

STANTON SPRINGS

A place apart. A place for industry to be.



A 1,620-acre master-planned development
strategically located on I-20



A development of
TPA REALTY SERVICES

and

THE JOINT AUTHORITY OF
JASPER, MORGAN, NEWTON AND WALTON COUNTIES

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A place apart. A place to be.

Stanton Springs is a comprehensive master-planned community that marries the best of Georgia's small-town southern charm with a relaxed corporate environment that attracts the best businesses and people.

Modeled on TPA Realty Services' highly successful Johns Creek development, Stanton Springs is ideal for businesses requiring build-to-suit opportunities, large corporate campuses or distribution/light-industrial centers.

The gently rolling site features woodlands, open spaces, creeks and tributaries of the Little River. A beautifully landscaped four-lane parkway spans from Hwy. 278 to Sewell Church Road, linking clusters of development to ensure easy access throughout the project.

Stanton Springs is a private-public partnership between TPA Realty Services, LLC and the Joint Development Authority of Jasper, Morgan, Newton and Walton Counties.

Key features

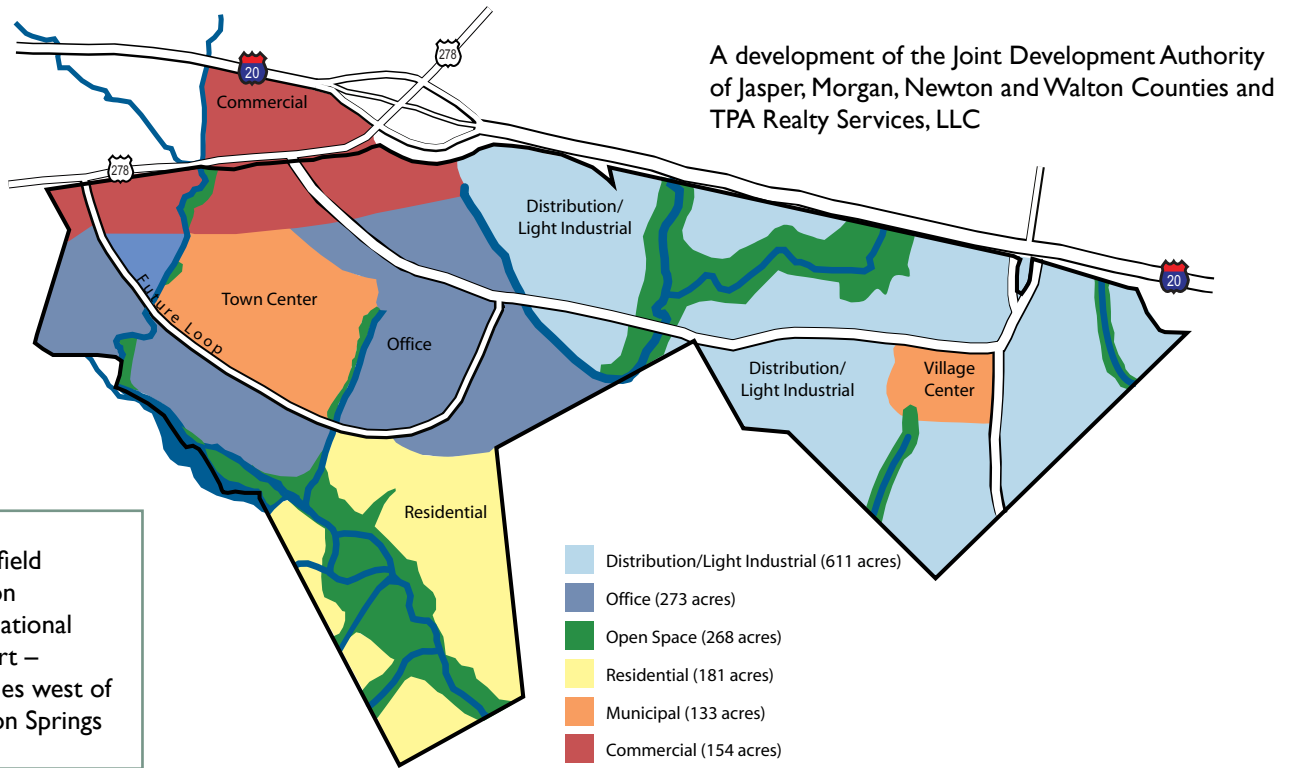
- ▶ Zoned – Mixed use
- ▶ Accessible via full-diamond interchange at Exit 101 on I-20.
- ▶ Highly visible location with 2 miles of frontage on I-20.
- ▶ Excellent executive housing in surrounding areas anchored by prestigious residential and golf communities on the 19,000-acre Lake Oconee.
- ▶ Additional residential choices offered in the charming towns of Monticello, Covington, Madison and Social Circle. Covington has been voted one of The 50 Best Small Southern Towns. Madison has been recognized as Best Small Town in America by *Travel Holiday* magazine.
- ▶ Favorable taxes for residents and businesses.
- ▶ Full utilities available, with fiber optics readily available to the park
- ▶ GRAD Certified (Georgia Ready for Accelerated Development)
- ▶ Situated within two Georgia Work Ready communities (Newton & Walton counties)

Georgia Perimeter College - Newton Campus



Emory University at Oxford College





Site availability

Phase I Availability:

- ▶ 5 flexible pad sites zoned Business/Light Industrial, ranging from 10 acres to 100 acres, offering direct I-20 frontage

Phase II Availability:

- ▶ 7 available pad sites zoned Business/Light Industrial, ranging from 5 to 40+ acres. Smaller sites available.

Other availabilities:

- ▶ Large tracts available
- ▶ Office
- ▶ Residential
- ▶ Retail
- ▶ Commercial
- ▶ Town Centre

Job force training

- ▶ Excellent workforce training available for science, business and technical work forces.
- ▶ Schools serving Stanton Springs area
 - Georgia Perimeter College 2 mi.
 - Dekalb Technical College 7 mi.
 - Emory University - Oxford 12 mi.
 - University of Georgia 32 mi.
 - Georgia Tech 40 mi.
 - Georgia State University 40 mi.

Utilities

Service	Provider
Water	Newton County Water Authority
Sewer	Newton County Water Authority
Electricity	Walton EMC/GA Power/MEAG
Telecom	AT&T (Bellsouth)

Flexibility

Stanton Springs 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 Cherokee County. 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 II is a 505-acre masterplanned industrial/distribution park strategically located in Bryan County, offering excellent proximity to the Savannah port. This project is a private-public partnership between TPA and the Development Authority of Bryan County.
- ▶ Stanton Springs is a 1,620-acre mixed-use, master-planned development situated amid some of Georgia's most charming and historical 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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