



Dozens more homes planned for Mueller development

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Dozens more houses are coming to the Mueller development in Northeast Austin, representing two new types of residences in the community emerging at Austin's former airport.

David Weekley Homes will build 49 garden homes — single-family homes with side yards that will face a common green area or Mueller's Southwest Greenway.

The homes will range from 1,000 square feet to more than 1,800 square feet.

Standard Pacific will build 12 "Mueller houses" — large structures that appear to be individual custom homes but contain four to six condominium units. The houses will be set back from the street to provide a large front yard.

The houses will have a total of 52 units ranging in size from 750 square feet to 1,300 square feet.

Both housing types are designed to meet one of Mueller's key goals: creating a dense community with diverse housing types where people can walk to shops and services.

"Those involved in the planning of Mueller made it a priority to have a wide variety of housing options available, and these two new home types continue to deliver on that vision," said Greg Weaver, president of Catellus Development Group, master developer of Mueller.

About half of each type will be available under Mueller's affordable housing program. That initiative allows buyers who fall within certain income limits to buy homes at below-market prices and get an interest-free, no payment second mortgage for the difference. When the owners eventually sell their homes, they must repay that second loan and share part of the proceeds with a nonprofit group that will provide similar loans for future buyers.

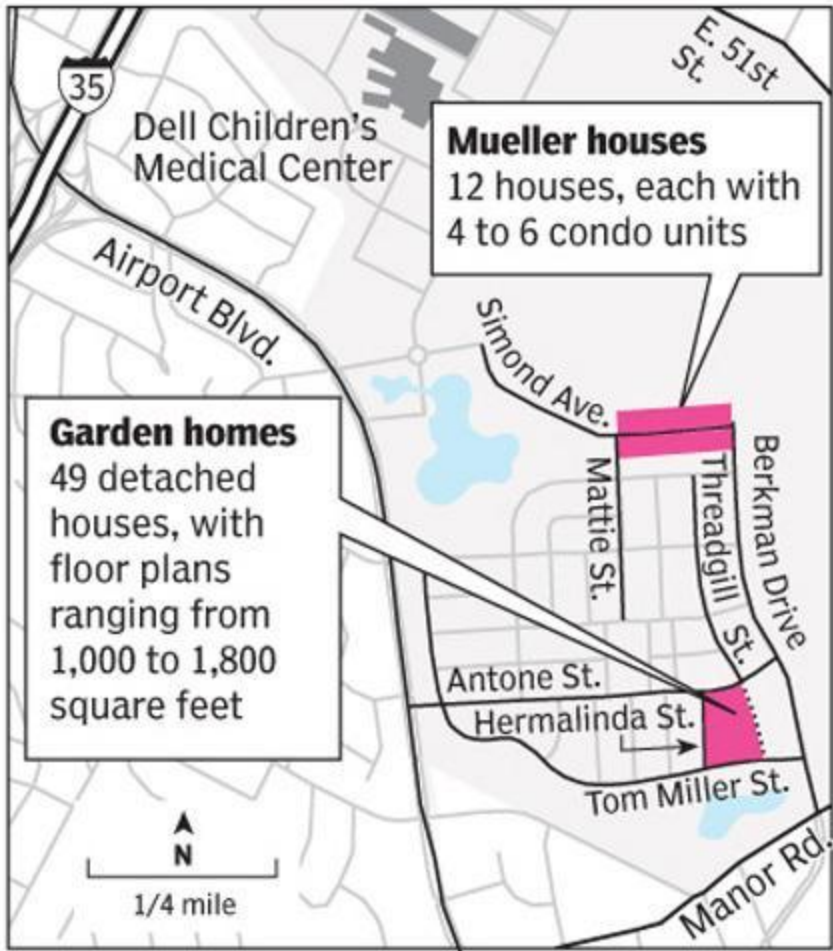
There are currently about 600 houses and more than 400 apartments at Mueller, where Catellus is overseeing the creation of a 711-acre mixed-use community.

The development also includes a retail center and the Dell Children's Medical Center.

Existing residences at the project include single-family homes, yard homes built around a common green space, row houses, apartments and condominiums.

Pricing wasn't available for the new houses. Sales are expected to begin in late summer for the garden homes and in the fall for the Mueller houses.

Courtesy of JB Goodwin



Source: Catellus Inc.

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