



THE HEEL
900 ACRE
MIXED USE DEVELOPMENT

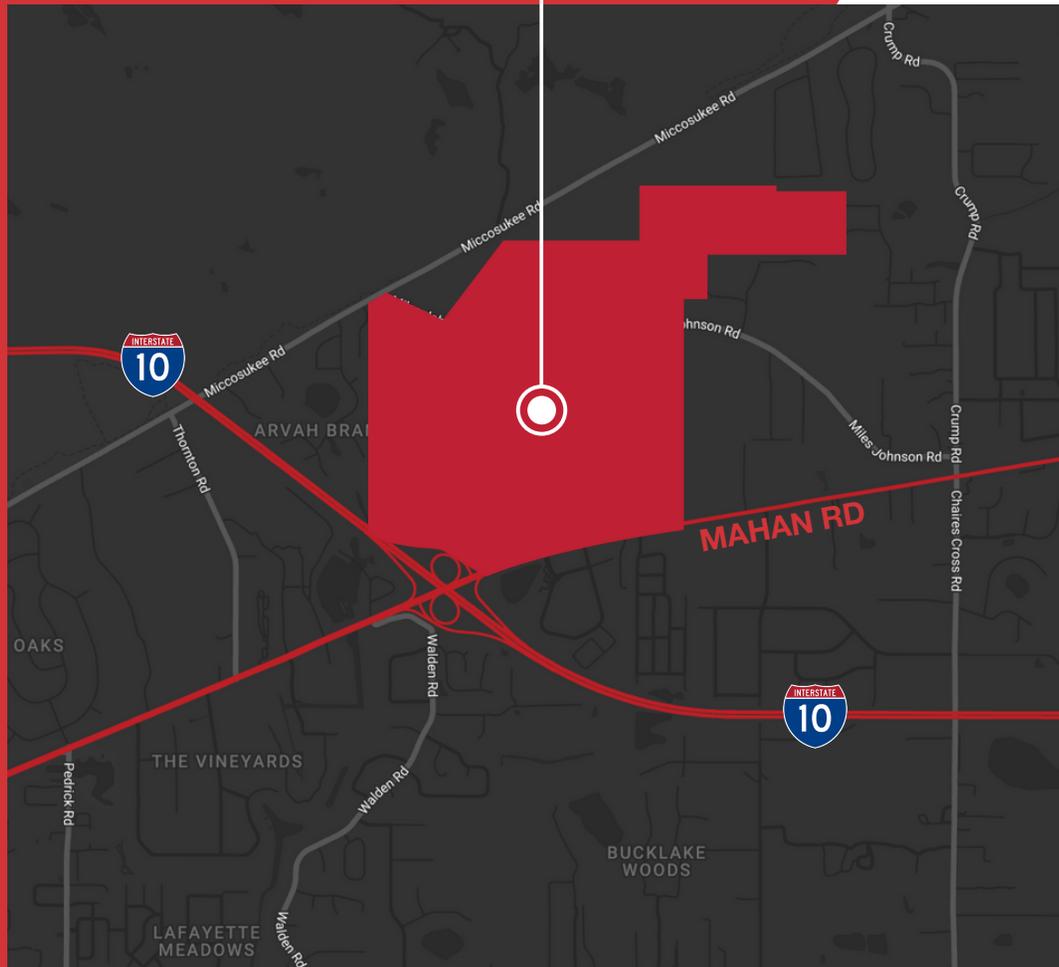
GREENPOINTE
DEVELOPERS, LLC.

