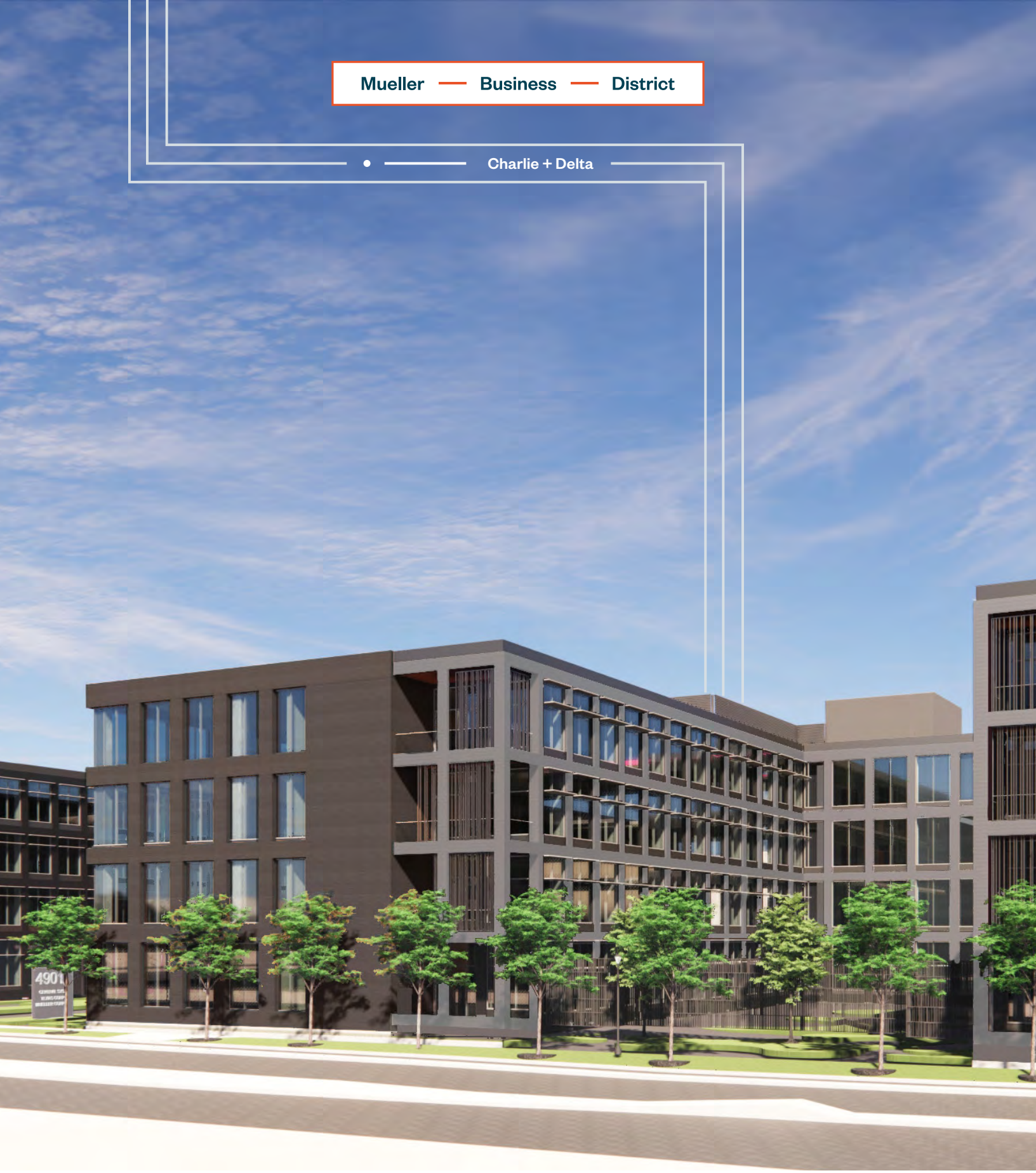


Mueller — Business — District

• — Charlie + Delta



**329,000 SF Coming Soon
to Mueller Business District**





● ——— Charlie + Delta

Introducing Charlie and Delta, the next phase of Mueller Business District. The two buildings will feature abundant private balconies and beautiful courtyards, integrated with a parking garage. From Charlie/Delta, employees will experience all Mueller has to offer on foot: from modern housing options to Austin’s favorite tacos.

Building Details and Amenities

- 329,000 RSF across two buildings
- LEED Gold, AEGB 4 Star
- Charlie Building is purpose-built lab-ready with reinforced slabs (125 lbs/SF live load capacity), 15’ to 17-’6” floor-to-floor heights, and up to 6.4 MW of power
- Abundant private balconies and beautiful building courtyards
- Access to a rich slate of amenities and residential options within the greater Mueller community



Construction Timeline

- **December 2023**
SDP/Building Permits in hand
- **January 2024**
Groundbreaking
- **18 Months After Groundbreaking**
Lab-Ready Charlie Building TCO
- **18 Months After Groundbreaking**
Delta Building TCO

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Level 3 Floorplan

Charlie - Level 3 45,291 RSF

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Area Amenities



Unique Retail

Austin's children's museum Thinkery is one example of the retail diversity within the Mueller neighborhood. This includes an Alamo Drafthouse Cinema, an H-E-B grocery store, bars and dozens of restaurants such as Kerbey Lane, Sweetgreen, Marufuku Ramen, and Veracruz Tacos — with more coming soon.

