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MARCEL, INC. INTRODUCES THE VILLAGIO

Boutique lifestyle center to call Katy home

HOUSTON (July 18, 2007) – Marcel, Inc., an integrated development, construction and property management firm, is pleased to introduce The Villagio, a boutique lifestyle center located in Katy, Texas on the northeast corner of Westheimer Parkway and Peek.

“Katy is excited about The Villagio because it will provide convenient access to retail, office and pedestrian plazas and ultimately become an intimate community hub for entertainment,” said Vernon Veldekens, CEO of Marcel, Inc., and long-time Houston resident. “Katy is undergoing substantial growth and boutique lifestyle centers such as this will help the area continue attracting businesses, residents and visitors while offering a gathering place for the community.”

Developed on approximately 12 acres, The Villagio will total 112,285 square feet, including 77,468 square feet of retail/restaurant space, 33,041 square feet of professional office space and a four-tiered parking garage. An additional four acres remain available directly behind The Villagio and could possibly be used for residential or office developments.

According to Jim “Jimbo” Homeyer, lead broker for The Villagio, “The development is already more than 65% pre-leased to more than 17 prospective tenants, who will accommodate approximately 50,600 square feet of retail, restaurant and office space.” Prospective tenants include Berryhill Baja Grill, Azzarelli’s Italian Restaurant, French Bakery, Japanese Steak and Sushi Bar, Buffalo Wings and Rings, Ya Ya’s Clothing, Gina’s Accessories, Salon De Vero, Bookworm, Dry Cleaners, Alamo Title, Empire Vision, Rosenberg Jewelers, Cinco Family Dentistry, Cinco Travel and Network Funding Mortgage.

The Villagio represents a \$22 million investment in Katy as well as a change in strategy for Marcel, Inc. Its past projects have been single-use build-to-suit or renovations. The Villagio is a true mixed-use development encompassing commercial, retail and possibly residential.

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“The Villagio represents the new direction of Marcel, Inc., for future developments,” said Veldeken. “Of course, we will continue with smaller land acquisitions and developments that focus on office and retail tenants, but we also will be building boutique developments such as The Villagio.”

Slated to open in fall of 2007, Homeyer projects that The Villagio will reach tenant capacity by the end of this year.

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About Marcel Group

Established in 2000, Houston-based Marcel, Inc. is an integrated development, construction and property management firm with seasoned veterans who work as a team to provide comprehensive commercial real estate services. With a reputation of excellent service and client satisfaction, Marcel, Inc. is poised to become one of Houston’s top full service management and development firms.