



GREENPOINTE
DEVELOPERS, LLC.

**+/- 900 ACRES
MIXED USE DEVELOPMENT**

NATALCOR
WWW.TALCOR.COM

ABOUT THE DEVELOPER

- Founded in 1987, GreenPointe Holdings is headquartered in Jacksonville with regional offices in Tampa, Port St Lucie, Sarasota and Naples/Fort Myers
- GreenPointe is one of the largest privately held developers of residential and mixed-use communities in Florida
- Currently developing and managing 20 master-planned communities in 10 Florida counties with a variety of mixed-use entitlements including approximately 27,000 single-family homesites, 2,200 multi-family units, 950,000 square feet of commercial and retail space
- GreenPointe's leadership founded the Monique Burr Foundation for Children to advance prevention education and protect kids from bullying, abuse and digital threats. In 2024/2025, the Foundation will reach over 1.9 million students across Florida.
- Explore more about GreenPointe and each community [here](https://www.talcor.com)



GREENPOINTE
HOLDINGS, LLC



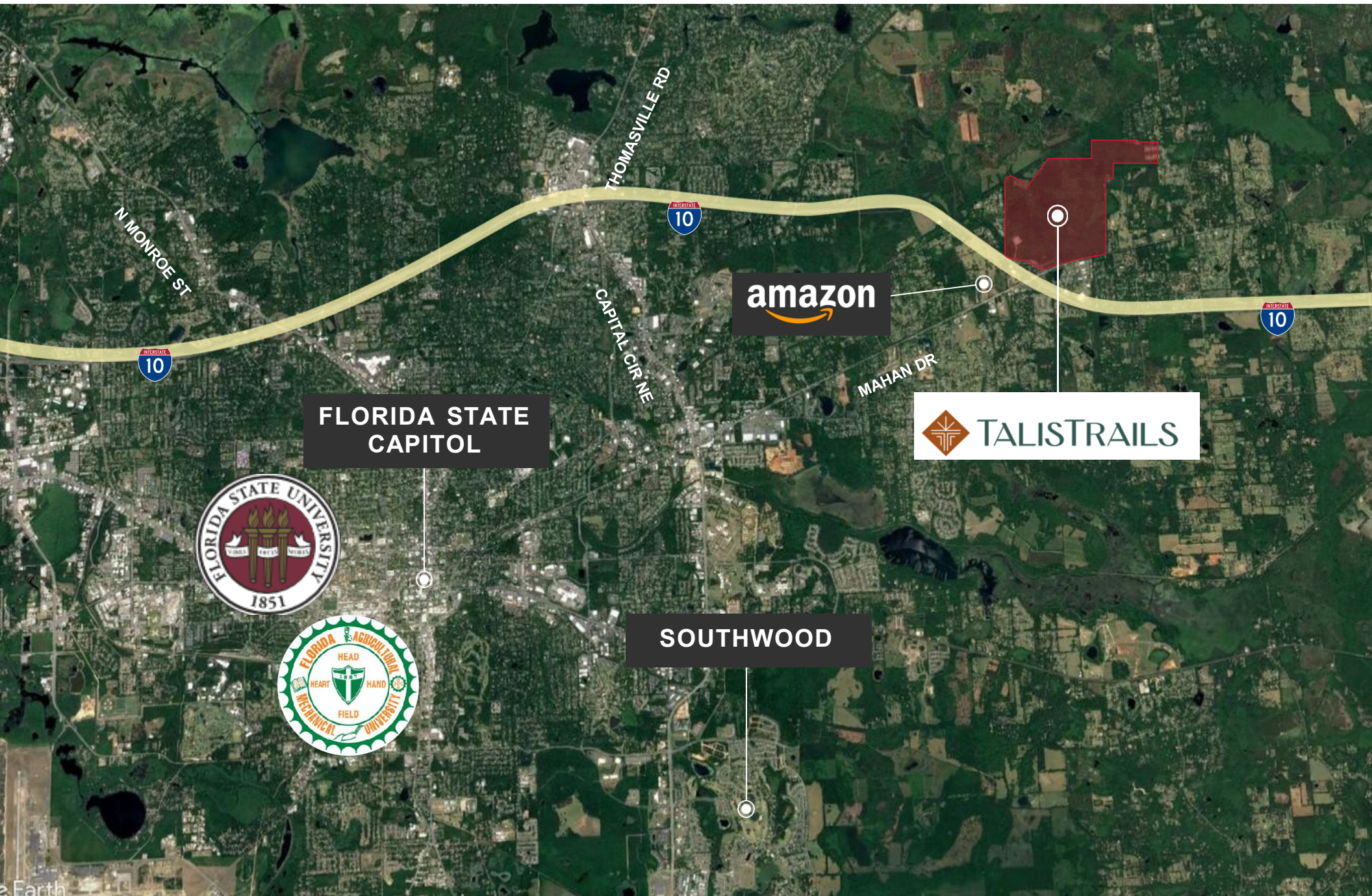
WHY TALLAHASSEE?