**NEW RETAIL
DEVELOPMENT
THE HEEL**

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THE HEEL

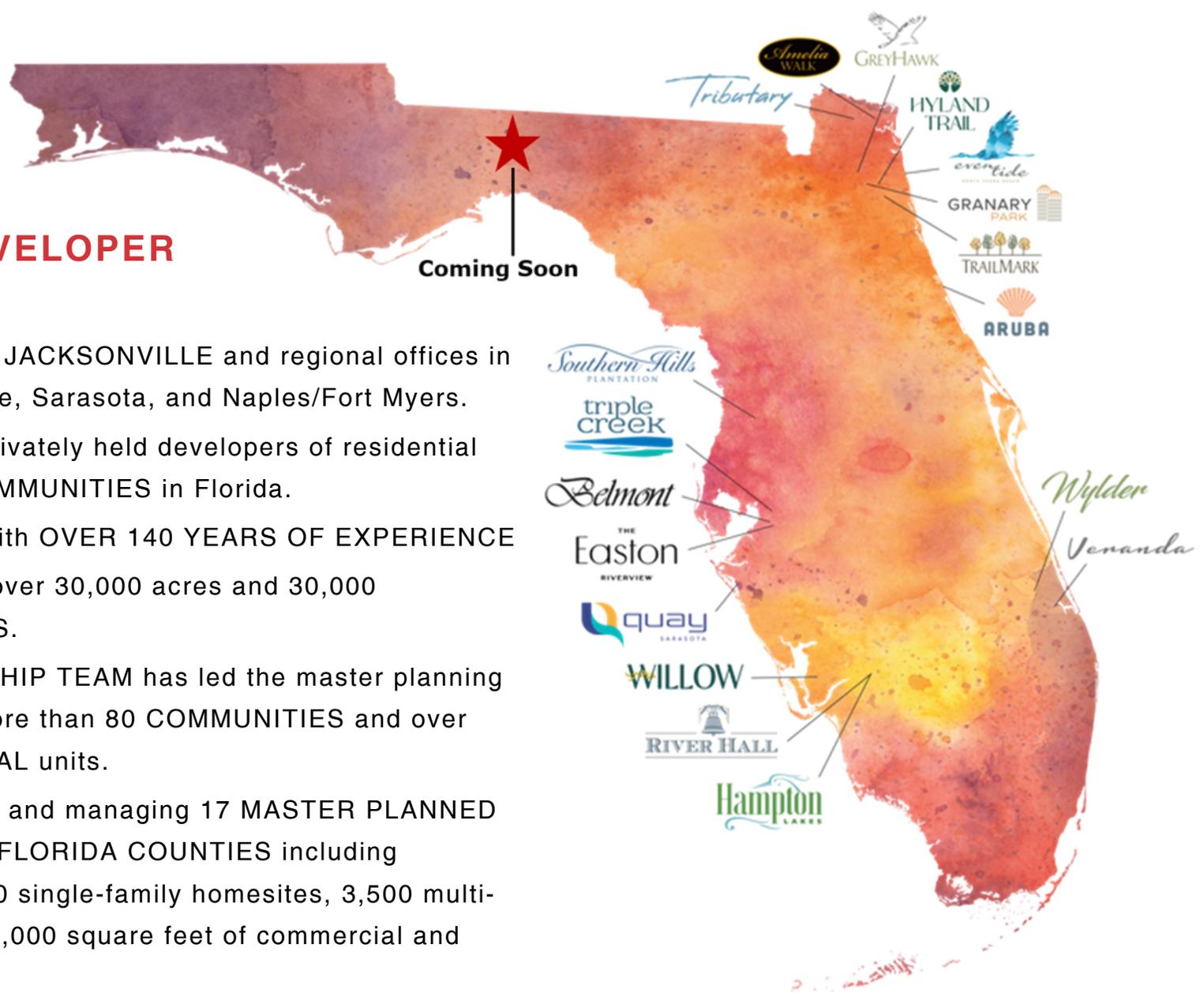


ABOUT THE HEEL

The Heel will be a master-planned development of approximately 900 acres, situated to the northeast of the I-10 and US-90 interchange in Tallahassee, Florida. The community will include homesites, retail, commercial space, and office space, offering easy access to area employers, medical centers, universities, state government offices and retail centers. Marketing name for The Heel in progress and will be updated.

