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CATELLUS WELCOMES H-E-B TO THE MUELLER COMMUNITY

Texas-Based Grocer to Open Unique, Sustainable Store Concept in Mixed-Use Development in 2013

AUSTIN, Texas – Aug. 31, 2011 – [H-E-B](#), one of the state’s most respected retailers and the largest private employer in Texas, will anchor the future Market District at [Mueller](#) when it opens a new store design in 2013.

“Having H-E-B on board at Mueller is a huge win for the development, expanding the job offering and mix of uses that serve people throughout central east Austin,” said Greg Weaver, executive vice president of [Catellus Development](#), the master developer of Mueller. “H-E-B will be a significant draw for the entire Mueller project thanks in large part to its innovative store concepts, its commitment to the local communities it serves and its reputation as a responsible business that listens closely to the needs of its customers. We’re thrilled it will serve as a primary anchor for the project and attract even more people and businesses into the community over the next several years.”

The store, to be located in the future Market District, bordered by 51st Street and the future extensions of Berkman Drive and Barbara Jordan Boulevard, is planned to be approximately 75,000 square feet and will serve Mueller and surrounding neighborhoods. H-E-B will build a freshly designed grocery store never seen before that will merge many of the traditional store elements and grocery brands its customers love with exciting new designs and features that will be shared as plans become available. David Ross of [AIM Real Estate Group](#) represented Catellus on the deal. H-E-B has selected Lake|Flato Architects for the building design.

“Every H-E-B store is tailored to the specific neighborhoods they serve and that’s exactly what we plan to do at Mueller,” said Jeff Thomas, H-E-B senior vice president and general manager of the Central Texas Region. “This store will include innovative practices in sustainability and green building, and we look forward to getting to know the diverse neighborhoods this store will serve and understanding exactly what our shoppers need and want from their H-E-B.”



H-E-B's Mueller store will be the company's most sustainable store to date and H-E-B plans to use it as a testing ground for innovations in sustainable design strategies with a focus on a dramatic reduction in energy and water use, along with new recycling programs. The store's energy reduction features will include highly energy efficient air conditioning, refrigeration and lighting, daylight harvesting and a highly insulated roof and walls. Reduced water use strategies will include drought tolerant native and adapted landscape, high efficiency landscape irrigation using reclaimed water, low flow toilets and sinks, and reuse of air conditioning condensate water. The store's recycling program will include cardboard, plastics and composting.

H-E-B will build the store to qualify for Austin Energy's Green Building program and will also submit the store for the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification targeting a minimum LEED Silver rating.

Over the past few years, Catellus has hosted multiple community input sessions about the future grocery store to gain feedback on everything from site orientation to entrance design. In the coming months, H-E-B and Catellus will host additional outreach sessions, including a community forum.

The H-E-B at Mueller will anchor an approximately 110,000-square-foot retail shopping center known as the "Mueller Market District" that will include a mix of regional- and neighborhood-serving stores and eateries. The retailers are planned to meet or exceed a three-star rating in Austin Energy's nationally recognized Green Building program.

H-E-B's news about coming to Mueller comes on the heels of a number of recent developments for the mixed-use, Central Austin community:

- In April, the Austin Independent School District announced its decision to locate its district-wide performing arts center at Mueller;
- Standard Pacific Homes and David Weekley Homes are currently building more than 100 homes, half of which are part of the Mueller Affordable Homes Program;
- The first residents of Wildflower Terrace — a multi-family, predominately affordable rental community for people aged 55 or better — are expected to move in by the end of 2011;
- The Austin Children's Museum intends to break ground on its new building at Mueller in early 2012; and,
- Catellus will soon announce more details about the next phase of homes.



Groundbreaking for the new Mueller H-E-B is estimated for late 2012 while Catellus will begin construction on extending the Berkman and Barbara Jordan roadways by early 2012, for the Market District and store's 2013 anticipated opening.

H-E-B intends to keep its Hancock Center and Springdale locations fully operational after its store in Mueller opens.

About H-E-B: Renowned for its innovation and community service, H-E-B, with sales of more than \$16 billion, operates 332 stores in Texas and Mexico. The company is recognized for its fresh food, quality products, convenient services, and a commitment to environmental responsibility and sustainability. It strives to provide the best customer experience at everyday low prices. Based in San Antonio, H-E-B employs more than 76,000 Partners and serves millions of customers in more than 150 communities. For more information, visit www.heb.com.

About Mueller: Mueller is one of the nation's most notable new-urbanist communities located in the heart of Austin. The 700-acre site of Austin's former airport is being transformed into a diverse, sustainable, compatible, revitalizing and fiscally responsible master-planned community. Mueller is taking shape as a joint project between the City of Austin and Catellus over 10-15 years following nearly 20 years of extensive citizen input. Upon completion, Mueller will feature at least 5,500 single-family and multi-family homes, a mixed-use town center district, four million square feet of prime commercial and institutional space including 650,000 square feet of local and regional retail space, with 140 acres of parks and open space, Dell Children's Medical Center and the Austin Film Studios. For more information, visit www.MuellerAustin.com.

About Catellus: Catellus is a national leader in mixed-use development, solving some of America's most complex land challenges. With nearly 30 years of experience as a master developer, Catellus has transformed former airports, military bases and urban industrial sites into thriving retail, residential and commercial communities. These projects, which often include substantial public amenities, add economic, social and environmental value to the communities they serve. Catellus has both the financial strength and development expertise to turn vision into reality at even the most demanding development sites. For more information, visit www.catellus.com.

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