- ♦ The Tallahassee Metropolitan Area has one of the fastest-growing economies per capita in Florida with trends for continuous growth.

Population projections for Leon County indicate an escalation 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, therefore 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.
- ♦ Talis Trails welcomes a variety of residences and price points on multiple lot sizes, its development is an enhancement in a key area of Tallahassee – providing additional commercial, retail, and office employment opportunities.

LOCATION MAPS



TRADE AREA

- **Talis Trails** is set to be a master-planned 900-acre mixed-use development comprised of 1,500 single-family homesites, 600 apartment units, an 80-acre business park, and 30 acres of retail/commercial zoned land.
- The community will include any necessary infrastructure improvements, including turn lanes, connectors, and likely a new signal on Mahan Drive offering easy access to area employers, medical centers, universities, state government offices and retail centers
- 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.



TRADE AREA PHOTOS



RECREATIONAL RICH LIVING TALIS TRAILS

AMENITY CENTER

We create communities designed to meet the needs of modern-day families while anticipating how they will be utilized for generations to come. Unlike other developers, GreenPointe approaches every project with a clean slate

PLAYFIELD

Families will love spreading their wings in the wide-open spaces at Talis Trails, including a dedicated turf grass playfield for kicking a soccer ball around, hosting an impromptu flag football game, or just letting off steam at the end of the day

DOG PARK

Making friends at Talis Trails isn't just for the humans; your furry pals will love mixing and mingling with their buddies at our Bark Park. A fenced, grassy zone stocked with play equipment will become a favorite hangout spot for your furry friends

ADVENTURE TRAILS

Miles of paved biking, walking and jogging pathways will be an essential part of the Talis Trails layout, with additional off-road paths and trails for wandering and exploring

SPORTS COURTS

Pickleball, tennis, basketball, and volleyball — whatever your game, there's a place for you to round up friends and neighbors for some friendly competition.

PLAYGROUND

Adventure awaits. Our play zone will offer the young, and the young-at-heart, a dedicated area to enjoy outdoor play time with a range of equipment

RESORT-STYLE POOL

The heart of Talis Trails will include a resort-inspired pool, providing a relaxing and refreshing way to spend lazy days. Ample deck space and a zero-entry area will offer the perfect place for the family to unwind, splashdown and chill out








FITNESS CENTER

Get healthy and stay healthy with Talis Trails' modern fitness center open to all residents for any-time workouts. State-of-the-art fitness equipment will let you train to your heart's content just minutes from your doorstep.



