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**SOUTHWEST EDUCATIONAL DEVELOPMENT LABORATORY (SEDL)
TO PUT DOWN ROOTS AT MUELLER**

**Austin-based Non-profit Education Corporation to Break Ground
on 50,000-square-foot Office Building**

AUSTIN, Texas – June 28, 2006 – A new member of the Mueller family will witness the groundbreaking of its 50,000-square-foot-office headquarters, located in the redevelopment’s Town Center. Austin-based Southwest Educational Development Laboratory (SEDL), a non-profit dedicated to education research and professional development, is moving from its downtown location to Mueller. SEDL is joining others who plan to call Mueller home, including the Dell Children’s Medical Center of Central Texas and the Dell Pediatric Research Institute of the University of Texas.

“I think Mueller provides us with exactly what we need to continue to thrive,” said SEDL CEO Wes Hoover. “We are pleased to be part of an innovative master plan to redevelop land located so close to Austin’s central business district. I’m excited that we have the opportunity to occupy a headquarters office that will meet the needs of our staff, clients and partners, and that will support both our collaborative work style and engagement with our neighbors in the Mueller community.”

With construction slated to start later this summer, SEDL plans to occupy its new space as early as fall 2007. And, in a future phase, the space could be expanded to 90,000 square feet. SEDL currently has 80 employees, about 70 of whom work in Austin. Colliers Oxford Commercial’s Mike Tipps and Jeff Coddington represented SEDL in its purchase of the Mueller property.

“We are thrilled to have SEDL locate at Mueller, said Greg Weaver, group senior vice president of Catellus Development Group, the master developer of the Mueller community. “I think SEDL’s choice of Mueller for its new headquarters continues to signal the redevelopment’s overall appeal for office users. With the numerous amenities and proximity to other major employment bases, there are a variety of reasons Mueller is so attractive.”

**About SEDL**

The Southwest Educational Development Laboratory (SEDL) is a private, nonprofit education research, development and dissemination corporation based in Austin dedicated to solving significant education problems and improving teaching and learning. For more information about SEDL, visit <http://www.sedl.org/about/>.

About Mueller

Mueller will be developed over 10 to 15 years and is expected to include 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, a central transit corridor that provides for a possible extension of mass transit service, more than 140 acres of open space, and a pattern of landscaped streets designed to support pedestrians and bicycles. The first phase of the project, the northwest quadrant, is adjacent to I-35 and includes retail development and Dell Children's Medical Center. For more information, please visit www.muelleraustin.com.

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