

# ALDRICH<sup>ST</sup> MUELLER

ALCYON  
BAR + LOUNGE

LEARNING LAB



Developed & Owned by: CATELLUS™



Leased by: ENDEAVOR



# Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities.

Located two miles from the University of Texas and three miles from Downtown Austin, Aldrich Street brings entertainment, new shops, nightlife and businesses together with an energy that is reshaping the market.

MUELLER











# MUELLER NOW AND FUTURE

	Current	Final Build Out
<b>Total Acres</b>	630	<b>700</b>
<b>Employees</b>	11,200	<b>16,500+</b>
<b>Residents</b>	14,200	<b>16,300+</b>
<b>Retail SF</b>	716,000	<b>737,000</b>
<b>Commercial SF</b>	3.5 million	<b>5.39 million</b>
<b>Acres of Parks</b>	121	<b>140</b>
<b>Homes</b>	5,900+	<b>6,880</b>
<b>Multifamily</b>	3,455 Units	<b>Up to 4,105 Units</b>
<b>Hotel Rooms</b>	232	<b>232</b>



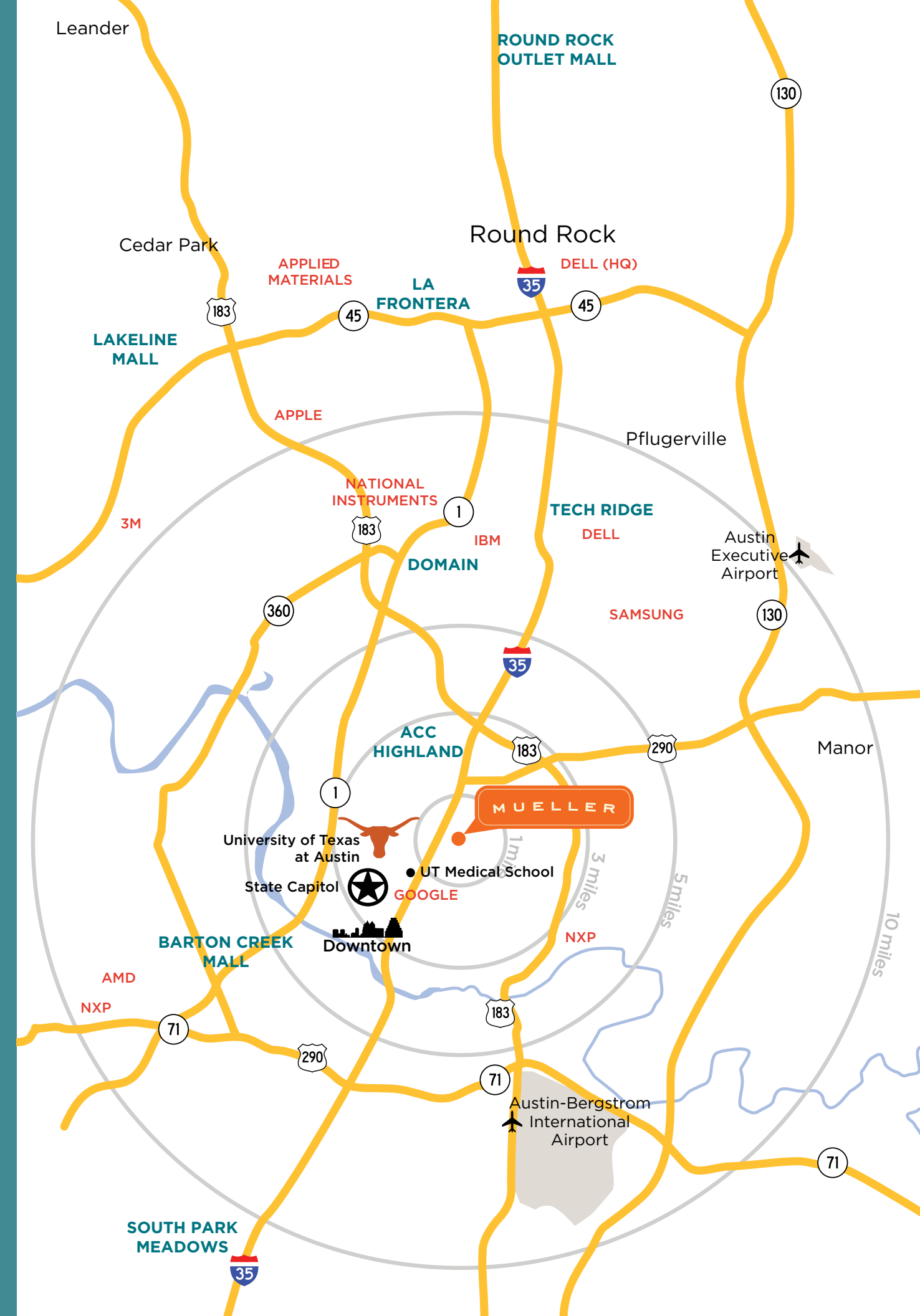
# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,609	174,933	369,289
Daytime Population	13,951	242,687	429,808
Average HH Income	\$107,952	\$81,899	\$100,922

