



RIVETTE

TOWER

Austin TX 78723



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Rivette Tower Retail

Austin, TX, 78723

For Lease

MUELLER

- Mueller is an award-winning master-planned community at the heart of one of the country's fastest growing cities

THE PROJECT

- Retail space on the ground level of Rivette Towers, a 345 unit multi-family building
- Located two miles from the University of Texas and three miles from Downtown Austin

SPACE AVAILABLE

- 2,422 SF

NEARBY RETAILERS



DEMOGRAPHICS (2023)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
16,609	174,933	369,289



DAYTIME POPULATION

1 mi	3 mi	5 mi
13,951	242,687	429,808



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$107,952	\$81,899	\$81,899



TRAFFIC COUNTS

- 137,405 VPD (IH-35, N of 51st St)
- 35,612 VPD (Airport, N of Mueller)
- 5,250 VPD (Manor Rd)





MUELLER

NOW AND FUTURE

	CURRENT	FINAL BUILD OUT
TOTAL ACRES	630	700
EMPLOYEES	11,200	16,500+
RESIDENTS	14,200	16,300+
RETAIL SF	716,000	737,000
COMMERCIAL SF	3.5 M	5.39 M
ACRES OF PARKS	121	140
HOMES	5,900+	6,880
<i>MULTIFAMILY</i>	<i>3,455 UNITS</i>	<i>UP TO 4,105 UNITS</i>
HOTEL ROOMS	232	232



ALDRICH ST
 Retail: 716,000 SF
 Office: 3.5m SF
 Residents: 16,300

ALAMO DRAFTHOUSE CINEMA thinkery ORIGIN

Mueller Lake Park

Marshall Middle School

SITE

John Gaines Park

Ella Wooten Park

Concourse at Mueller
 34 condos
 5k SF of Future Retail

wildflower terrace
 201 units

Southwest Greenway

Morris Williams
 Golf Course





John Gaines Park

SORIN ST

Future Restaurant

Mueller Control Tower

RIVETTE
TOWER
345 units

SITE

VAUGHAN ST

BERKMAN DR

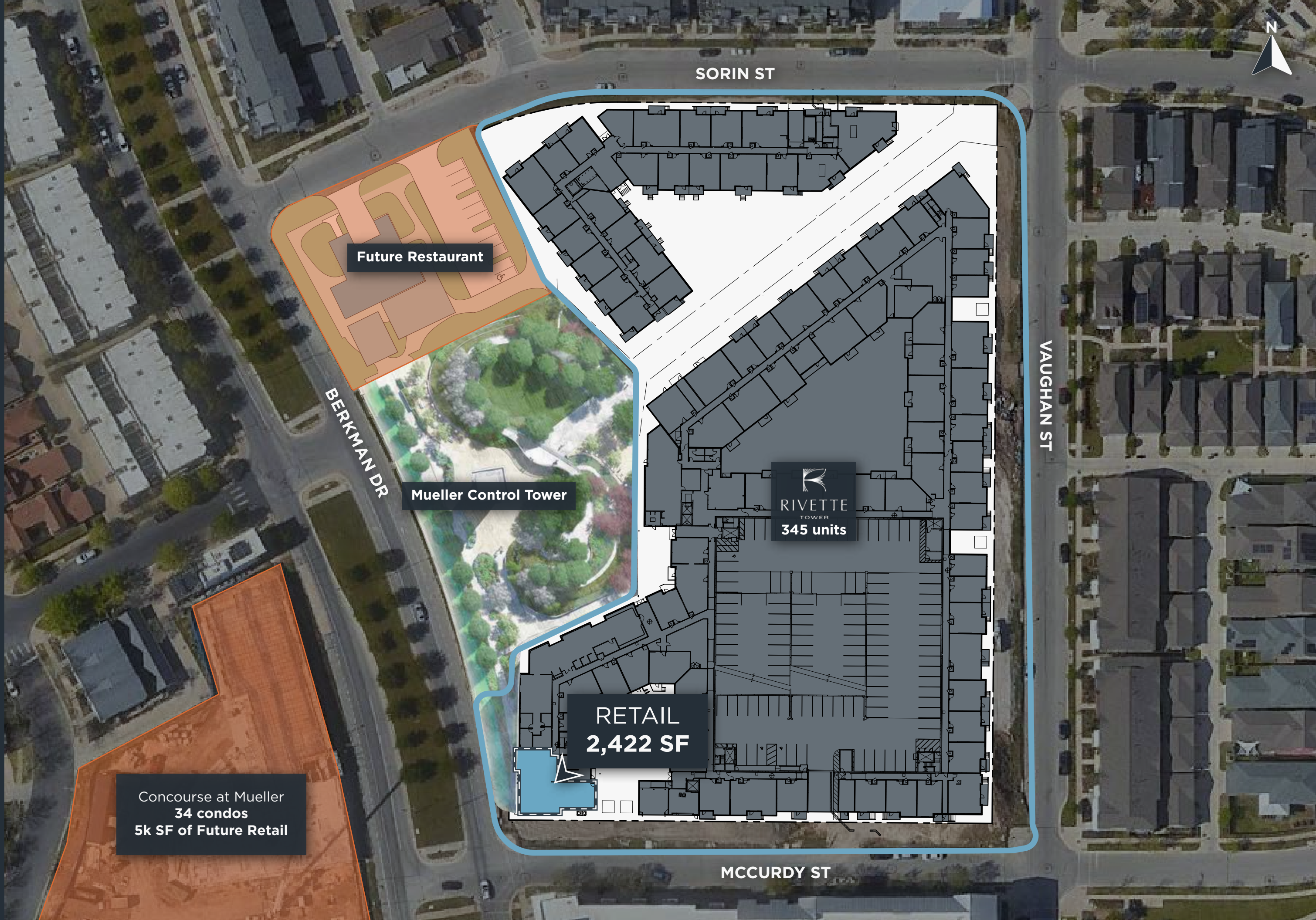
Concourse at Mueller
34 condos
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MCCURDY ST

