streetman Homes

Q. What are the price ranges?

A. Homes are priced from the low to mid \$100,000's for income-qualified homebuyers through the \$1,000,000's, depending on the builder and avail-



ability. At least 25% of all planned housing (for-rent and for-sale) will be affordable to buyers who income qualify according to the guidelines of the City of Austin.

Q. What are the qualifications for affordable housing?

A. For-sale affordable properties currently serve households at or below 80% MFI (median family income) and for-rent affordable properties currently serve households at or below 60% MFI (median family income). Visit our Affordable Housing page for more information.

Every aspect of Mueller is inspired by the friendly character of the greater Austin community. Austin is home to one of the best job markets in the nation. It's young, creative, entrepreneurial spirit is reflected in the technology businesses it has attracted and the world-class status of The University of Texas at Austin, one of the largest and most admired universities in the nation. As the state capital and the Live Music Capital of the World, Austin is a political, cultural, intellectual, recreational and social mecca that offers a fun, healthy and diverse living environment.

For more information visit www.muelleraustin.com