

MUELLER

BARBARA JORDAN BLVD

ALDRICH ST

51ST ST &
BERKMAN DR

BERKMAN DR

E 51ST ST

CONTACT

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MUELLER OFFICE
BUILD-TO-SUIT OPPORTUNITY



51ST ST & BERKMAN DR



ABOUT

This is a unique opportunity to build-to-suit a specialized office building for an end user up to 5.3 acres in the heart of the vibrant Mueller Master Development.

- 1.75 - 5.3 Acres of development land in the heart of the Mueller Master Development
- Approximately 110,000 - 380,000 SF of commercial development opportunity within the site
- Entitlements in place
- Close walking distance to countless retailers, restaurants, coffee shops, parks and much more



MUELLER DEVELOPMENT

The 700-acre Mueller community, a redevelopment of the former Robert Mueller Municipal Airport, is an award-winning, mixed-use urban village in central east Austin. The community is designed to be a transit-oriented and pedestrian-friendly model of new urbanism and sustainability. A joint project between the City of Austin and Catellus Development, Mueller features residential, commercial and retail space including a town center, regional retail center and several major employment centers.

5 1 S T S T & B E R K M A N D R

1. HEB
2. Overture
3. Amlı Ivy
4. Texas Mutual Insurance Headquarters
5. Branch Park
6. Amlı Branch Park
7. Origin Hotel
8. Amlı Mueller
9. Mueller Lake Park
10. The Thinkery
11. Cinema Building
12. Browning Hangar
13. Downtown Austin - 3 Miles
14. Alpha and Bravo - TRS Headquarters
15. Mosaic at Mueller
16. UT Austin - 2 Miles
17. Sync at Mueller
18. Austin Energy Headquarters
19. Ascension Seton Headquarters
20. IH-35
21. Ronald McDonald House
22. UT Health Research Campus
23. Dell Children's Medical Center



SITE OFFERINGS + OVERVIEW

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.

51ST ST & BERKMAN DR

SITE DETAILS

MUELLER OFFERS 140 ACRES OF PARKS/OPEN SPACE
& 5+ MILES OF HIKE AND BIKE TRAILS

LAND AREA	Approximately 1.7 - 5.3 acres with 110,000 - 380,000 SF
ZONING	PUD
HEIGHT RESTRICTION	65 ft
PARKING	Structured parking. The Mueller PUD provides for 2/1,000 for parking, but the market/end user may dictate the size of the garage.



5 1 S T S T & B E R K M A N D R



HIKE & BIKE TRAILS

51ST ST & BERKMAN DR

ALDRICH 51
APARTMENT HOMES

AMU ON ALDRICH
OVERTURE
MUELLER

AUSTIN
Independent School District
The University of Texas at Austin
Dell Medical School

Ascension Seton
 dell children's
 Ascension
 Ronald McDonald
 House Charities
 Central Texas

greenway
 LOFTS
 SYNC
 at Mueller
 MOSAIC

MUELLER BLVD

ALDRICH ST

AIRPORT BLVD

PATTERSON NEIGHBORHOOD PARK

RETAIL AMENITIES

51ST ST & BERKMAN DR



IN THE NEIGHBORHOOD

Mueller is home to a variety of tenants including:



MUELLER BY THE NUMBERS

	Current	Final Build Out
Total Acres	485	700
Employees	10,500	16,500+
Residents	12,400+	16,400+
Retail SF	658,000	750,000
Commercial SF	3.1 million	Up to 5.5 million
Acres of Parks	122	140
Homes	5,049+	6,900
Multifamily Homes	2,500+ units*	Up to 3,850 units
Hotel Rooms	232	232

*Currently on the ground



5 1 S T S T & B E R K M A N D R

LOCATION + DRIVE TIME MAP

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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 51st St exit)	237,275
Airport Blvd (N of Alrich St)	35,612
Aldrich St (E of Airport Blvd)	10,435
Mueller Blvd (S of 51st)	5,455

