



MUELLER REGIONAL RETAIL CENTER

I-35 at E 51st St, Austin, TX

View the Drone Property Tour [here](#).

Mueller Regional Retail Center is the regional retail component of the larger 700 acre Mueller Airport redevelopment project. With its location convenient to UT & downtown Austin, it is quickly becoming a major destination within the MSA with complementary components including the Dell Children's Hospital and research campus, Austin Film Studios, a hotel, and 5,700 new homes all sharing cross access, parking, and entrance points.

**WEINGARTEN
REALTY**

PROPERTY SIZE 351,099 SQ. FT.

LAT/LONG 30.30571 N, -97.71002 W

TRAFFIC COUNTS I-35 & E 51ST ST - 250,748

CONTACT

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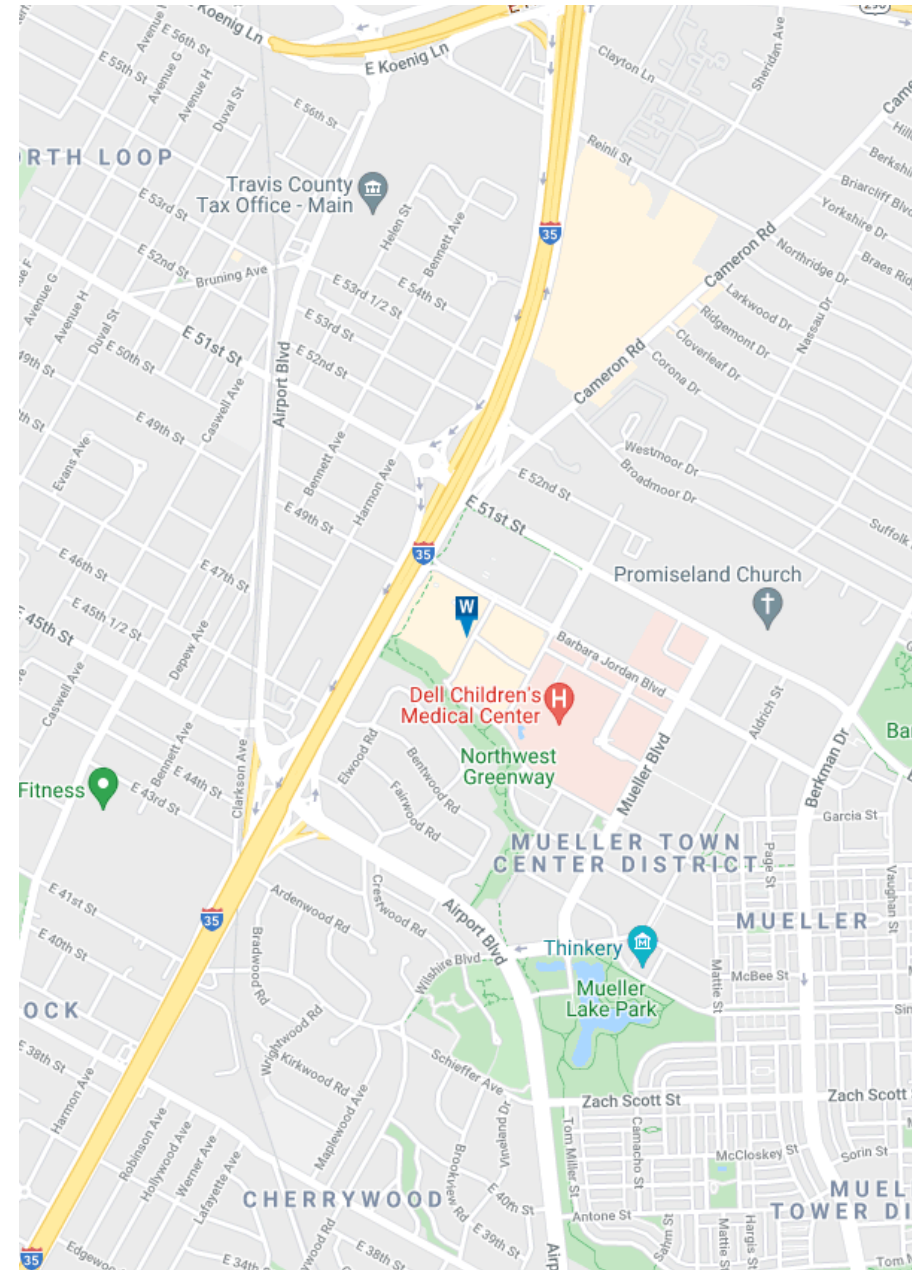


