



December 12, 2007

Zydeco Development Breaks Ground on New 150,000 SF Industrial Building in Austin, Texas

AUSTIN, Texas (December 12, 2007) — Construction of the new building is part of an expansion at MetCenter, a 550-acre Class A, mixed-use business park located near Austin-Bergstrom International Airport.

Zydeco Development, a leading Austin, Texas-based commercial real estate development firm, today announced ground-breaking on a 150,000 square foot industrial building at MetCenter.

Construction of the new building is part of an expansion at MetCenter, a 550-acre Class A, mixed-use business park located at the juncture of Highways 71 and 183 near Austin-Bergstrom International Airport. The park is able to accommodate over 3 million square feet of additional space for a variety of uses.

In addition, MetCenter has obtained site plan approvals from the city of Austin for over 1.6 million square feet of space in a variety of building footprints thereby reducing uncertainty and enhancing speed-to-market for potential tenants and users. MetCenter also proactively constructed three wet ponds to meet all detention and filtration requirements of the City of Austin.

“At MetCenter, our goal is to provide any tenant or user the fastest process to occupancy possible. By beginning construction of Building Five on a speculative basis and eliminating the uncertainty associated with the build-to-suit option, we deliver the speed-to-market like no other in Austin,” said Howard Yancy, a principal at Zydeco Development. “In addition, the high quality level of the park and its buildings, as well as the many amenities offered, makes MetCenter the premium option for companies looking to locate — or relocate — in Austin.”

The MetCenter expansion includes the construction of a new roadway, Metropolis Drive, providing additional entrances at U.S. 183 South and Burleson Road.

“Easy access to a comfortable work environment is critical for companies looking to attract and maintain a quality work force,” said David Sheldon, a principal at Zydeco Development. “With recent improvements to all access points, like the new freeway extension of Ben White Boulevard and the recently approved improvements to U.S. Highway 183 South, MetCenter enjoys unparalleled access to and from all areas of Austin.”

The expansion project offers a variety of pre-approved building sites and boasts the most complete infrastructure of any business park in Austin, including redundant power and leading edge telecommunications capabilities. These energy and technological

enhancements are key to companies with data, call and recovery centers that must have 24 hour, 7 day a week operations.

Like the first phase of the project, MetCenter will invest heavily in landscaping and amenities, including a longer hike-and-bike trail and a disc golf course in order to provide an appealing environment for companies seeking to attract and maintain employees and customers.

