

For Sale

Development Site

Skout^x

Mueller

1400 Robert Browning Street, 78723

0.204 acre [owner]

PUD Zoning: Town Center 1 (TC-1)

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1400 Robert Browning is a 0.204-acre development site situated on the southern edge of the 1401 Philomena Medical Office Building (MOB) site and shares the structured parking garage through a master condo declaration. The Project, entitled as condo, is zoned for 18 stacked townhomes for a total elevation of 5 stories (approximate height: 57').

**Entitled development site with approved plans and building permit for a condo/multi-family building designed as a "Liner Building" attached to cover the existing standalone parking structure.*

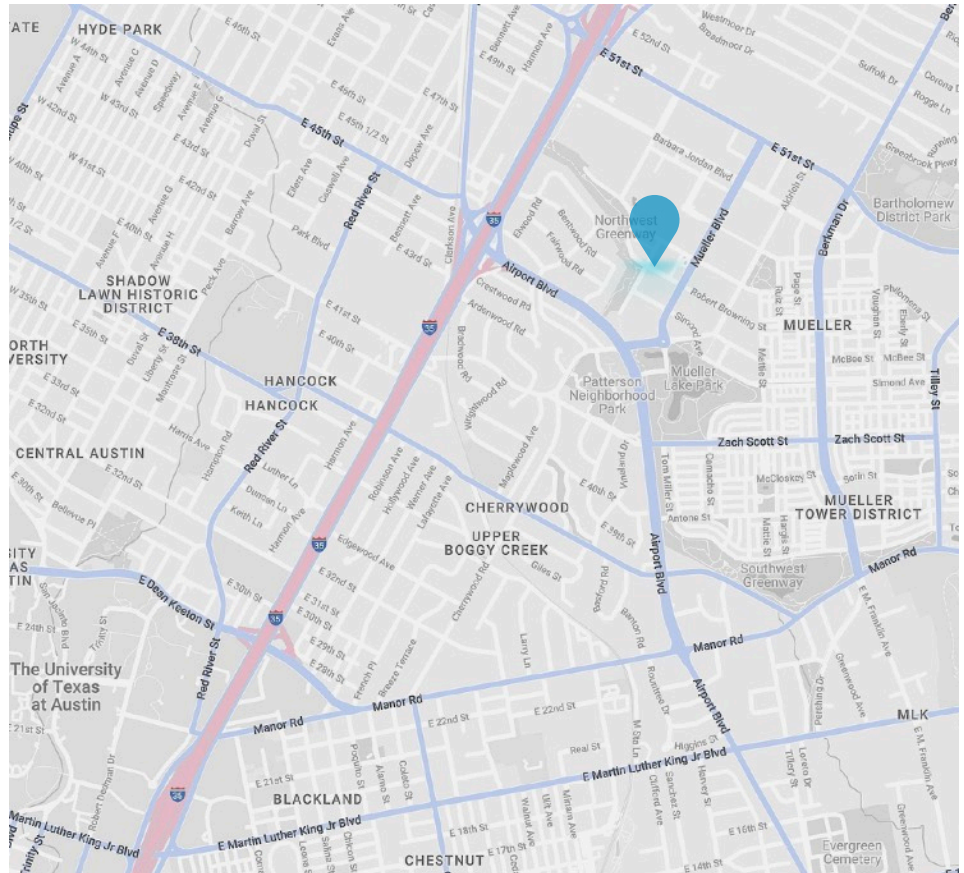
All information contained herein is deemed reliable but not guaranteed.