This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

A0A	The Home Depot	113,341 SF	D0M	PetSmart	20,394 SF	FOC	Which Wich?	1,894 SF
B0A	Best Buy	29,404 SF	D0R	Total Wine & More	26,034 SF	FOE	Pad Thai	
B0K	Bed Bath & Beyond	25,000 SF	E0A	VisionWorks	3,489 SF		Restaurant	3,084 SF
B0R	Marshalls	28,970 SF	E0C	PhoNatic	1,405 SF	FOG	Tino's Greek Cafe	2,470 SF
C0A	Five Below	7,491 SF	E0E	Dental Smiles	2,682 SF	FOH	Available	1,396 SF
C0D	rue21	5,702 SF	E0G	Central Texas		F0K	Yo So Cool Yogurt	1,471 SF
C0F	Lane Bryant	5,100 SF		Pediatric Dentistry	2,532 SF	F0M	Jamba Juice	1,693 SF
C0K	Old Navy	14,978 SF	E0H	National Insurance		G0A	The Kebab Shop	1,733 SF
D0A	Texas Physical			Carrier	1,273 SF	G0F	La Madeleine	4,367 SF
	Therapy Specialists	4,114 SF	E0K	Pokeatery	1,471 SF	R0A	Frost National	
D0D	Great Nails	4,082 SF	E0M	Sprint	1,808 SF		Bank	4,780 SF
D0G	Available	4,129 SF	E0P	Chipotle Mexican		R0B	Wells Fargo Bank	4,032 SF
D0H	Kay Jewelers	2,756 SF		Grill	2,200 SF			
D0K	Staples	20,270 SF	F0A	Starbucks	1,654 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	18,710	74,870	169,490	362,054
Average Household Income	\$103,611	\$91,542	\$91,072	\$99,913
Population Trends				
2000 Population	14,587	63,242	135,912	291,805
2010 Population	14,670	62,098	143,752	308,061
2020 Population	18,710	74,870	169,490	362,054
2025 Population	19,712	77,404	173,435	370,008
Absolute Growth 2010 to 2020'	27.54%	20.57%	17.9%	17.53%
Projected Growth 2020 to 2025'	5.36%	3.38%	2.33%	2.2%
Race & Ethnicity				
% White	57.9%	51.01%	46.93%	44.56%
% Black	6.23%	10.82%	12.46%	10.49%
% Asian	5.13%	4.75%	5.85%	5.03%
% Other	2.22%	2.69%	2.51%	2.2%
% Hispanic	28.51%	30.74%	32.25%	37.72%
Income & Education				
Median Household Income	73,962	64,460	62,527	64,010
Average Household Income	\$103,611	\$91,542	\$91,072	\$99,913
% College Graduates	65.96%	59.23%	55.27%	52.56%
Age				
Median Age	34.6	33	30.8	33
% Age < 18	28.77%	26.88%	25.05%	26.57%
% Age 65 +	7.38%	7.95%	8.09%	9.22%
Households & Housing				
Households	8,562	33,507	69,212	148,551
Average Household Size	2.18	2.17	2.25	2.32
Median Housing Value	\$547,804	\$457,172	\$435,875	\$432,630
% Owner Occupied Housing	35.62%	32.32%	33.9%	36.51%
% Renter Occupied Housing	53.18%	58%	56.39%	53.57%
% Vacant Housing	11.2%	9.68%	9.71%	9.92%
Workplace & Workers				
Number of Businesses	456	2,318	5,726	14,087
% White Collar	77.91%	73.3%	69.77%	66.98%
% Blue Collar	22.09%	26.7%	30.23%	33.02%



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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 interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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 listening 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Date