wildflower terrace
201 units

TOM MILLER ST

MANOR RD



SORIN ST

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BERKMAN DR

Mueller Control Tower

RIVETTE
TOWER
345 units

RETAIL
2,422 SF

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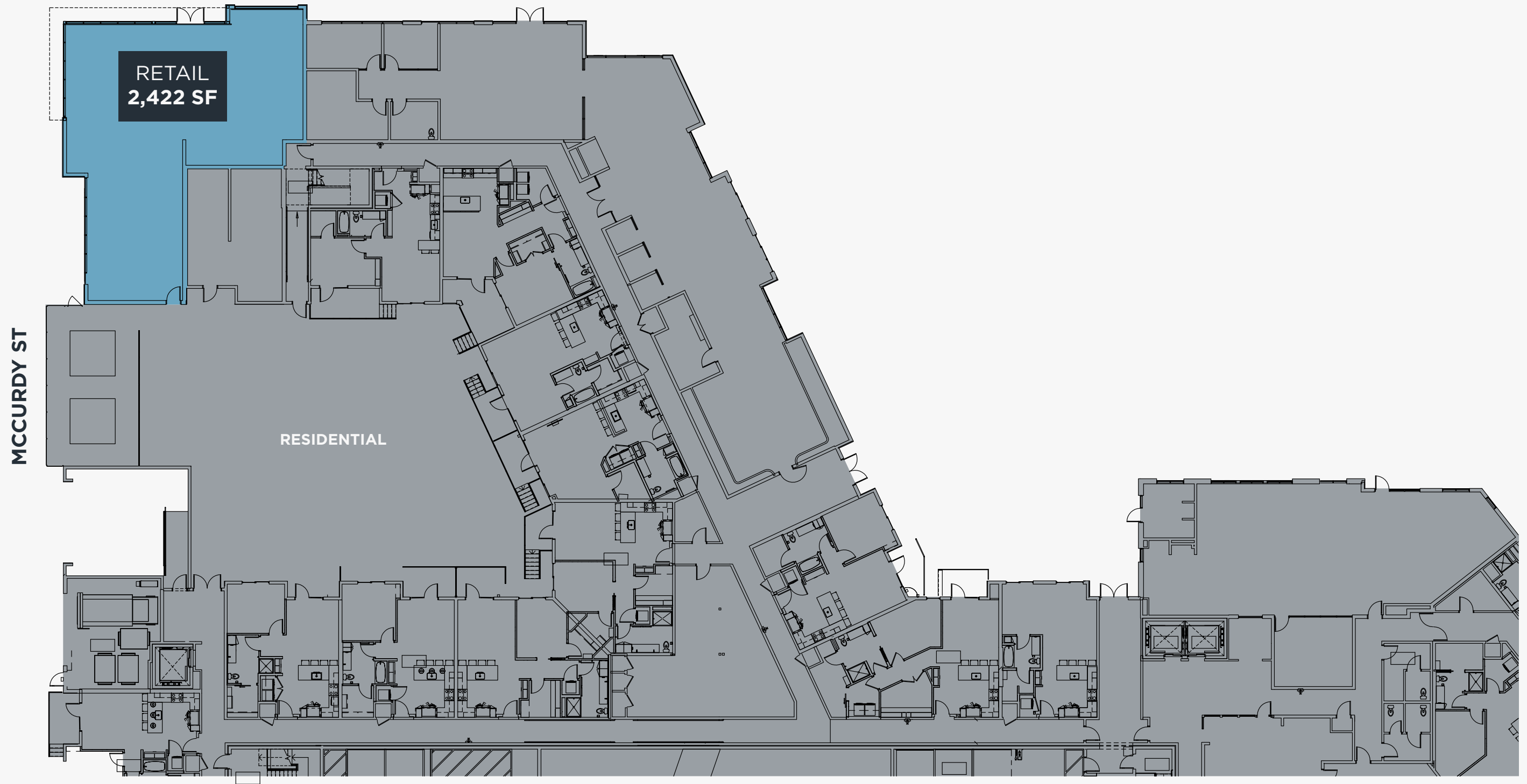
SITE