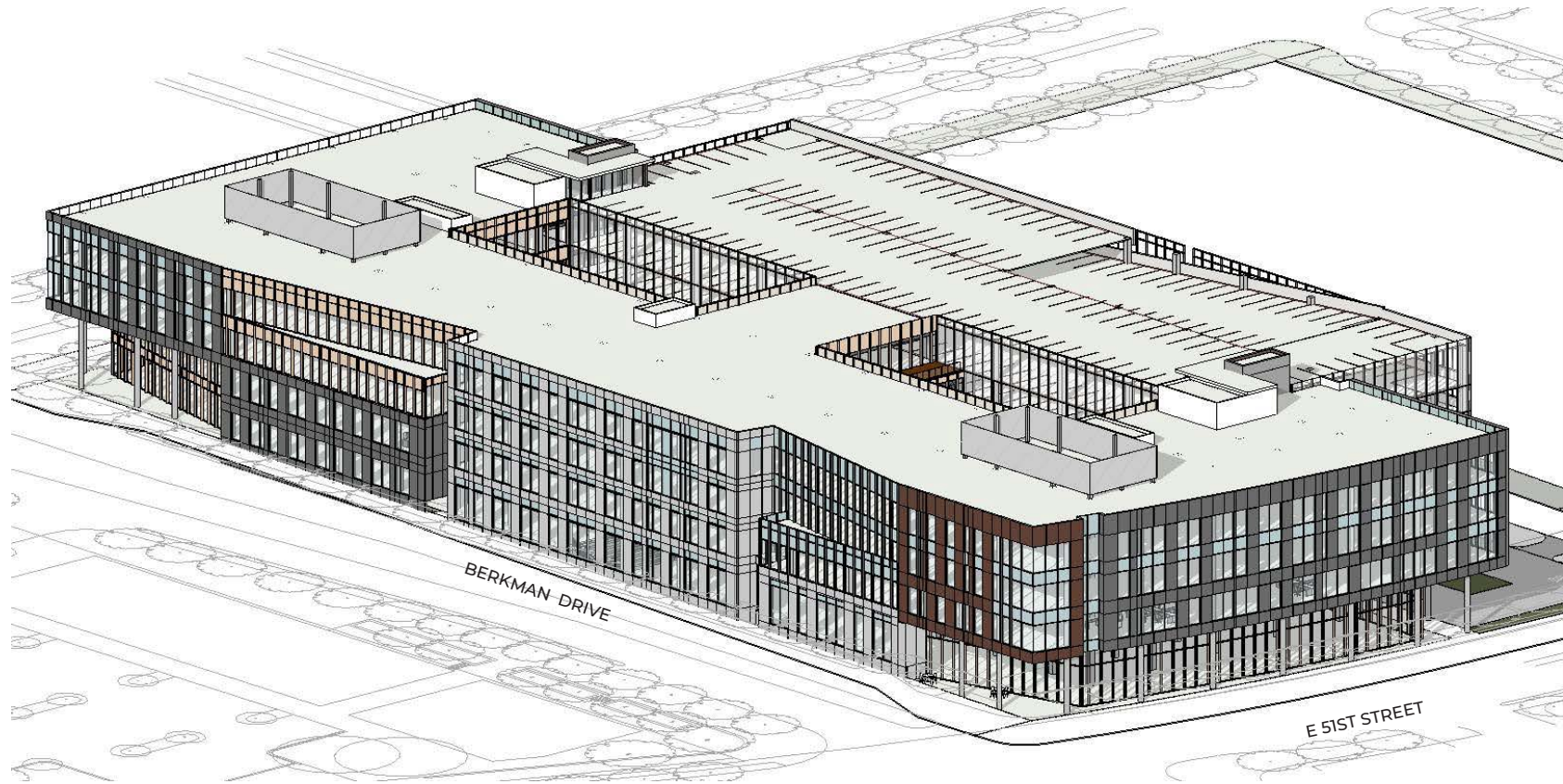


51ST ST & BERKMAN DR



AERIAL VIEW

Potential Office Development Schematic

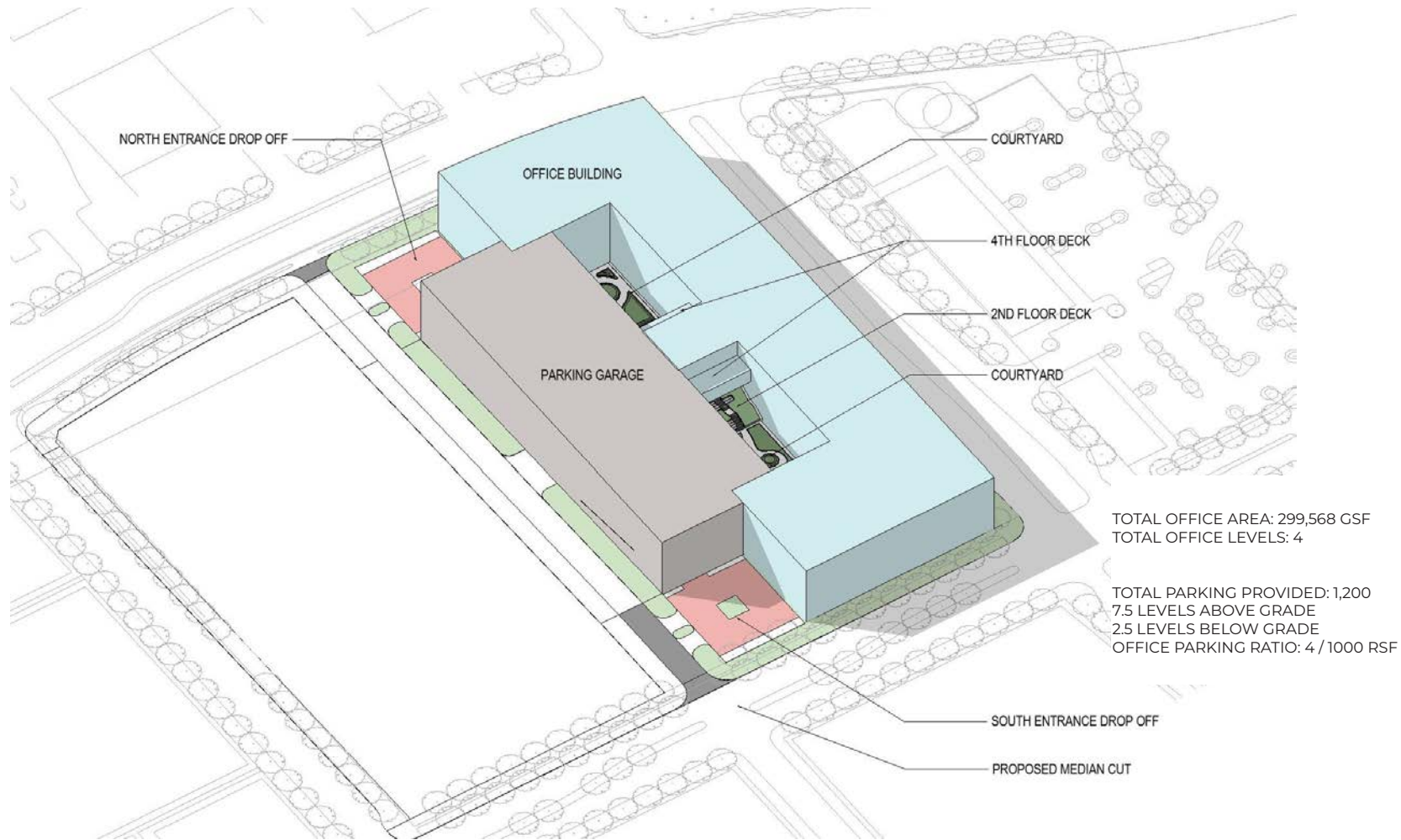