RETAIL DEVELOPMENT

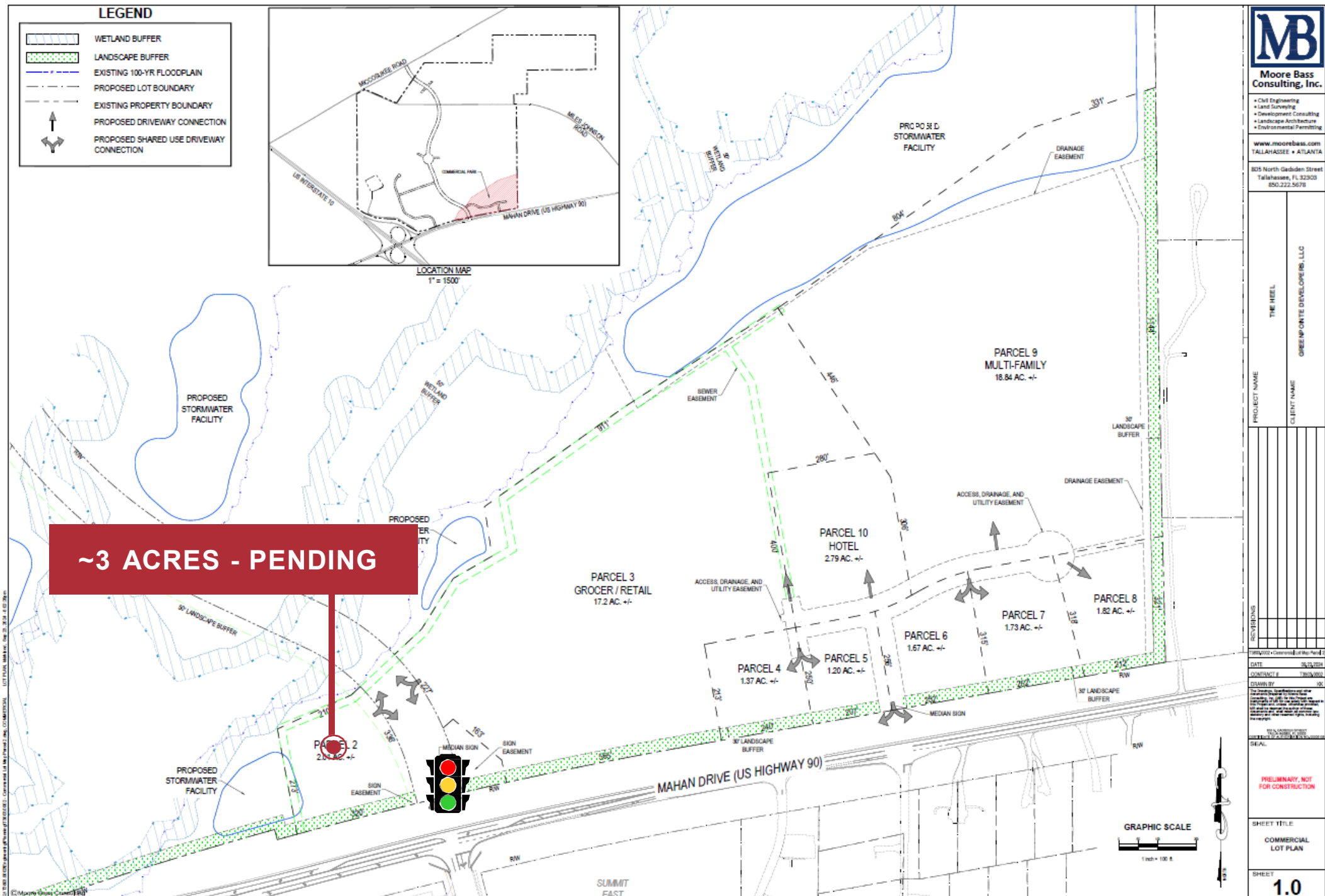
LEGEND

-  WETLAND BUFFER
-  LANDSCAPE BUFFER
-  EXISTING 100-YR FLOODPLAIN
-  PROPOSED LOT BOUNDARY
-  EXISTING PROPERTY BOUNDARY
-  PROPOSED DRIVEWAY CONNECTION
-  PROPOSED SHARED USE DRIVEWAY CONNECTION



LOCATION MAP
1" = 1500'