MCCURDY ST

BERKMAN DR



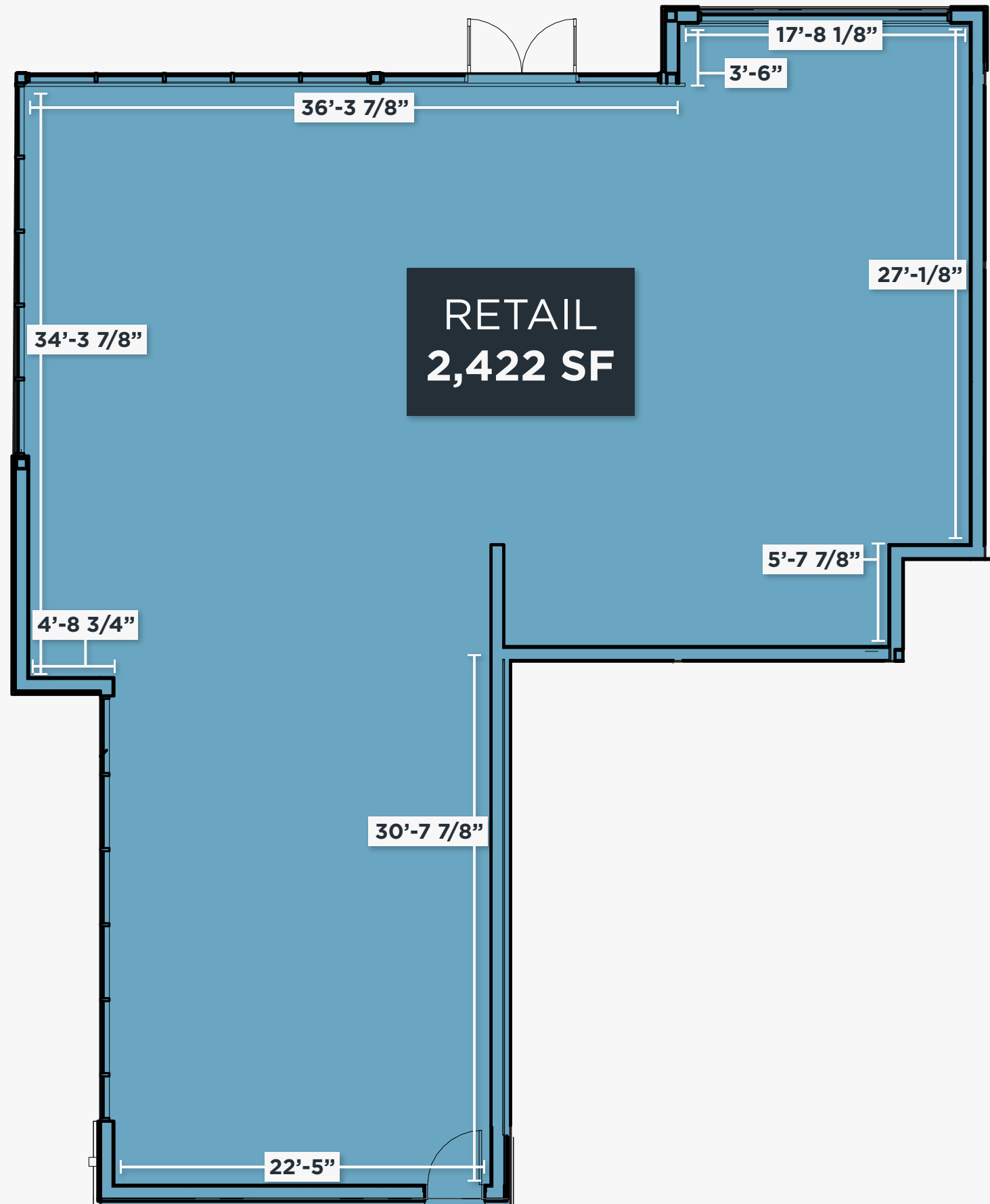
BERKMAN DR





BERKMAN DR

MCCURDY ST



Available
LOI Working
Negotiating Lease
Lease Executed



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 counteroffer 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

