



MOSAIC AT MUELLER | 4600 MUELLER BLVD., AUSTIN, TX 78723

Features

- Located in Mueller, a mixed use development with over 8,500 residents and 5,500 employees
- Join Alamo Drafthouse, Halcyon, Lick, HEB, and Torchy's Tacos
- Assigned parking for each unit

FOR LEASE

MIN CONTIGUOUS SF: 1,164
MAX CONTIGUOUS SF: 1,419
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2021	1 MILE	3 MILE	5 MILE
Airport Blvd.	41,004 VPD	Total Population		16,958	172,421	378,501
Aldrich St	7,743 VPD	Daytime Population		19,410	242,164	469,647
IH-35	237,275 VPD	Avg HH Income		\$116,291	\$87,945	\$100,320
		Total Households		7,950	70,037	156,986

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Area Retailers & Businesses



MOSAIC AT MUELLER | NWC OF MUELLER BLVD & ALDRICH ST, AUSTIN, TX 78723

Available Space

1003	1,164 sf
1005	1,164 sf
1009	1,419 sf

Current Tenants

1035	Tsuke Edomae	1,010 sf
1031	Mosaic Market	2,034 sf
1001	Kayla Williams-Dinardo Farmers Insurance	714 sf
1007	Kumon	1,164 sf



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



SITE

mosaic
441 units

KUMON

Mosaic Market

TSUKE EDOMAE

dell children's
2,451 Employees
248 Beds

Ascension
126 Employees

greenway

1401 Philomena
under construction
127k SF 5-Story
Class A Office

AIIR
47k sf

SYNC
301 units

AUSTIN ENERGY
280k SF HQ

Texas Mutual
275k SF HQ

AMLI RESIDENTIAL
Aldrich
318 units

AMLI RESIDENTIAL
Mueller
201 units

Proposed
650 MF units
10k SF Retail

Bravo Building
under construction
235k SF 4-Story
Class A Office

Alpha Building
under construction
265k SF 6-Story
Class A Office
24k SF Retail

Parkside at Mueller
200 units
under construction

ALAMO
DRAFTHOUSE CINEMA

AMLI RESIDENTIAL
Branch Park
406 units

27,189 VPD

5,133 VPD

8,082 VPD

Wilshire Blvd

Airport Blvd

Aldrich St

McBee St

Mattie St

Patterson Park

Mueller Lake Park

Browning Hangar

Simond Ave

AMLI RESIDENTIAL
at Mueller
279 units



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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 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:

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Buyer/Tenant/Seller/Landlord Initials

Date

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