



Detailed renderings of The Home Depot front entrance (above) and back/side view from I-35 at Barbara Jordan Blvd. (below).



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THE HOME DEPOT TO MAKE NEW HOME AT MUELLER

Retailer to Provide Strong Support of Community Goals

AUSTIN, Texas – Nov. 27, 2007 – Catellus Development Group, the master developer of the Mueller community, announced today The Home Depot will anchor the second phase of the regional retail center taking shape at I-35 and Barbara Jordan Boulevard in Mueller’s northwest quadrant.

Like Mueller’s entire regional retail center, The Home Depot will feature sustainable design certified by Austin Energy’s Green Building Program and four-sided architecture using a combination of Texas limestone, brick and glass. The design will adhere to the community’s design guidelines and the parking lot will be pedestrian-friendly, “orchard-style” parking with one tree for every four spaces, a higher standard than the City of Austin requirements.

“The Home Depot is proud to soon call Mueller home,” said Demitra Wilson, regional communications manager for The Home Depot. “We have tremendous respect for what has already been accomplished at Mueller and all of us look forward to supporting and integrating into the community’s vision.”



Construction of The Home Depot and the second phase of the retail center is slated to begin in the fourth quarter of 2007 with completion anticipated in the third quarter of 2008. The Home Depot at Mueller will be approximately 110,000 square feet plus a 31,000-square-foot, open-air garden center. The Mueller zoning and design guidelines, approved in 2004, allow for a 150,000-square-foot store.

The Home Depot store is designed to achieve a three-star energy efficiency rating from the Austin Energy Green Building program, exceeding the two-star rating requirement in accordance with the Master Development Agreement between the City of Austin and Catellus. In addition to using more local building materials and windows to provide more natural light than in other stores, in keeping with Mueller's comprehensive design standards, The Home Depot at Mueller will:

- Use water-efficient plumbing fixtures to achieve at least 15 percent water savings;
- Install energy-efficient lighting that exceeds code requirements;
- Recycle more than 50 percent of the waste generated during construction;
- Utilize low-emitting materials that improve air quality to offer a better working and shopping experience, and;
- Offer and label for sale a variety of Green Building materials.

Sales taxes collected throughout the regional retail center are reinvested at Mueller to help support Mueller's ambitious community goals, including affordable housing, open space, design standards, Green Building and local businesses in the future town center, which has been planned to serve as the primary site for local businesses. Additionally, the regional retail center, located along I-35, is an ideal buffer for future residents of Mueller, and will provide regional and national destination shopping for historically under-served Central and East Austin.

“From the very beginning, Mueller has been envisioned by the City and concerned citizens alike as a market-driven economic development effort that pays for itself, boosts the city tax base and brings needed reinvestment east of the highway — regional retail is part of that equation,” said Matt Whelan, senior vice president for Catellus. “The multiple community benefits at Mueller are made possible by the economic power of elements like regional retail. Rather than the city subsidizing regional retail, retail is here subsidizing investments that belong to the city and community.”



“We’ve worked diligently to bring a variety of retailers to Mueller that serve the ever-growing yet under-served Central and East Austin communities,” said Catellus Vice President of Commercial Development David Ross. “With the majority of the regional retail anchors in place, which help establish the center and drive consumer traffic to smaller stores, we’re concentrating even further on recruiting smaller retailers, including local businesses, to join and complete the center.”

From home improvement to home décor, and from family fashion to diverse dining options, the Mueller regional retail center includes a wide variety of merchandise and services from a wide variety of national retailers like The Home Depot and Best Buy, regional retailers like The Chair King and Austin’s first Doc Green’s and local retailer HCS Salon.

Across Barbara Jordan Boulevard, the first retail phase is well underway: Bed Bath & Beyond, Best Buy, Marshalls, Old Navy and Shoe Pavilion are open and number of other retailers and restaurants are scheduled to open soon. Catellus continues to explore retail mix and design features for Mueller’s town center, which will include a greater mix of residential with local and specialty retailers, restaurants and entertainment venues. Catellus hopes to break ground on the first elements of the residential/retail town center by the end of 2009.

About The Home Depot (www.homedepot.com): The Home Depot® is the world's largest home improvement specialty retailer, with 2,212 retail stores in all 50 states, the District of Columbia, Puerto Rico, U.S. Virgin Islands, 10 Canadian provinces, Mexico and China. In fiscal 2006, The Home Depot had sales from continuing operations of \$79.0 billion and earnings from continuing operations of \$5.3 billion. The Company employs approximately 350,000 associates. The Home Depot's stock is traded on the New York Stock Exchange (NYSE: HD) and is included in the Dow Jones industrial average and Standard & Poor's 500 index.

About Mueller (www.MuellerAustin.com): Mueller will be developed over 10 to 15 years and is expected to include more than 140 acres of open space, a pattern of landscaped streets designed to support pedestrians and bicycles, up to 4,600 single-family and multi-family living units, a mixed-use town center, an elementary school, the 32-acre campus of the Dell Children’s Medical Center of Central Texas, 3.8 million square feet of office space, 650,000 square feet of retail space and a central transit corridor that provides for a possible extension of mass transit service. The project’s first residential phase broke ground this summer with Mueller’s first residents moving in by early 2008.

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