



THE
BLUFFS



A 700-acre master-planned, mixed-use
community in scenic Cherokee County, Ga.



A development of
TPA REALTY SERVICES

A success continues

The Bluffs is a rare opportunity in one of metro Atlanta's most breathtaking locations. It is a 700-acre master planned, mixed-use development located in scenic and beautiful Cherokee County, Ga., offering dramatic waterfront opportunities on the neighboring 400-acre lake.

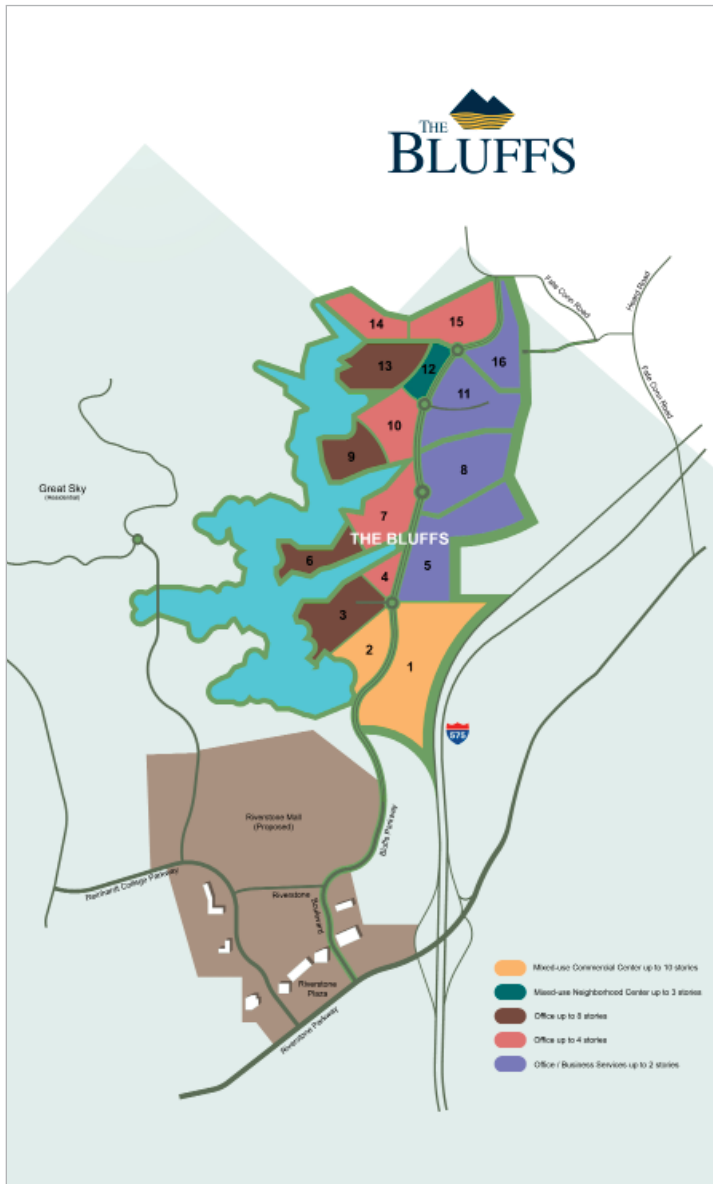
The development represents a unique private-public partnership comprised of TPA Realty Services, the Development Authority of Cherokee County and the City of Canton. The partnership combines TPA's world-class, large-scale development expertise with Cherokee County and the City of Canton's outstanding public leadership and economic support.

The Bluffs' master plan includes a beautifully landscaped four-lane, median-divided parkway and features office development interspersed with heavily wooded areas. Stately, landscaped roundabouts ease traffic flow and create a sense of arrival among the various development clusters within The Bluffs.






Zoning is already in place throughout The Bluffs, with uses carefully planned to provide a supportive environment for businesses without diminishing the natural beauty surrounding them. Mid-rise office buildings are strategically placed along 5 miles of shoreline, providing dramatic views of the lake. Low-rise and additional mid-rise buildings will be set in serene wooded areas.

At build out, The Bluffs will offer more than 5 million square feet of Class A office, professional office, business/service, retail and residential space.

While The Bluffs gives workers and residents the feel of being surrounded by the natural beauty of North Georgia's stunning foothills, the best that Metro Atlanta has to offer is just minutes away, with easy access to I-575 and a 45-minute commute to the Atlanta Hartsfield Jackson International Airport.