# TRAFFIC COUNTS

	VPD
IH-35 (N of NB 51 <sup>st</sup> St exit)	237,275
Airport Blvd (N of Aldrich St)	35,612
Aldrich St (E of Airport Blvd)	10,435
Mueller Blvd (S of 51 <sup>st</sup> )	5,455

## 5 Aldrich Street Siteplans









**Downtown Austin**  
4.4 miles away  
9 min. drive by car

Mueller Lake Park

**ALDRICH<sup>ST</sup>**  
MUELLER

  
dell children's  
medical center of central texas

**H-E-B**

  
CATELLUS™  
Future Developments





**Planned Charlie Office**

**UT Pediatric Research Campus**

**AISD Performing Arts Center**  
1,200 Seats

**Aldrich 51**  
240 Units

**AMLI IV**  
326 Units

**Overture**  
201 Units

**Dell Children's Specialty Pavilion**

**Austin Energy HQ**  
~275K SF

**Texas Mutual HQ**  
~270K SF

**AMLI on Aldrich**  
318 Units

**Multifamily**  
~10K SF Retail  
650 Units

**AMLI Branch Park**  
~22K SF Retail  
406 Units

**Alpha Building | TRS HQ**  
Office & Retail  
~235K SF

**Cinema Building**  
Retail ~54K SF

**Bravo Building | TRS HQ**  
~225K SF

**Origin Hotel**  
~5K SF Retail  
120 Keys

**Diamond Building**  
Office & Retail  
~54K SF

**AMLI at Mueller**  
~7K SF Retail  
279 Units

**Parkside at Mueller**  
~28K SF Retail/Commercial  
200 Units

**The Thinkery**



3.1 MILLION SF INSTITUTIONAL/OFFICE SPACE

658,000 SF RETAIL SPACE

2,520 APARTMENT UNITS

232 HOTEL ROOMS

The Jordan 132 UNITS

Austin NE Middle School

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING

CLICK TO JUMP TO PARKING AERIAL



dell children's medical center of central texas

Ascension Seton

Greenway Lofts 36 Units

SYNC RESIDENTIAL 301 UNITS

mosaic 441 UNITS

72 Bed Expansion

130k SF Medical Office Delivered

131k SF Medical Office

Austin Energy HQ 275,000 SF

Charlie & Delta Office Up to 375k SF

Texas Mutual 700 Employees

Branch Park Pavillion

Ground Retail 10k SF  
650 Planned Residential Units

TRS Bravo Office 242,000 SF In Design - Ground Breaking: TBD

TRS Alpha Office 206,000 SF Delivered

Ground Retail 27,000 SF Ready for Delivery

Parkside 200 Condos Under Construction  
Ground Retail ~5,000 SF

AMLI RESIDENTIAL Under Construction Delivery: Q1 2023  
326 Residential Units

AMLI RESIDENTIAL 318 UNITS

AMLI RESIDENTIAL Under Construction Delivery: Q2 2023  
406 Residential Units  
22k SF of Retail

