



THE  
BLUFFS



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



A development of  
TPA REALTY SERVICES



# A success continues

The Bluffs is a rare opportunity in one of North Georgia's most breathtaking locations. It is a 700-acre master-planned, mixed-use development located in scenic and beautiful Canton, Ga., offering dramatic waterfront opportunities on the neighboring 400-acre lake, which has been created by the Hickory Log Dam.

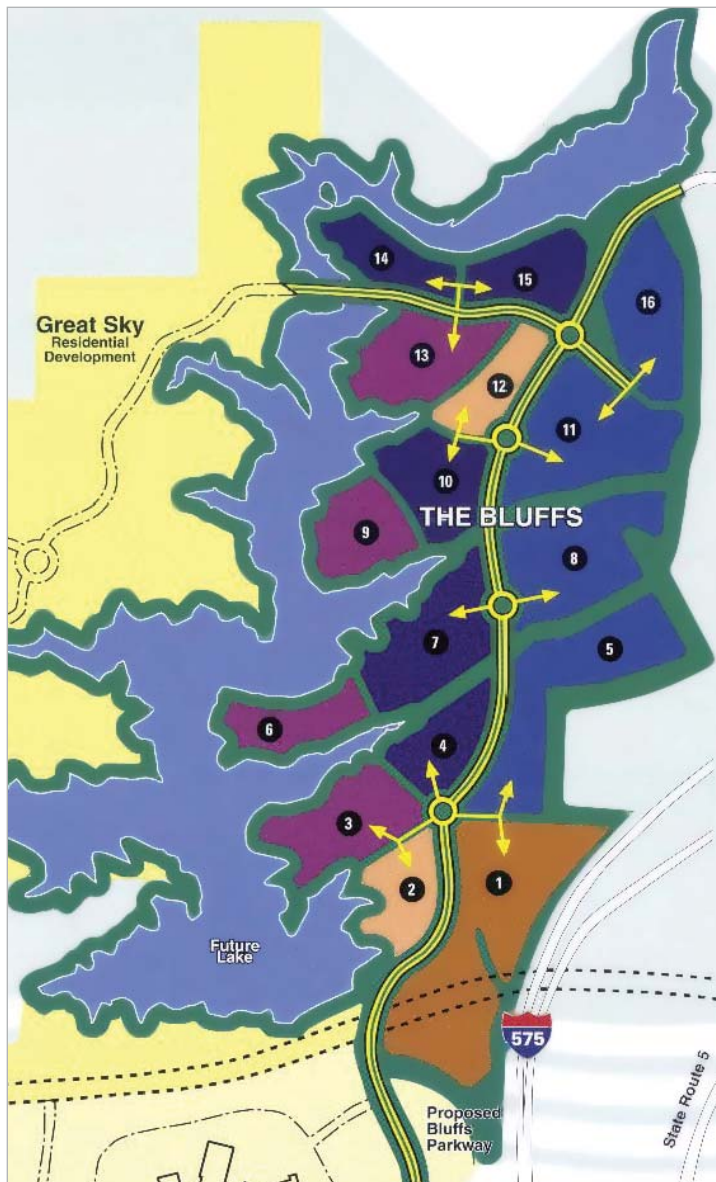
The development represents a unique private-public partnership comprised of TPA Realty Services, the Development Authority of Cherokee County and the City of Canton. The partnership combines TPA's world-class, large-scale development expertise with Cherokee County and the City of Canton's outstanding 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 Atlanta's Hartsfield 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 - 1 to 2 Stories

## Property Taxes

### ▶ 2007 Millage Rates:

4.739	County
6.778	City
18.45	Schools
0.9	School bond
.25	State
<hr/>	
31.12	Total

- ▶ Sales Tax: 2% local, county and city; 4% state
- ▶ 100% Freeport Tax Exemption on raw materials, goods in process/nished goods; trans-shipment of goods.
- ▶ Industrial Revenue Bond financing available through Development Authority.

For more information on taxes, contact The Development Authority of Cherokee County:  
[www.cherokeeega.org](http://www.cherokeeega.org)



## Site availability

### Phase I Availability:

- ▶ Seven pads remaining, ranging from 4 to 11 acres
- ▶ Full utilities available
- ▶ Covenants in place

### Other availabilities:

- ▶ 80 acres 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 reservoir with 5 miles of shoreline
- ▶ Excellent access to amenity base at Riverstone Parkway
- ▶ Surrounded by high-quality residential development, including Great Sky, Laurel Canyon, Towne Mill
- ▶ Full utilities available
- ▶ Anticipated build-out of 5 million SF

## Utilities

Service	Provider
Water	City of Canton
Sewer	City of Canton
Electricity	Georgia Power
Fire Svc	City of Canton
Telecom	Windstream

## Flexibility

The Bluffs offers flexible development options:

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

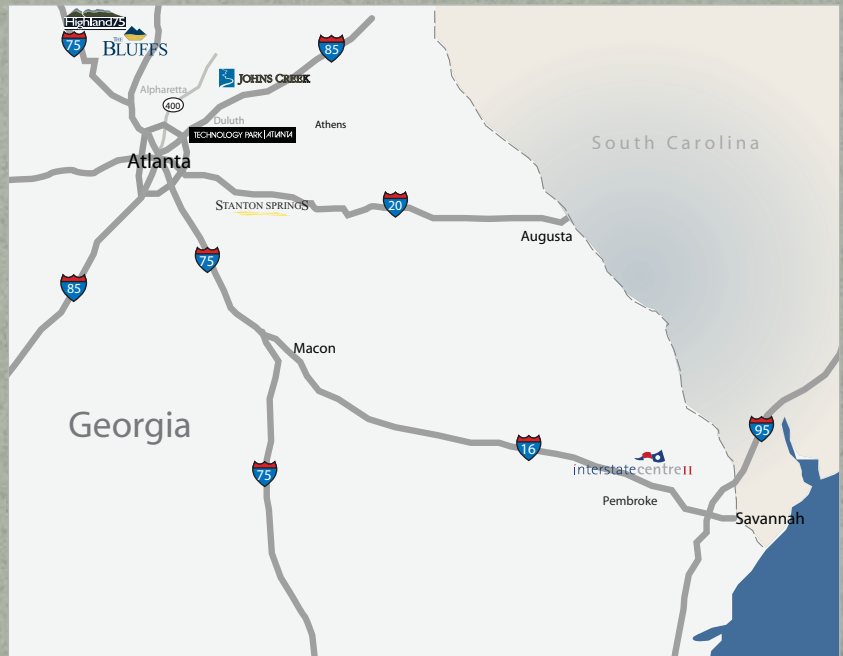




# About TPA Realty Services

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 Canton, 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 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 among 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



TPA REALTY SERVICES  
TECHNOLOGY PARK/ATLANTA

Property Management • Financial Services  
Build-to-Suit

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