1400 Robert Browning - Overview



Liner Condo Development Site

1400 Robert Browning Street
Austin, TX 78723



Lot

TYPE: Development Site

LOT: 0.204 Acre

PUD ZONING: Mueller Town Center

Proposed Use: Condo / Multi-Family
*Approved Plans & Building
Permit available upon request*

Proposed Building: 5 Stories
18 Stacked Townhomes

PRICE: Call to Inquire

Approved Site Plan

Liner Building

- southern edge of 1401 Philomena Medical Office Building [MOB]
- building to cover the parking garage
- shares structured parking garage through master condo declaration w/ private, gated+secured parking nest

Entitled as Condo

- 18 stacked townhomes
 - 2-story ground floor units: 9
 - 3-story upper floor units: 9
- Parking: 36 spaces in MOB garage

Location

- Mueller Community
- Convenient location - easy access
 - ~ adjacent to Dell Children's Medical Ctr; Mueller Town Center; Mueller Lake Park
 - ~ close proximity to nearby dining faves on Airport Blvd & Manor Rd
 - ~ easy access to Airport Blvd & I-35
 - ~ 3 miles to UT Austin
 - ~ 4 miles to State Capitol
 - ~ 20 minutes to Austin Bergstrom Airport

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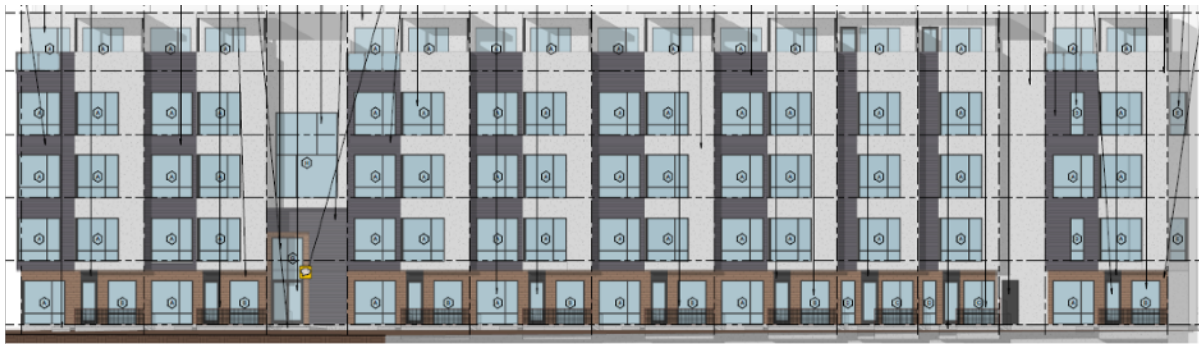
1400 Robert Browning - Development Site



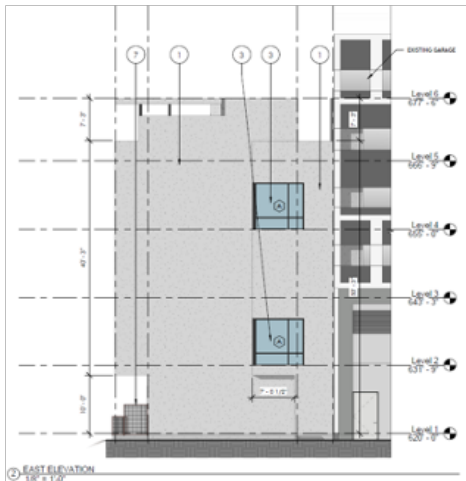
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1400 Robert Browning - Development Site



FRONT ELEVATION



EAST
ELEVATION



WEST
ELEVATION

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Mueller Community Map



The information contained in this site plan is subject to change without notice. Catellus Development Corporation, its affiliates and representatives makes, and expressly disclaims any representations or warranties as to the accuracy of the site plan or that the site plan will not change. Each party receiving this site plan acknowledges it is relying on its own investigations in connection with the Mueller Property and not on any statements in the site plan or on the site plan not changing.