ABOUT THE DEVELOPER

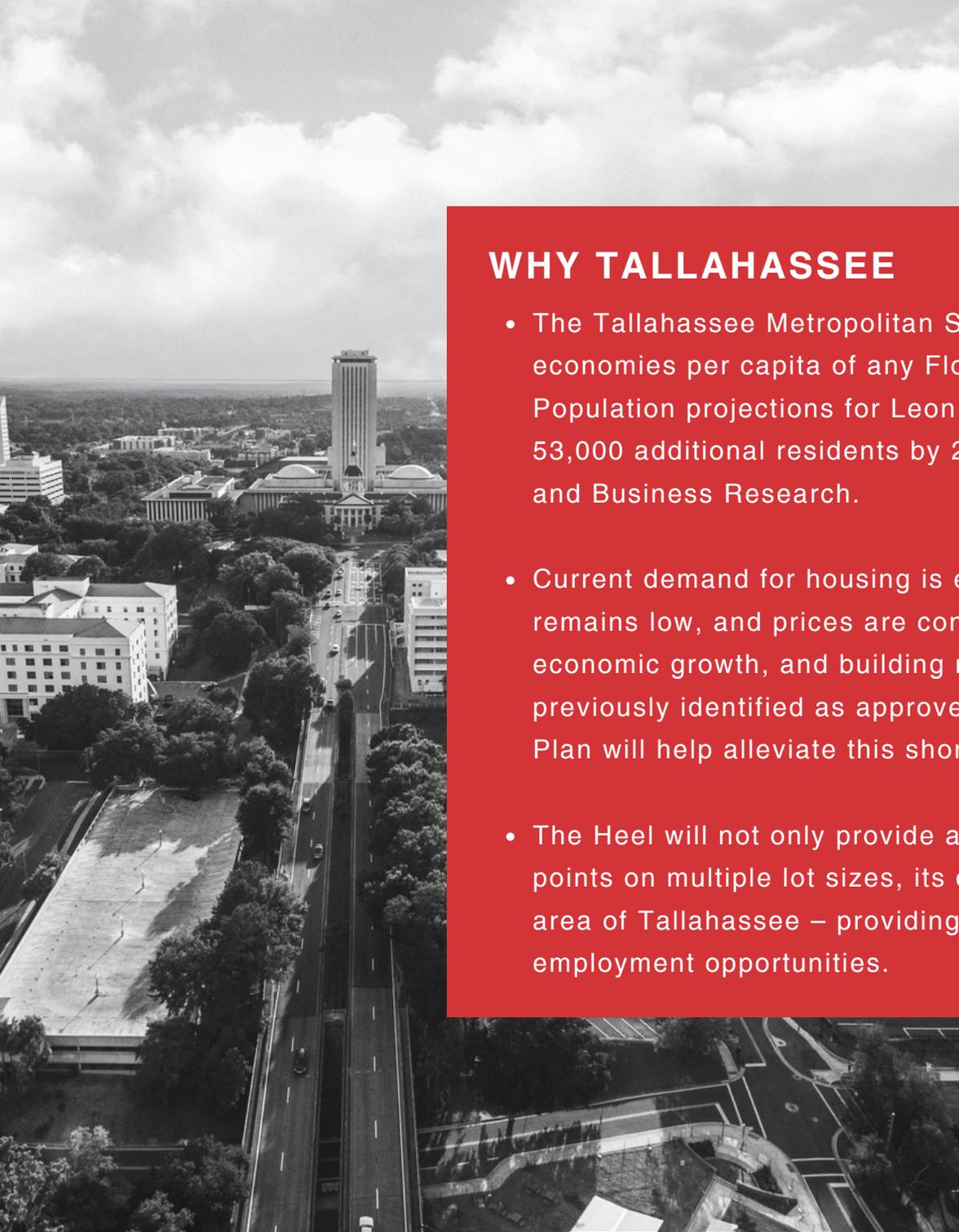
- Founded in 1987
- HEADQUARTERS in JACKSONVILLE and regional offices in Tampa, Port St. Lucie, Sarasota, and Naples/Fort Myers.
- One of the largest privately held developers of residential and MIXED-USE COMMUNITIES in Florida.
- Management team with OVER 140 YEARS OF EXPERIENCE
- Developments total over 30,000 acres and 30,000 RESIDENTIAL UNITS.
- Combined LEADERSHIP TEAM has led the master planning & development of more than 80 COMMUNITIES and over 100,000 RESIDENTIAL units.
- Currently developing and managing 17 MASTER PLANNED COMMUNITIES in 9 FLORIDA COUNTIES including approximately 18,500 single-family homesites, 3,500 multi-family units, and 800,000 square feet of commercial and retail space.
- GreenPointe founded the MONIQUE BURR FOUNDATION FOR CHILDREN which will PROVIDE EDUCATION TO OVER 1.9 MILLION ELEMENTARY AND MIDDLE SCHOOL CHILDREN in Florida during the 2022/2023 school year.