AMLI RESIDENTIAL 279 UNITS

H-E-B  
MOD  
TACOS  
Starbucks  
JuiceLand

ALAMO DRAFTHOUSE CINEMA  
Lash LOUNGE  
Orangetheory FITNESS  
SWISH DENTAL  
Baod's MASSAGE HEIGHTS  
barre3  
Colleen's kitchen

ORIGIN  
Origin Hotel 120 Keys  
5k SF of Retail  
Nando's

thinkery  
B.D. Riley's IRISH PUB & RESTAURANT  
VERACRUZ ALL NATURAL  
HALCYON COFFEE | BAR | LOUNGE  
lick honest ice cream

Browning Hangar



# RETAIL SITE PLAN

## Existing Retail

Alpha Retail | TRS HQ

1,610 SF

Diamond Building

Fully Leased

Cinema Building

Fully Leased

Origin Hotel Retail

2,598 SF

## Retail Under Construction

AML I III Retail

2,218-2,487 SF

Pearlstone Condo & Parkside at Mueller Retail

200 Condo Units

2,200-4,911 Retail SF

## Planned Retail

650 Multifamily Units with Retail

10,000 SF

**10** Aldrich Street Siteplans

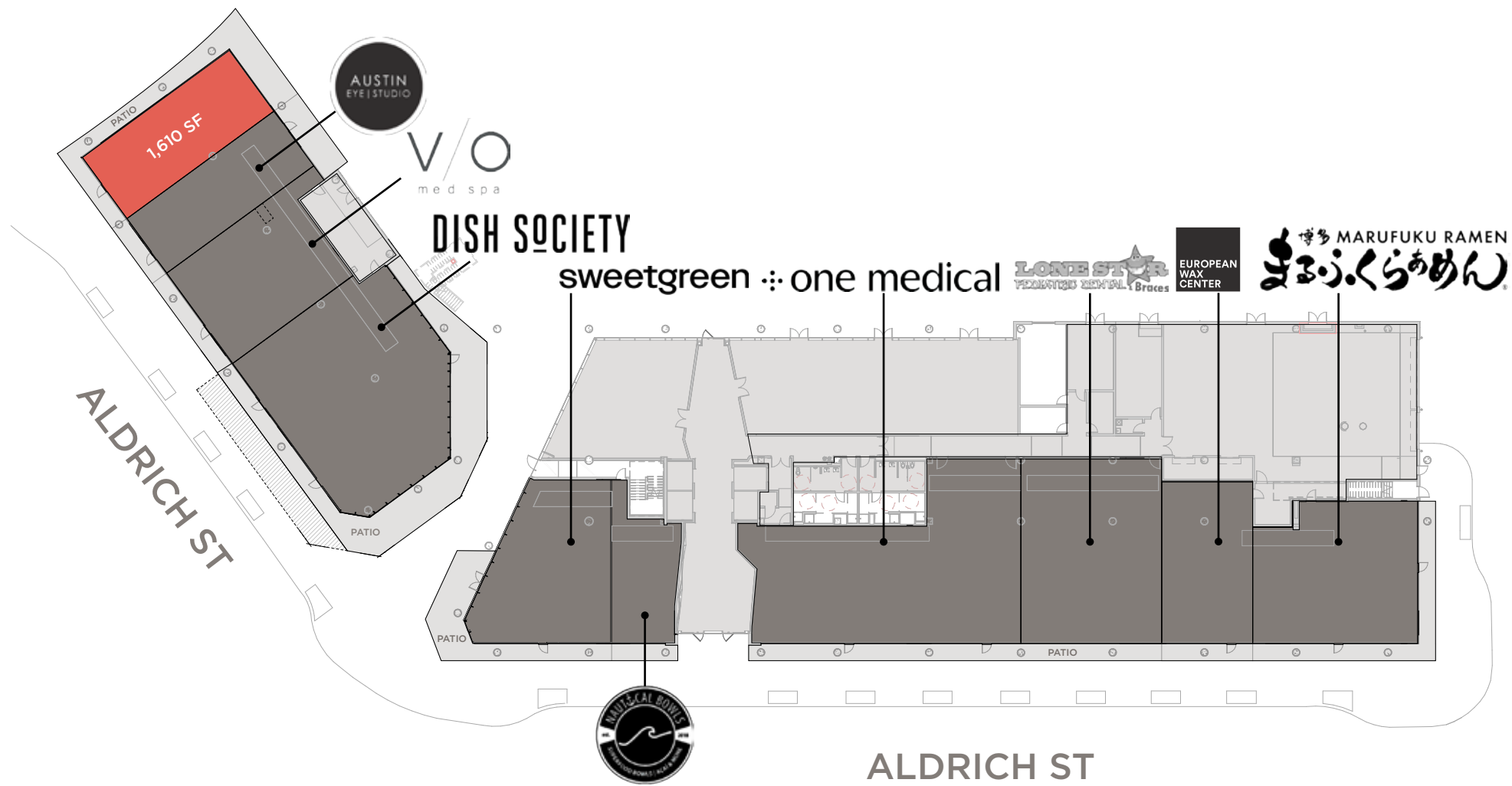




# ALPHA BUILDING RETAIL

1,610 SF | Ready for Delivery | Est. NNN = \$14.00/SF

- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working





# AMLI III RETAIL

2,218-5,727 SF | Delivery: Est. Q2 2023 | Est. NNN = \$14.00 - \$15.00/SF





# PARKSIDE AT MUELLER RETAIL

2,200-4,911 SF | Delivery: Est. Q1 2024 | Est. NNN = \$14.50/SF

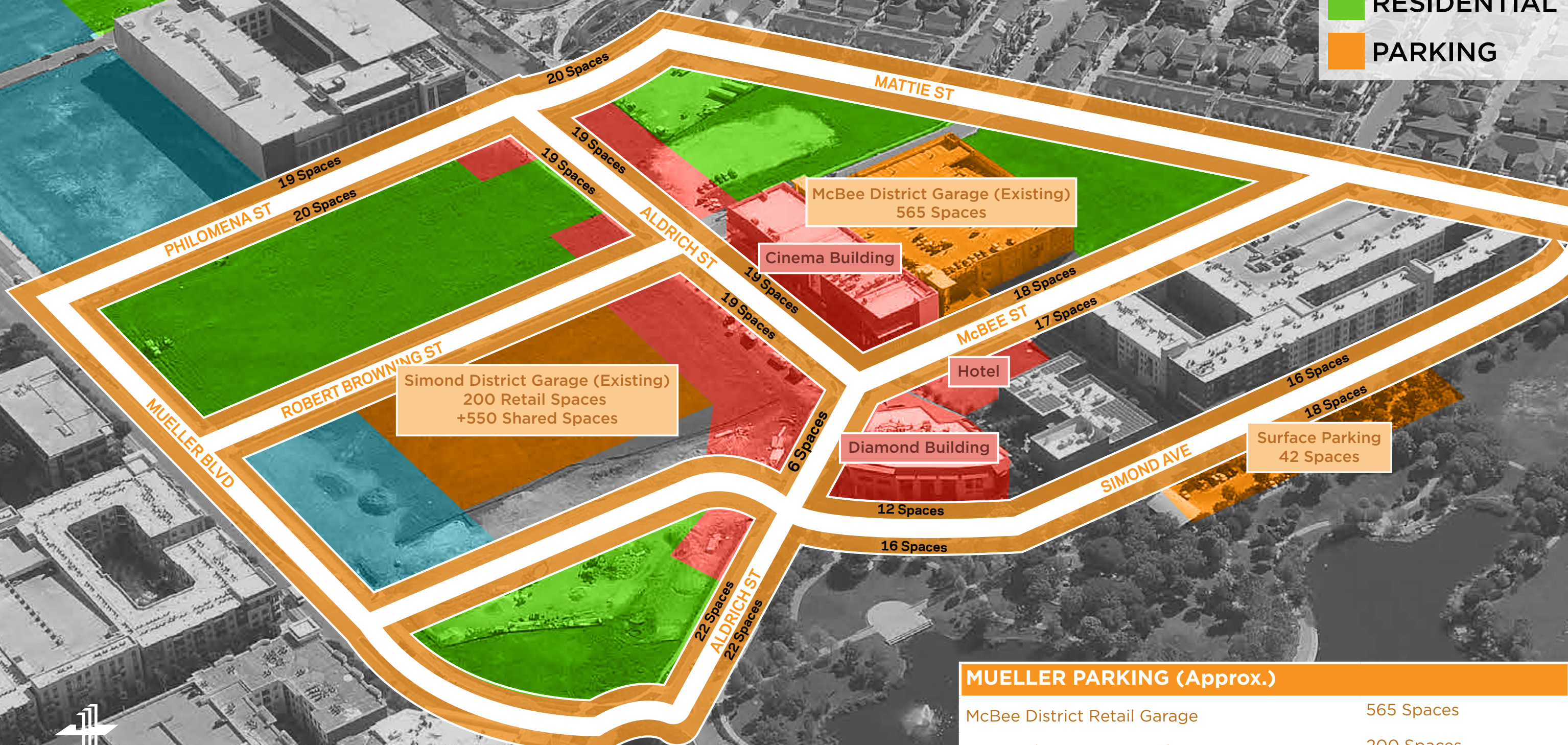
- Available
- Leased
- Signed LOI/Negotiating Lease
- LOI Working





# PARKING AT ALDRICH ST

- RETAIL
- OFFICE
- RESIDENTIAL
- PARKING



MUELLER PARKING (Approx.)	
McBee District Retail Garage	565 Spaces
Future Shorenstein Retail Garage (Q1 2020)	200 Spaces
Total Street Parking	324 Spaces
Total Garage Parking w/ evening and weekend	1,439 Spaces



# PROGRESS AT MUELLER

## 1. AISD NE Middle School

Located at Zach Scott & Tilley St

800 Student Capacity

Est. Opening August 2023



## 2. AMLI III

406 Multifamily Units

20k SF of Retail  
Completion Q2 2023



## 3. Iris at Mueller

31 Condominium Units

8 Shop Houses



## 4. Origin Hotel

120 Keys

Now Open



## 5. Gemdale MOB

131k SF Medical Office

Now Open



## 6. Concourse at Mueller

34 Condominium Units

56 Townhomes  
Under Construction



## 7. Seton 4th Bed Wing

72 Bed 4th Wing Expansion

Now Open



## 8. Pearlstone Condo

200 Condominium Units

Est. Completion Q4 2023



## 9. Austin Energy Headquarters

~275K SF  
Now Open





# PROGRESS AT MUELLER

## 10. Alpha Building

-235K SF  
950 Car Garage



## 11. Dell Childrens Specialty Pavilion

-161K SF  
Medical Office Building  
Now Open



## 12. Ryan Companies

345 Multifamily Units  
Breaks Ground  
January 2022  
Under Construction



## 13. AMLI IV Multifamily

326  
Condominium  
Units  
Breaks Ground  
Q1 2022  
Under  
Construction



## 14. Bravo Building

-225K SF  
Est. to Break  
Ground Q1 2022  
Under  
Construction



## 15. Multifamily

-650 units  
Est. to Break  
Ground Q2 2023





# ALDRICH<sup>ST</sup>

## MUELLER

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