Greenspace

Green recreational and community spaces run throughout the neighborhood. Parks and trails are widely accessible and sculptures from local artists add independent character to the landscaping.

Mueller Lake Park features an amphitheater, loop trail and hosts weekly events, including a farmer's market and yoga.



A Thriving Community

Mueller is considered Austin's fastest growing community. From community events, to nightlife and even simple neighborhood amenities such as grocery stores, Mueller residents find that everything they need is right here.

Area Amenities Map



- Barbara Jordan Blvd**
- | | | |
|--------------------------------|---------------------|-------------------|
| Restaurants & Cafes | Gino's Vino Osteria | Staples |
| Starbucks | Yo So Cool | Best Buy |
| La Madeleine | Burrata House | Bed Bath & Beyond |
| Tiff's Treats | Pad Thai Cuisine | Marshalls |
| Chi'lantro | Which Wich | Home Depot |
| Chipotle | Dominos | Five Below |
| Jamba Juice | Shopping | Total Wine & More |
| The Halal Corner | Old Navy | PetSmart |

- Mueller Market District**
- Restaurants & Cafes**
- Torchy's Tacos
 - Juiceland
 - Starbucks
 - True Texas BBQ
 - Zian Sushi and Noodle
 - Roots Chicken Shak
 - MOD Pizza
- Grocery**
- HEB Mueller

- Airport Blvd**
- Restaurants & Cafes**
- In-N-Out Burger
 - The Omelettry
 - Tyson's Tacos
 - Sa-Tén
 - Sweet Ritual
 - Sopa
 - Soup Peddler
- Entertainment**
- Coldtowne Theater

- Cherrywood**
- Restaurants & Cafes**
- Cherrywood Coffeehouse
 - Short Stop
 - Tso Chinese
 - Hey Cupcake
- Grocery**
- Fiesta Mart
- Shopping**
- Nature's Treasures

- Mueller Trailer Eats**
- Food Trucks**
- Veracruz Tacos
 - Hey Cupcake!
 - Streamway Coffee
 - Stonehouse Wood Fired Grill
 - Conscious Cravings

- Aldrich Street**
- Restaurants & Cafes**
- B.D. Riley's Irish Pub
 - Loco D'Oro
 - Halycon
 - Colleen's Kitchen
 - Kerbey Lane
 - Bao'd Up
 - Lick Honest Ice Creams
 - Talisman Coffee
 - Rebel Cheese
 - Blue Lacy
 - Sweetgreen
 - Marufuku Ramen
 - Dish Society (coming soon)
 - Aviator Pizza (coming soon)
 - Honest Mary's (coming soon)
 - Hopdoddy (coming soon)
 - Nautical Bowls (coming soon)
 - Nandos Peri Peri (coming soon)
- Entertainment**
- Alamo Drafthouse
 - Thinkery
- Grocery**
- Mosaic Market
 - Texas Farmers' Market
- Fitness**
- Orange Theory
 - Barre 3
 - Camp Gladiator

Charlie
Delta
Bravo
Alpha

Northwest Greenway

Patterson Park

Mueller Lake Park

Southwest Greenway

MANOR ROAD

51ST STREET

MUELLER BOULEVARD

ALDRICH STREET

BARBARA JORDAN BOULEVARD

AIRPORT BOULEVARD

35

35



A Commitment to the Future

Sustainability is a guiding principle in the development of the Mueller Business District. Currently, the Mueller commercial community alone has 55 LEED and AEGB certified products.

As a result of Mueller's extensive efforts in sustainability, you will find:

- A neighborhood that serves the densest parts of our city while avoiding sensitive groundwater resources;
- 140 acres of parkland and ponds sitting underneath 15,000 newly planted trees;
- A landscape featuring more trees than cars and rich with native plants;
- An oasis where you can find cooler temperatures on hot, summer days;
- Roads and bikeways made from recycled runway;
- Access to all forms of public transit Austin has to offer.

Representative LEED and AEGB Developments:

- AISD Performing Arts Center (AEGB 5 Star rating)
- H-E-B at Mueller
- Dell Children's Medical Center of Central Texas (World's first LEED Certified Platinum hospital)
- Big Brothers Big Sisters of Central Texas
- Alpha Building (LEED Silver & AEGB 3 Star rating)

Mueller Commercial Energy Savings:

- 18 million kWh in electricity annually
- 10.7 million gallons of water annually
- 467,250 kWh in solar energy produced
- 44,154 tons of construction waste diverted



The development is pursuing LEED Gold and AEGB 4 Star for Charlie and Delta.

“What started as an experiment in sustainable construction 15 years ago is now known as the largest green community in Texas. A focus has been on keeping it green, not just with plants and parks, but by building super-efficient homes and offices with as many recycled materials as possible”

- Spectrum News