GREENPOINTE
HOLDINGS

OTHER COMMUNITIES



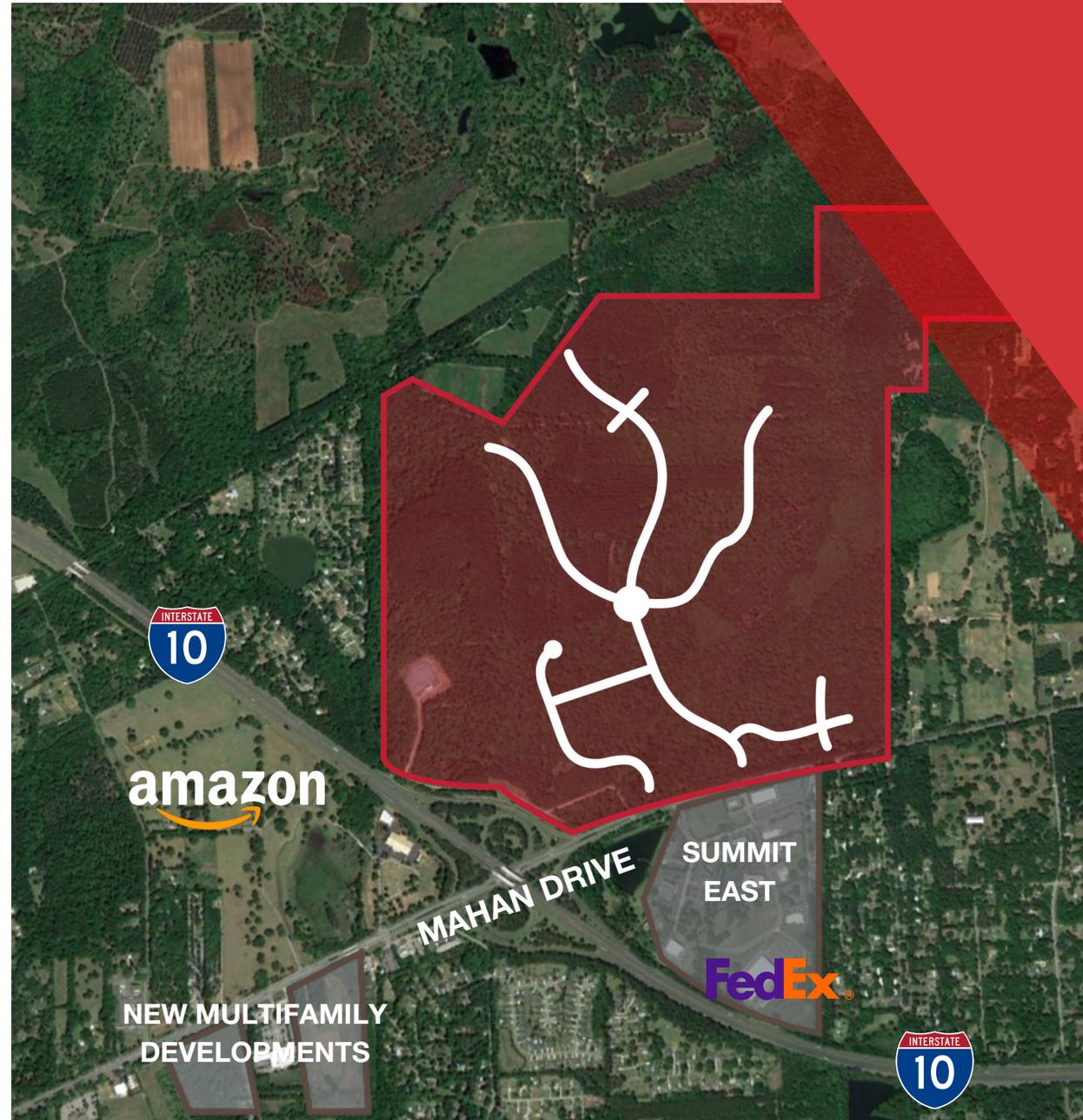


WHY TALLAHASSEE

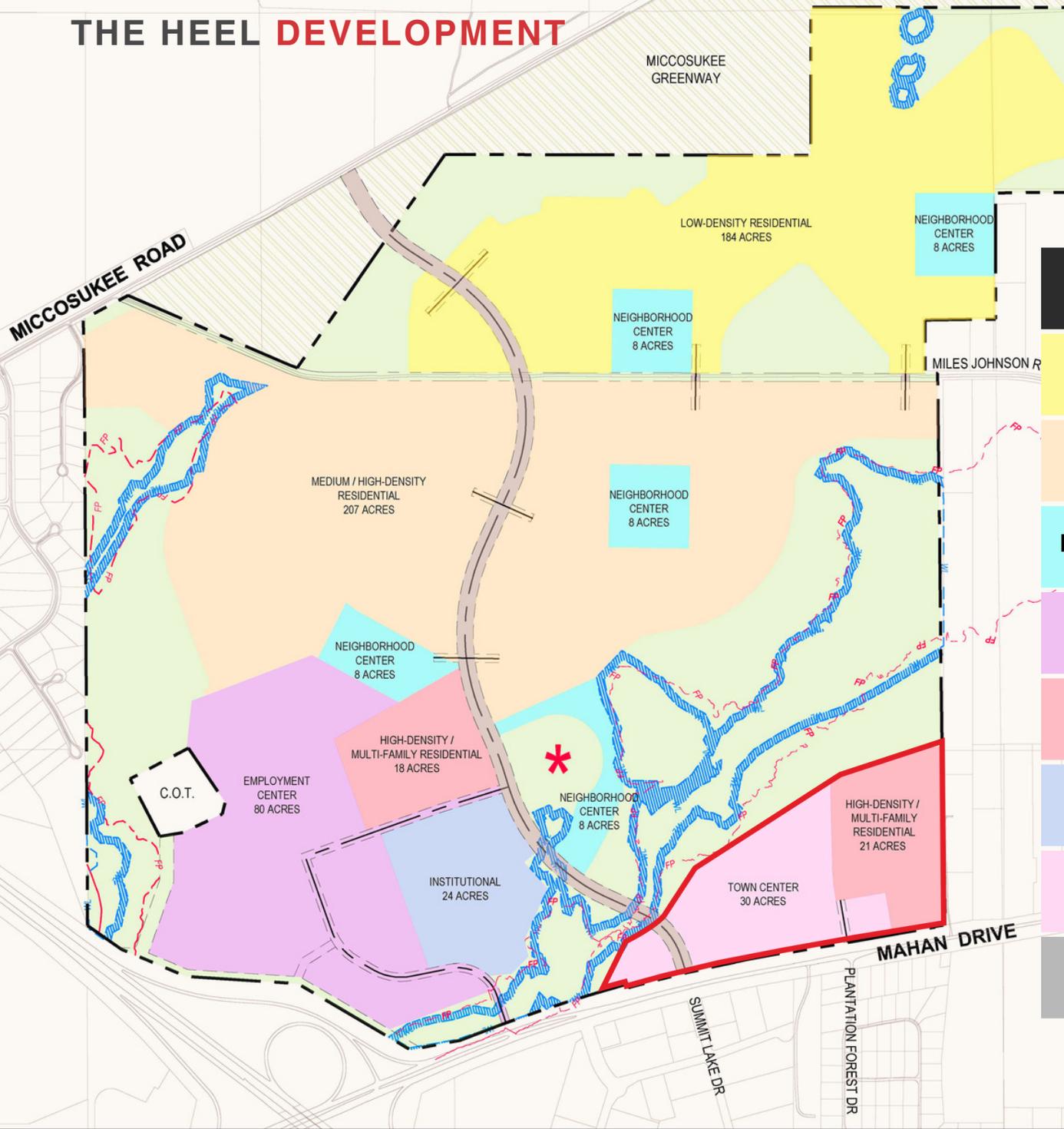
- The Tallahassee Metropolitan Statistical Area has one of the fastest-growing economies per capita of any Florida city, and this is expected to continue. Population projections for Leon County indicate a growth of more than 53,000 additional residents by 2045, according to the Bureau of Economic and Business Research.
- Current demand for housing is extremely high, inventory of existing homes remains low, and prices are continuing to rise. The existing shortage inhibits economic growth, and building new homes in areas that have been previously identified as approved growth corridors in the Comprehensive Plan will help alleviate this shortage and the high demand.
- The Heel will not only provide a welcome variety of residences and price points on multiple lot sizes, its development as an enhancement in a key area of Tallahassee – providing additional commercial, retail, and office employment opportunities.