Master Plan Legend

-  Mixed-use Commercial Center up to 10 Stories
-  Mixed-use Neighborhood Center up to 3 Stories
-  Office up to 8 Stories
-  Office up to 4 Stories
-  Office/Business Service up to 2 Stories

Property Taxes

▶ 2010 Millage Rates:

4.3810	County
6.80	City
18.45	Schools
0.4	School bond
0.58	Park bond
.25	State
<hr/>	
30.86	Total

For more information on taxes, contact The Development Authority of Cherokee County: www.cherokeega.org

- ▶ Sales Tax: 2% local, county and city; 4% state
- ▶ 100% Freeport Tax Exemption on raw materials and goods in process; finished goods held by original manufacturer; and finished goods held by distributors, wholesalers and manufacturers destined for out of state shipment.
- ▶ Industrial Revenue Bond financing available through Development Authority.



Site availability

Phase I Availability:

- ▶ Seven pads remaining, ranging from 4.2 to 12 acres
- ▶ Full utilities available
- ▶ Covenants in place

Other availabilities:

- ▶ 500 units of single & multifamily residential remaining
- ▶ Office/Business Service sites
- ▶ Class A Office sites
- ▶ Professional Office Sites

Key features

- ▶ Zoned - Mixed use
- ▶ Easy access to I-575
- ▶ Adjacent to 400-acre lake with 5 miles of shoreline
- ▶ Quick access to excellent amenities at Riverstone Parkway
- ▶ Surrounded by high-quality residential developments
- ▶ Full utilities available
- ▶ Anticipated build-out of 5 million SF
- ▶ Cherokee Administration Building and Conference Center on site with 160-seat auditorium and business center
- ▶ 2 minutes from Cherokee Regional Airport

Utilities

Water	City of Canton
Sewer	City of Canton
Electricity	Georgia Power
Fire Svc	City of Canton
Telecom/Fiber	Windstream
Gas	Atlanta Gas Light

Flexibility

The Bluffs offers flexible development options:

- ▶ Land sales
- ▶ Build-to-suit (sale)
- ▶ Build-to-suit (lease)
- ▶ Fee development



About TPA Realty Services

Formerly Technology Park/Atlanta, Inc., TPA Realty Services was founded in 1971 by a group of Georgia Tech graduates seeking to create a hub that would attract technological and scientific companies to Atlanta. The company's inaugural park, Technology Park/Atlanta in Norcross, served as one of metro Atlanta's first technology campuses and soon attracted executive residential development and upscale retail to blend into a new brand of live-work-play environments in Atlanta. Today Technology Park/Atlanta still ranks as one of Atlanta's largest office complexes (*Atlanta Business Chronicle*), and undeniably, it is one of Atlanta's most successful corporate campuses to date—followed closely by its sister park, Johns Creek.

Today, TPA Realty Services is expanding its vision to areas around metro Atlanta and Georgia. Its newest developments are:



- ▶ The Bluffs is a 700-acre mixed-use, master planned development in scenic Cherokee County, Ga. This project is a private-public partnership comprised of TPA Realty, the Development Authority of Cherokee County and the City of Canton.
- ▶ Highland 75 is a 707-acre mixed-use, master planned corporate/industrial park in Bartow County situated mid-way between Chattanooga and Atlanta. Highland 75, formerly Cartersville-Bartow County Corporate Park, is a private-public partnership between TPA and the Bartow-Cartersville Joint Development Authority.
- ▶ Interstate Centre is a 1,100-acre master planned industrial/distribution park strategically located in Bryan County, offering excellent proximity to the Savannah port and unmatched economics. This project is a private-public partnership between TPA Realty Services, Resource Real Estate Partners and the Development Authority of Bryan County.
- ▶ Stanton Springs is a 1,620-acre mixed-use, master-planned development situated among some of Georgia's most charming and historic small towns—Covington, Social Circle, Madison and Monticello. The development is a private-public partnership between TPA and the Joint Development Authority of Jasper, Morgan, Newton and Walton Counties.

In addition to master-planned developments, TPA offers a number of other services that position it as one of Atlanta's top full-service real estate service provider:

Development • Land Sales • Leasing
Construction Management



Property Management • Financial Services
Build-to-Suit

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