Approx. 3.6 acres



SITE DIAGRAM

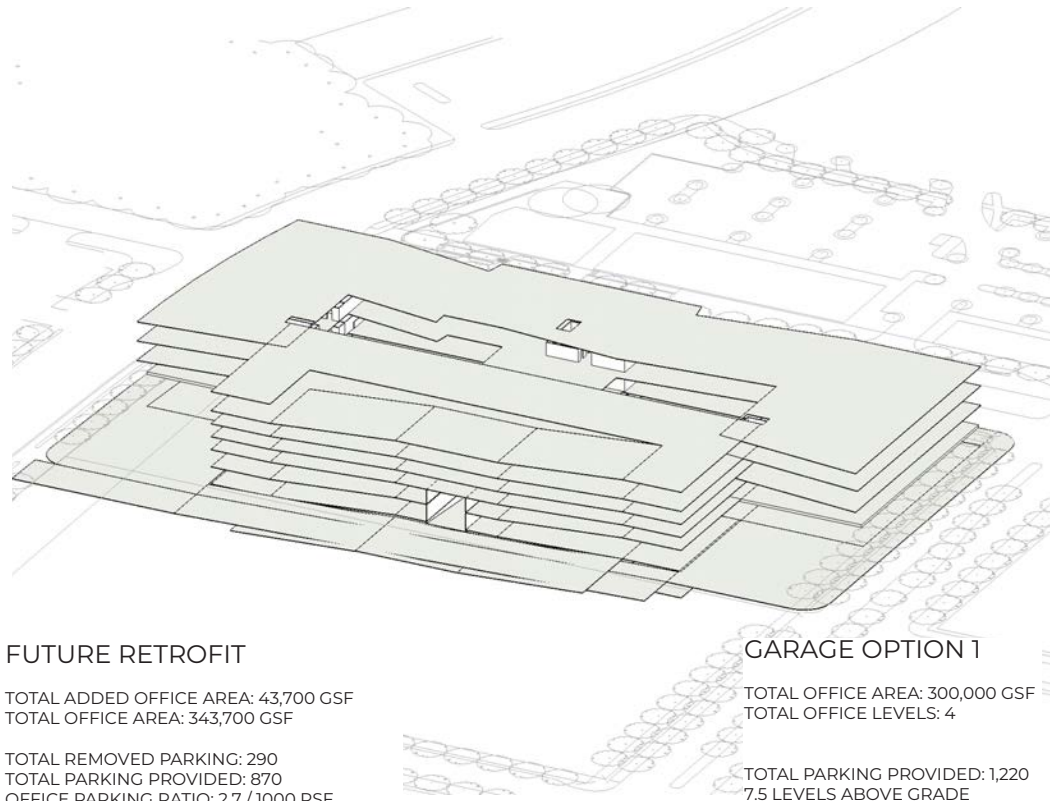
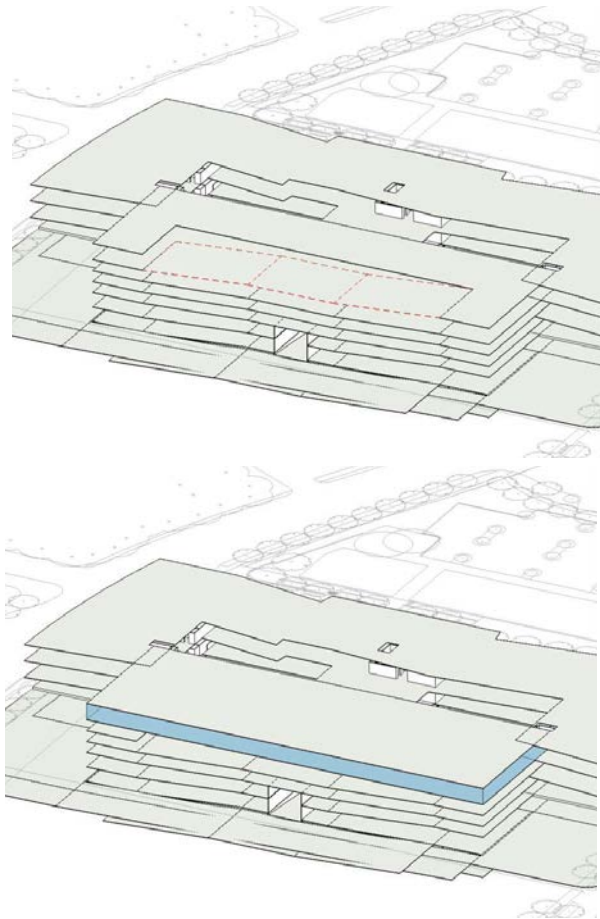
Potential Office Development Schematic