DRIVING TRAFFIC

- The Heel will be comprised of 1,500 single-family homesites, 600 apartment units, an 80-acre business park, and 30 acres of retail/commercial zoned land.
- The mixed-use master plan will include any necessary infrastructure improvements, including turn lanes, connectors, and likely a new signal on Mahan Drive.
- Two new apartment complexes are being built just west of the development. Arbor at the Vinelands will include 200 units and 430 beds, and Cross Creek Multifamily will include 332 units.
- South of the development is the Summit East office park, which includes over 1,000 full-time employees as well as a FedEx distribution center.
- An Amazon fulfillment center coming to the West will bring over 1,000 additional full-time jobs.
- Mahan Drive has an AADT of 13,500, and I-10 has an AADT of 31,000.

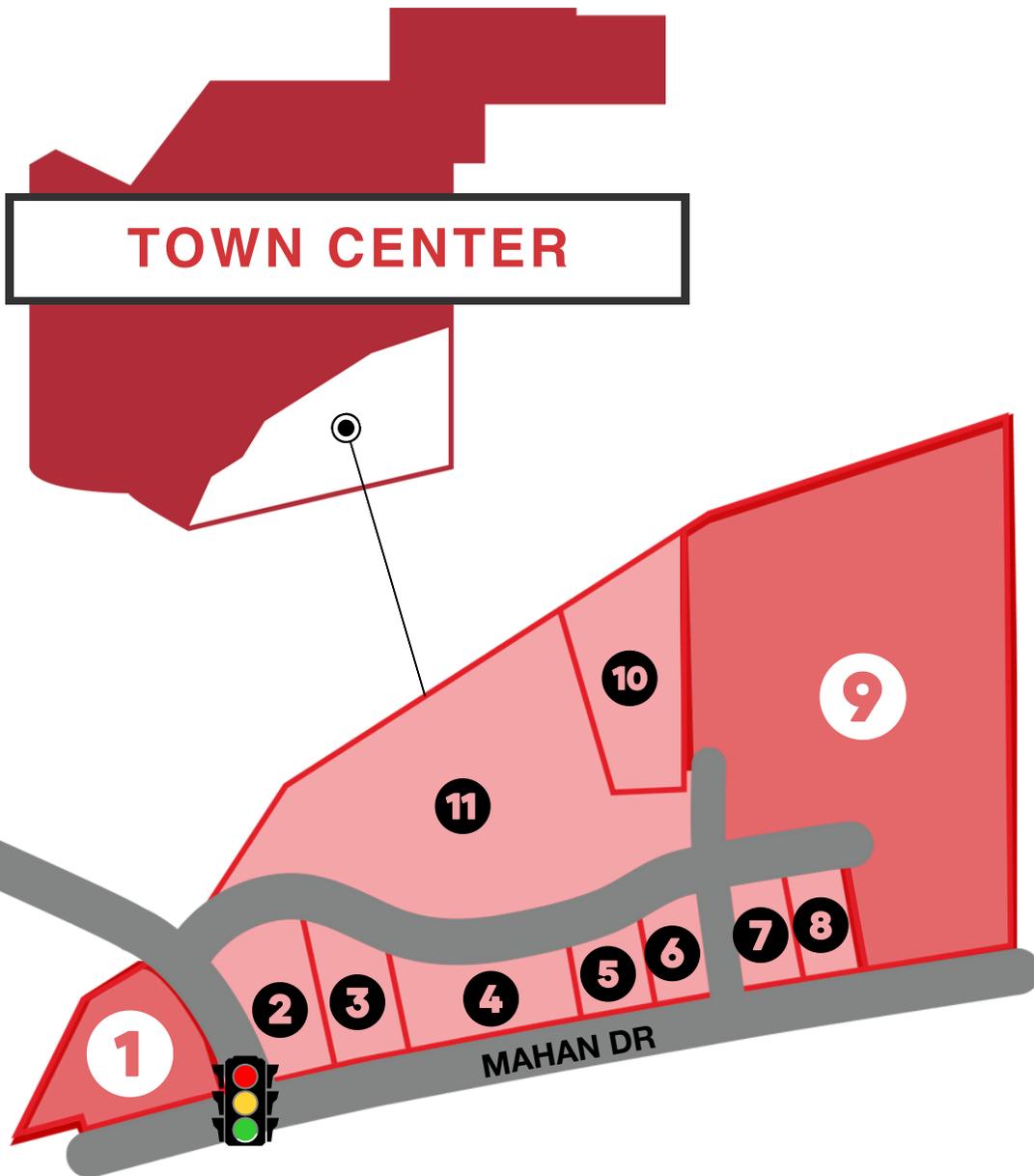


THE HEEL DEVELOPMENT



AREA	ACRES
LOW DENSITY RESIDENTIAL	184
MEDIUM DENSITY RESIDENTIAL	207
NEIGHBORHOOD CENTER	40
EMPLOYMENT CENTER	80
HIGH DENSITY / MULTI-FAMILY RESIDENTIAL	39
INSTITUTIONAL	24
TOWN CENTER	30
OPEN SPACE	280