Learn more about the Mueller community

- Mueller Tour Guide [[download](#)]
- www.muelleraustin.com

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Mueller Community Spots



- 1 **MUELLER CENTRAL** A repurposed airport building now Mueller's Information Center and the Catellus regional headquarters.
- 2 **BROWNING HANGER AND FOOD TRUCKS**
- 3 **DELL CHILDREN'S MEDICAL CENTER OF CENTRAL TEXAS** This 32-acre campus includes a 248-bed hospital—first in the world to be LEED Platinum certified.
- 4 **UNIVERSITY OF TEXAS HEALTH RESEARCH CAMPUS** 14-acre campus.
- 5 **AUSTIN INDEPENDENT SCHOOL DISTRICT PERFORMING ARTS CENTER** 1,200-seat auditorium and 225-seat black box theater.
- 6 **AUSTIN FILM STUDIOS** Production company and sound stages.
- 7 **REGIONAL RETAIL** Highly visible from I-35, this energy-efficient center features 400,000 SF of retail, including The Home Depot, Best Buy and Total Wine.
- 8 **MARKET DISTRICT** Anchored by a 82,000 SF H-E-B grocery store, the Market District features 30,000 SF of additional shops, cafes and restaurants.
- 9 **ASCENSION SETON** 155,000 SF, one of the largest private employer in Central Texas.
- 10 **GEMDALE**
- 11 **AUSTIN ENERGY** 275,000 SF of energy-efficient office space to accommodate 900 to 1,100 employees and public meeting space.
- 12 **NORTHEAST AUSTIN MIDDLE SCHOOL** a 130,000 sf public school to accommodate 800 students.

PARKS, TRAILS AND OPEN SPACE
Mueller's park system encompasses 13 miles of hike and bike trails and lanes and 140 acres of active and passive parklands.

- | | |
|----------------------|----------------------|
| 1 Lake Park | 6 Southeast Greenway |
| 2 Northwest Greenway | 7 John Gaines Park |
| 3 Ella Wooten Park | 8 Jesse Andrews Park |
| 4 Southwest Greenway | 9 Branch Park |
| 5 Paggie Square | |

ALDRICH STREET Mueller's town center district offers a mix of shopping and entertainment featuring 90% locally-owned businesses.

- 1 **TEXAS MUTUAL INSURANCE** 270,000 SF corporate headquarters with ground-floor retail including Kerbey Lane, Primrose School and Rebel Cheese.

- 2 **THE THINKERY** children's museum, which attracts 600,000+ visitors a year.
- 3 **THE PAVILION** 19,800 SF of gathering space for Mueller's popular weekly farmers' market. The new venue can be rented for private or corporate events upon request.
- 4 **CINEMA BUILDING** Alamo Drafthouse, Colleen's Kitchen, Boa'd Up, Lilla & Beth, Lash Lounge, Massage Heights, Barre3, OrangeTheory Fitness, Restore and Woof Gang.
- 5 **DIAMOND BUILDING** Halcyon Coffee, B.D. Riley's Irish Pub and Lick Honest Ice Creams, with offices for Stantec and AARP above.
- 6 **ORIGIN HOTEL** 120-room boutique hotel with local funky-flair and color. Some rooms will feature bunk beds with a capacity to sleep six, kitchenettes, and a terrace suite with a large balcony and fireplace.
- 7 **ALPHA BUILDING** 175,000 SF office with ground floor retail developed by Shorenstein.
- 8 **PARKSIDE AT MUELLER** 225,000 SF mixed-used development project by Pearlstone Partners. The six-story project consists of 200 for sale residential units with ground-floor office and retail.

RESIDENTIAL Mueller will have 6,900 total homes.

- 1 **EXISTING RESIDENTIAL** Includes 3,700+ attached and detached homes originally from \$120,000 - nearly \$1 million.
- 2 **HOMES NOW SELLING** New residential phase under construction now by six homebuilders.
- 3 **GREENWAY LOFTS** 36 wrap condominiums.
- 4 **NEXT HOMES UNDER CONSTRUCTION**
- 5 **AUSTIN MODERN LOFTS** Berkman and Tom Miller.
- 6 **AUSTIN MODERN LOFTS** 51st and Mueller Blvd.

APARTMENT LIVING Mueller's apartment communities are mixed-use, mixed-income buildings with ground-floor commercial and retail spaces. To date, there are more than 2,100 apartment units in Mueller

- | | |
|----------------------|------------------------|
| 7 Sync at Mueller | 12 AMLI at Aldrich |
| 8 Mosaic at Mueller | 13 Overture at Mueller |
| 9 Wildflower Terrace | 14 The Jordan |
| 10 AMLI at Mueller | 15 AMLI Branch Park |
| 11 Aldrich 51 | 16 Ryan Companies |

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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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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