

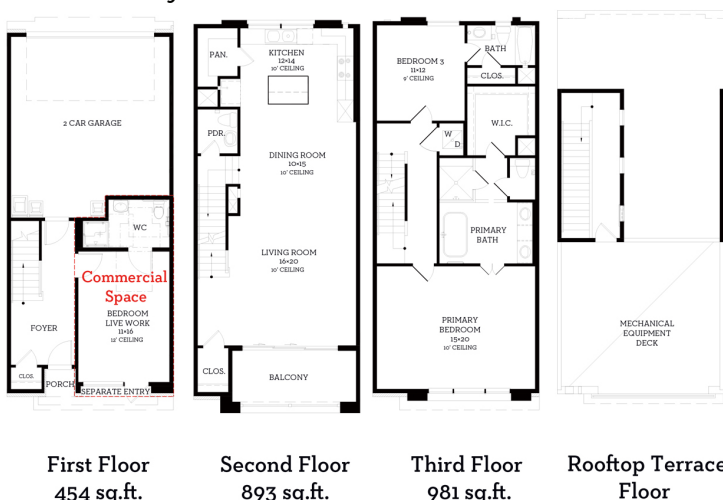


LIVE/WORK TOWNHOMES IN MUELLER

Step into a rare opportunity to live and work in one of Austin's most desirable urban communities. These modern four-story townhomes are purpose-built for entrepreneurs, creatives, and professionals who want the convenience of a commercial storefront/flex space with the comfort of luxury living above with a rooftop deck.

Why This Live/Work Space Stands Out

- **Modern three-story design** offering the perfect blend of business functionality and elevated residential living.
- **Street-level commercial space** with prime retail frontage — ideal for a boutique law office, nail salon, creative studio, or any small business seeking visibility and convenience or simply a flex space for use of your choice.
- Unmatched location just minutes from downtown and steps from Manor Rd, 51st, and major corridors.
- **Built-in customer base** with over **16,400 residents** and **18,600 employees** in the Mueller community.



3824 Berkman

A modern 4-story live/work townhome with first-floor retail space.

2 beds / 2.5 baths • Private rooftop deck • corner unit • 2328 sq ft • **\$959,999**

3822 Berkman

Modern 4-story live/work townhome with first-floor retail space.

2 beds / 2.5 baths • 12-ft ceilings • Open floor plan • 2nd-floor balcony • Private rooftop deck with partial downtown views • 2434 sq ft • **\$899,900**

LIMITED-TIME BUYER INCENTIVES

- 3% toward closing costs

- Full appliance package: refrigerator, washer, dryer included