

Center Highlights

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.

Center Address: I-35 at E 51st St

City/State: Austin, TX

Property Size: 351,099 sq. ft.

Latitude/Longitude: 30.30571 N, -97.71002 W

Demographics



Population:
3-mile radius

169,733



Traffic Counts:
I-35 & E 51st St

250,748



Average Household Income:

\$85,965

Contact Us

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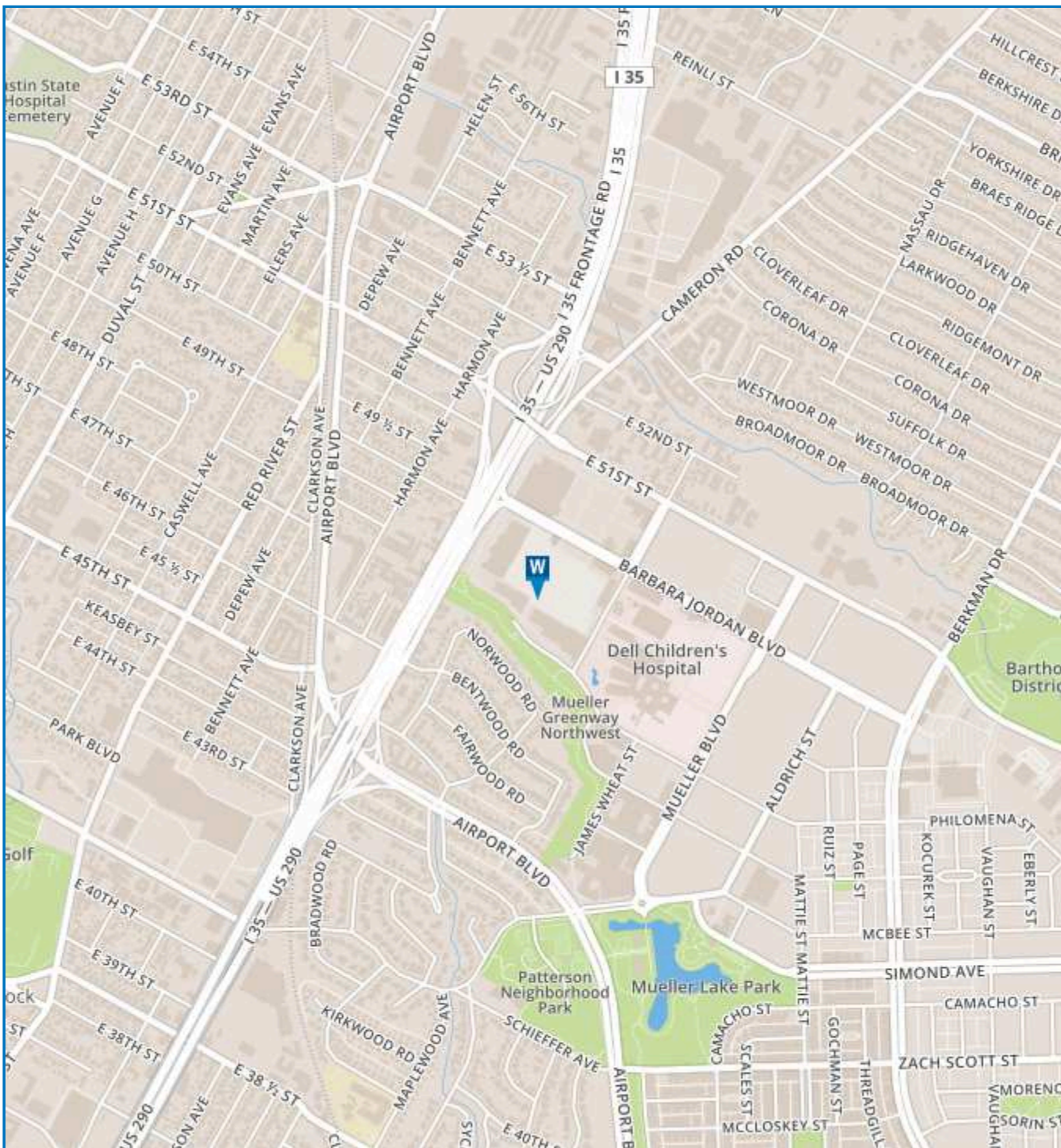
Weingarten Realty Investors

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TENANT LIST

A0A	The Home Depot	113,341 SF
B0A	Best Buy	29,404 SF
B0K	Bed Bath & Beyond	25,000 SF
B0R	Marshalls	28,970 SF
C0A	Five Below	7,491 SF
C0D	rue21	5,702 SF
C0F	Lane Bryant	5,100 SF
C0K	Old Navy	14,978 SF
D0A	Available	4,114 SF
D0D	Great Nails	4,082 SF
D0G	The Children's Place	4,129 SF
D0H	Kay Jewelers	2,756 SF
D0K	Staples	20,270 SF
D0M	PetSmart	20,394 SF
D0R	Total Wine & More	26,034 SF
E0A	VisionWorks	3,489 SF
E0C	PhoNatic	1,405 SF
E0E	Dental Smiles	2,682 SF
E0G	Central Texas Pediatric Dentistry	2,532 SF
E0H	Great Nails	1,273 SF
E0K	Pokeatery	1,471 SF
E0M	Sprint	1,808 SF
E0P	Chipotle Mexican Grill	2,200 SF
F0A	Starbucks	1,654 SF
F0C	Which Wich?	1,894 SF
F0E	Pad Thai Restaurant	3,084 SF
F0G	Tino's Greek Cafe	2,470 SF
F0H	Woko Loco	1,396 SF
F0K	Yo So Cool Yogurt	1,471 SF
F0M	Jamba Juice	1,693 SF
R0A	Frost National Bank	4,780 SF
R0B	Wells Fargo Bank	4,032 SF



Demographics



Population:

1-Mile **18,598**
 3-Mile **169,733**
 5-Mile **358,573**



Number of Households:

1-Mile **8,507**
 3-Mile **69,327**
 5-Mile **147,173**



Average Household Income:

1-Mile **99,496**
 3-Mile **85,965**
 5-Mile **94,782**



Total Number of Employees:

1-Mile **8,667**
 3-Mile **137,402**
 5-Mile **310,130**



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date