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TPA Realty Services Sells Site For New \$23-Million Cherokee Conference Center

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TPA Realty Services recently sold a 23.6-acre tract for approximately \$2 million to the Cherokee County Commission for a \$23-million Cherokee County administration and conference center complex in The Bluffs at Technology Park in Canton, Ga.

The Bluffs is the company's 700-acre, master-planned, mixed-use Cherokee County development at I-575 north of the RiverStone business and retail district. The property is designed to create a major regional employment center where residents of Cherokee County and north metro Atlanta can live, work and play. Ultimately the development is expected to attract a work force of more than 15,000.

"The Bluffs was our location of choice due to its proximity to I-575 and the property's unprecedented beauty," said County Manger for Cherokee County, Jerry W. Cooper. "We not only wanted a superior work environment for our employees, but also a beautiful setting for companies to entertain clients and conduct business at our state-of-the-art Cherokee Conference Center with the added convenience of a future full-service hotel next door to the conference center," Cooper added.

Plans for the site include a hotel to draw business meetings and other activities to the conference center, explained Cooper.

"Visitors to the administrative offices and the conference center will experience first hand the high quality of this mixed-use development, as well as the pristine environment Cherokee County offers," says Mark Mallard, principal of TPA Realty Services.

"The addition of these high-end buildings will assist in setting the stage for future development," Mallard added. "It also complements our efforts to recruit office, headquarters and campus style projects because the complex provides conference space for these businesses."

"The Cherokee County Board of Commissioners will be located at the premier business address in Cherokee County," said Misti Whitfield Martin, CEcD, executive director of the Development Authority of Cherokee County. "By choosing The Bluffs, Cherokee County has shown business prospects how committed we all are to quality growth, leading by our own example."

Cherokee County recently hired **The Facility Group**, headquartered in Smyrna, Ga., to design and build the administrative offices and conference center. Scheduled for completion in April 2008, grading is planned to begin in October 2006 and construction is slated to commence in January 2007. The facilities will include a coffee house, copy center and administrative, planning and development, finance, human resources and other county administrative offices.

OTHER ACTIVITY AT THE BLUFFS

TPA Realty Services is in the planning and permitting stages of mass grading and preparing approximately 50 acres that can be subdivided into five to 10 acre sites designed for office, office service and light industrial. Ideal for build-to-suits, the sites offer users the option to purchase their own site. Zoning and the infrastructure for underground utilities already are in place, and grading is anticipated to start in the third quarter of this year.

Old Mill Realty LLC is developing the **66-acre residential component** of The Bluffs that will include a mix of single family courtyard and cottage style homes and quad condominium units. The project is in the design phase with grading expected to commence later this year.

TPA Realty Services has donated a five-acre tract to the city of Canton for a **branch public safety complex** for fire and police services. Also, the company has set aside 25 acres for a future location of **Appalachian Technical College**. Once constructed, the school will be a valuable resource for employers locating in the park and an asset to the community for continuing education.

THE BEST OF URBAN AND SUBURBAN ENVIRONMENTS

The property features dramatic bluffs complemented by heavily wooded, rolling foothills overlooking a lake with 15 miles of shoreline that is being created by the **370-acre Hickory Log Creek Dam and Reservoir**. The City of Canton and the Cobb County-Marietta Water Authority are developing the reservoir.

The Bluffs at Technology Park will have 500 acres for office, light industrial and service-related business uses, 150 acres for residential and approximately 50 acres for commercial uses. Anticipated to span 15 years, development of the project is expected to include **5 million square feet** of space. The Bluffs has an abundant, quality workforce, a favorable tax structure and excellent quality of life in close proximity to entertainment and shopping.

The project is an intergovernmental collaboration and a **public/private partnership** including the Cherokee County Commission, the Development Authority of Cherokee County, the City of Canton and TPA Realty Services.

THE BLUFFS IS MODELED ON SUCCESSFUL JOHNS CREEK

The Bluffs at Technology Park is modeled on TPA Realty Services' **Johns Creek**, which was named the Best Office and Industrial Project in the world by the prestigious FIABCI Prix d'Excellence Award international competition.

Johns Creek is a 1,900-acre, mixed-use development with 5.5 million square feet of office, business, industrial, retail and commercial space. Located in north Fulton and south Forsyth counties, the property is home to more than 200 companies, including CIBA Vision and State Farm Insurance Co.'s regional headquarters.

The company's original development, **Technology Park/Atlanta** is located in the Peachtree Corners area of Norcross, and is a 500-acre development with approximately 3.5 million square feet in 65 buildings. **Stanton Springs**, the company's other signature property, is comprised of 1,500 acres located in the I-20 east corridor in Jasper, Morgan, Newton and Walton counties.