

BARSHOP & OLES

COMPANY

MUELLER MARKET DISTRICT



AVAILABILITY

SPACE #9 2,211 SF

rental rates

call leasing associate for pricing

The Mueller Market District is a 148,306 square foot neighborhood community retail center that was constructed in 2013. The property is located within the “Mueller” mixed use development in central Austin, just three miles north of downtown and two miles from the main campus of The University of Texas at Austin. “Mueller”, the site of the former Austin Municipal Airport, is a 700-acre master planned and designed community with medical, commercial, retail and residential development in an urban setting. Mueller Market District is anchored by a highly successful 83,405 square foot HEB grocery store that features “Main Street by HEB Food Hall & Bar”, an exciting new food hall that opened in August of 2020 and which features five casual dine-in or to-go options along with a full-service bar. In addition to HEB, the center contains a quality mix of national, regional and local service, retail and restaurant tenants, and is well positioned to serve the growth in the Mueller development and surrounding neighborhoods of central Austin.

BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746
PHONE: 512.477.1212 | FAX: 512.495.9875

INFORMATION PROVIDED HEREIN IS COMPILED FROM DATA BELIEVED RELIABLE, BUT BARSHOP & OLES COMPANY ASSUMES NO LIABILITY FOR ITS ACCURACY, CREDIBILITY, ERRORS OR OMISSIONS. THIS OFFERING IS SUBJECT TO CHANGE IN PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL FROM THE MARKET, ALL WITHOUT NOTICE

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1 HEB GROCERY STE. 500	83,405 SQ. FT.
2 TORCHY'S TACOS STE. 400	3,545 SQ. FT.
3 MOD PIZZA STE. 410	1,857 SQ. FT.
4 RIVER ROCK DENTAL STE. 390	2,978 SQ. FT.
5 XIAN SUSHI STE. 370	2,112 SQ. FT.
6 UPS STORE STE. 365	1,330 SQ. FT.
7 ENVISION EYES STE. 360	1,794 SQ. FT.
8 FOUR POINTS DERMATOLOGY STE. 320	2,255 SQ. FT.
9 AVAILABLE STE. 300	2,211 SQ. FT.
10 UNIVERSITY FEDERAL CREDIT UNION STE. 200	3,698 SQ. FT.
11 STARBUCKS COFFEE STE. 170	2,159 SQ. FT.
12 AT&T STE. 160	1,985 SQ. FT.
13 WYNN NAILS STE. 150	1,898 SQ. FT.
14 JUICELAND STE. 140	1,489 SQ. FT.
15 THE JOINT CHIROPRACTIC STE. 130	984 SQ. FT.
16 GREAT CLIPS STE. 120	1,065 SQ. FT.
17 TWIN LIQUORS STE. 100	3,421 SQ. FT.
18 & 19 NEIGHBORS EMERGENCY CLINIC STE. 700	15,000 SQ. FT.
20 SATELLITE HEALTHCARE STE. 800	15,120 SQ. FT.



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NNN's

\$14.80/sf

TI ALLOWANCE

Negotiable

TRADE AREA & PROPERTY HIGHLIGHTS

- Strong grocery anchor tenant that is the dominant market leader
- Strategic location within one of the country's largest urban, mixed-use communities
- Extensive landscaping, outside seating areas and pedestrian friendly setting that encourages cross-shopping
- Convenient surface customer parking near the tenant storefronts
- Excellent mix of national, regional and local tenants

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
<i>Population</i>	13,625	144,627	335,254
<i>Av. Household Income</i>	\$102,362.83	\$78,018.04	\$94,183.75
<i>Households</i>	5,729	57,987	137,204

Source: Claritas - Pop-Facts Premier 2019

CONTACTS

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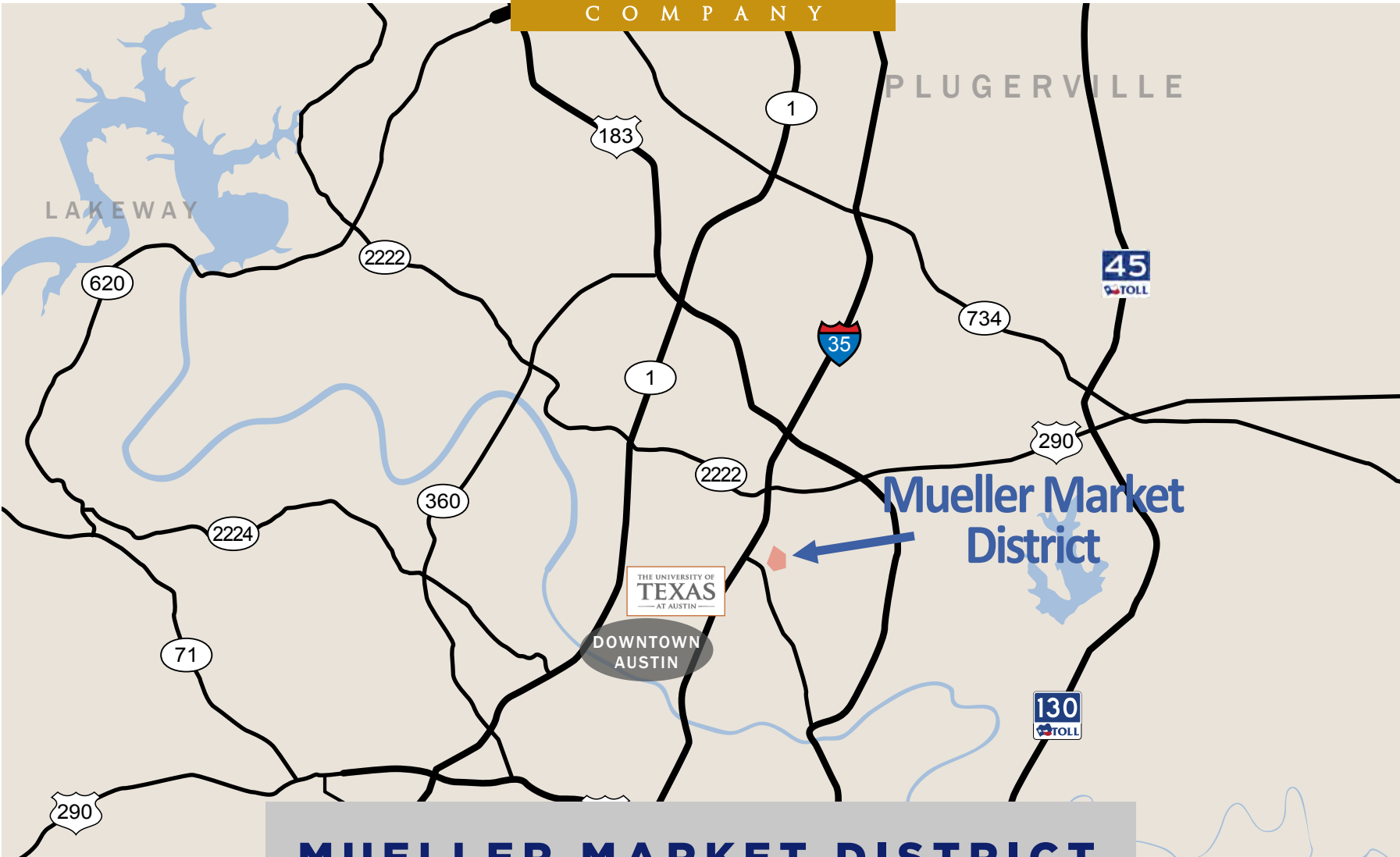
C O M P A N Y



MUELLER MARKET DISTRICT

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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 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 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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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