~3 ACRES - PENDING



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com

TALLAHASSEE • ATLANTA

805 North Gadsden Street

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(904) 222-5678

PROJECT NAME

CLIENT NAME

THE HILL

GREENMOUNT DEVELOPERS, LLC

REVISIONS

DATE

CONTRACT #

DRAWN BY

CHECKED BY

DATE

SCALE

PRELIMINARY, NOT FOR CONSTRUCTION

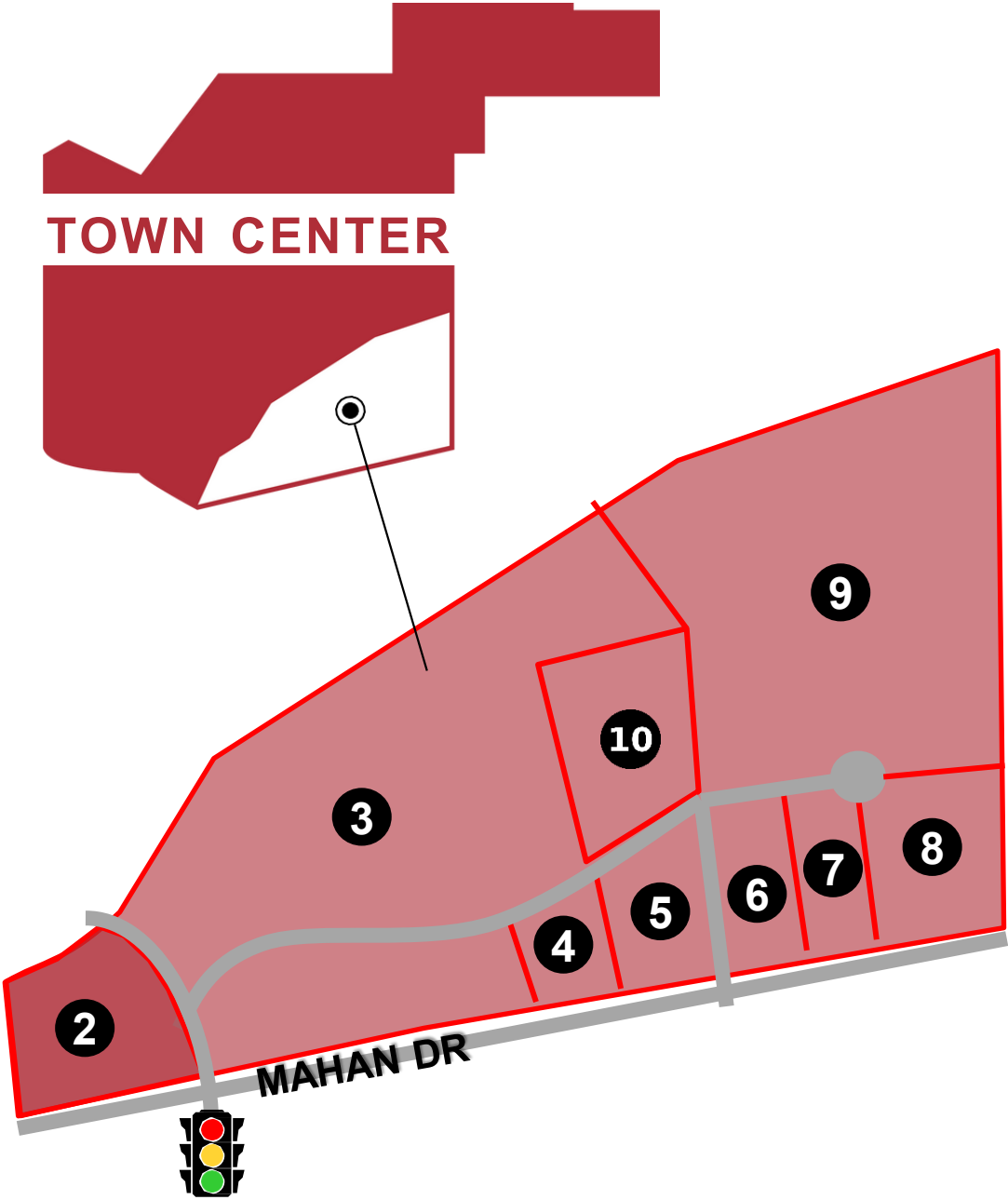
SHEET TITLE

COMMERCIAL LOT PLAN

SHEET

1.0

RETAIL DEVELOPMENT



PARCEL	ACRES
LOT 2	~ 3 ACRES - PENDING
LOT 3	GROCER – 17.20 ACRES
LOT 4	1.37 ACRES
LOT 5	1.20 ACRES
LOT 6	1.67 ACRES
LOT 7	1.73 ACRES
LOT 8	1.82 ACRES
LOT 9	MULTI-FAMILY – 18.84 ACRES
LOT 10	HOTEL – 2.79 ACRES

ALL SITES WILL BE DELIVERED WITH OFFSITE
STORMWATER ALLOCATIONS, ACCESS, &
UTILITIES STUBBED TO THE PROPERTY LINES.



BROKER PROFILE



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