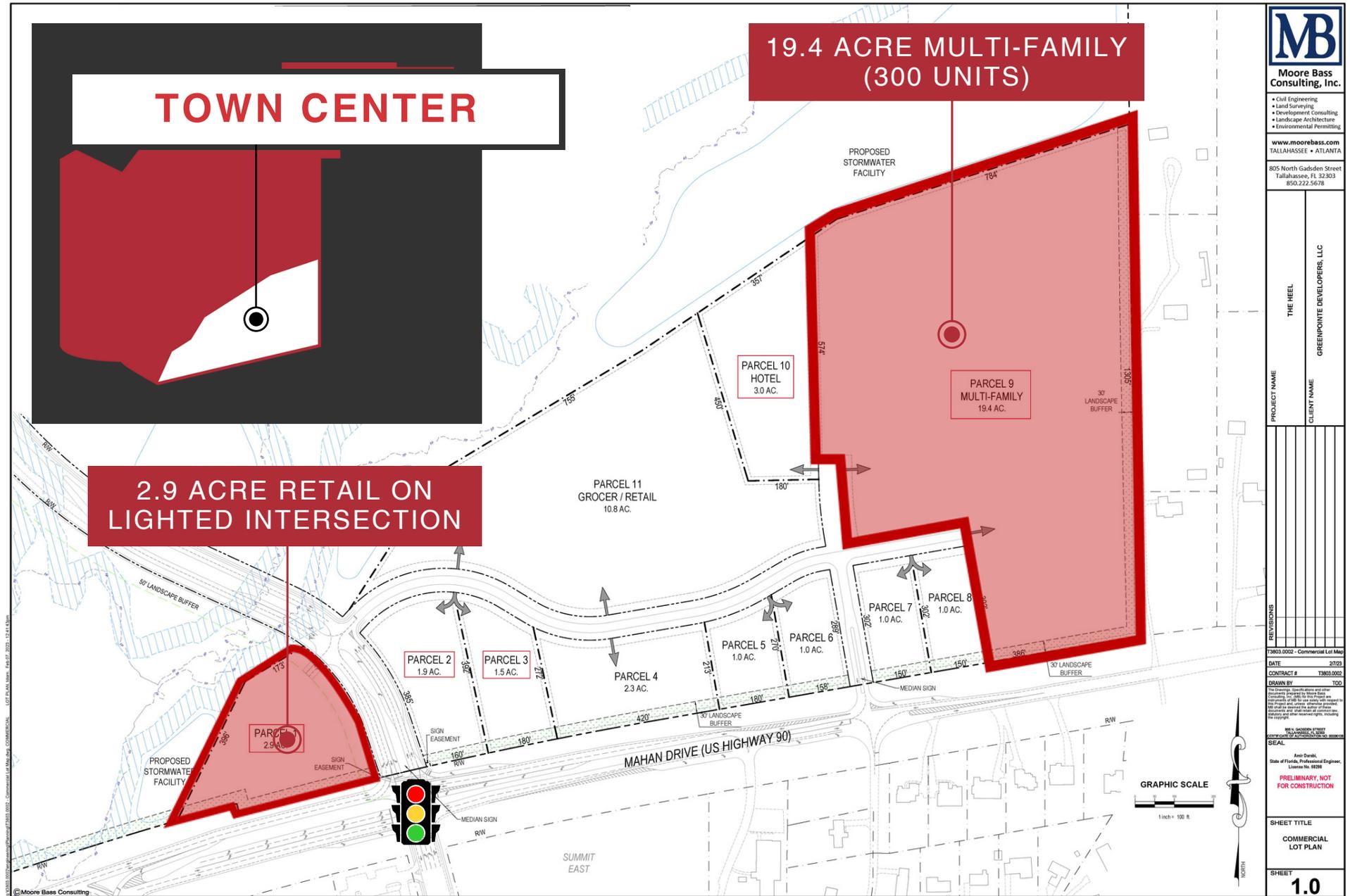
RETAIL DEVELOPMENT



PARCEL	ACRES
LOT 1	C-STORE / GAS 2.9 ACRES
LOT 2	1.9 ACRES
LOT 3	1.5 ACRES
LOT 4	2.3 ACRES
LOT 5	1.0 ACRES
LOT 6	1.0 ACRES
LOT 7	1.0 ACRES
LOT 8	1.0 ACRES
LOT 9	MULTI-FAMILY 19.4 ACRES
LOT 10	HOTEL 3.0 ACRES
LOT 11	GROCERY / RETAIL 10.8 ACRES

ALL SITES WILL BE DELIVERED IN ROUGH GRADED CONDITION WITH OFFSITE STORMWATER ALLOCATIONS AND UTILITIES STUBBED TO THE PROPERTY LINES.

RETAIL DEVELOPMENT



LOCATION MAPS