PARKING GARAGE OPTION



Potential Office Development Schematic



FUTURE RETROFIT

TOTAL ADDED OFFICE AREA: 43,700 GSF
TOTAL OFFICE AREA: 343,700 GSF

TOTAL REMOVED PARKING: 290
TOTAL PARKING PROVIDED: 870
OFFICE PARKING RATIO: 2.7 / 1000 RSF

GARAGE OPTION 1

TOTAL OFFICE AREA: 300,000 GSF
TOTAL OFFICE LEVELS: 4

TOTAL PARKING PROVIDED: 1,220
7.5 LEVELS ABOVE GRADE
2.5 LEVELS BELOW GRADE
OFFICE PARKING RATIO: 4 / 1000 RSF



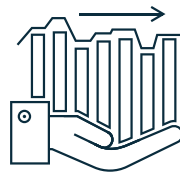
AUSTIN



Year after year the Austin area gets top marks for its quality of life. We're the country's 11th largest city with all the positive attributes of a smaller town: quality healthcare, low crime rates, affordable housing, outstanding schools, and a low cost of living. Our sunny climate includes lush green hills, cool natural springs and miles of hike and bike trails.

Austin hosts a highly educated, bilingual, multi-tiered workforce and a passion for success. Our population offers skill sets that ranges from high-end technology design, development and marketing to back-office operations that help customers with everything from banking services to video game development.

For a lot of companies, Texas is a business-friendly destination. There's no personal state income tax and wages are competitive. In Austin you'll find a thriving business base that includes enterprises in technology, digital media, clean energy and life sciences, advanced manufacturing and data centers. It's a dynamic business ecosystem that has provided consistent growth for some of the world's most successful companies, including Tesla, Apple, Dell, Whole Foods Market, eBay, Facebook, 3M, General Motors, NXP Semiconductors, Samsung, and more.



UNEMPLOYMENT

AUSTIN: 2.8% ▼
TEXAS: 4.1%
US: 3.7%



AUSTIN LABOR FORCE

2.0% ▲



JOBS ADDED IN AUSTIN

NET 13K JOBS ▲

AUSTIN ECONOMIC OVERVIEW

The Austin Business-Cycle Index, a summary of several economic indicators compiled monthly by the Federal Reserve Bank of Dallas, has consistently increased since October 2009 with an increasing growth rate over time. Economic indicators used in the analysis of the index include employment and payroll indicators.

*STATISTICS FROM JUNE 2022

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date