

MADISON POINTE
At Tourge Lake



luxury

quality

ambiance

WOODSTOCK ♦ GEORGIA

DEVELOPMENT HIGHLIGHTS

- * Madison Pointe at Towne Lake, Woodstock's newest mixed-use community is strategically located at the intersection of I-575 and Towne Lake Parkway on the homeward bound side of Towne Lake Parkway.
- * This 20-acre development offers premier retail, dining and luxury living featuring 98 townhomes, BB&T Bank, Walgreens, 28,000 square feet of upscale retail and three outparcels for restaurants and professional use.
- * A signalized intersection provides convenient ingress and egress to the community.
- * The grand opening is scheduled for Winter 2007.

MADISON RETAIL, LLC

We *specialize* in mixed-use and traditional retail development throughout the Southeast. Our company focuses on developing projects that offer communities a central place for *luxury* living, *unique* shopping and *tasteful* dining through the seamless integration of residential with retail.

Comprised of a *strong team* of development experts from retail, multi-family residential and mixed-use backgrounds, we possess extensive experience in all disciplines of real estate development. Founded in 2003, we are the retail and mixed-use division of a confederation of companies that each focus on a *specific* component of commercial development.

Our experienced decision makers have the ability to move quickly and the financial resources to close deals promptly - we anticipate the needs of each market we serve and appropriately combine unique retail with luxury living. We bring you a blend of luxury, uniqueness and convenience to create the *perfect community* in a market near you.

strategically located



MADISON POINTE AT TOWNE LAKE

Madison Pointe at Towne Lake is a *master-planned*, mixed-use community that includes *luxurious* residences, *quaint* shops, *popular* restaurants and convenient services.

The *craftsman style architecture*, combined with functional design and quality finishes create a comfortable social ambiance with common areas, walking trails, a pool, a private *picturesque stream* and exceptional amenities.

Madison Pointe at Towne Lake sets the *standard for luxury* townhome living in this thriving Cherokee County community.

The *unique retail shops* and restaurants provide convenience for residents and offer a flair of the unexpected for visitors.

luxury



MARKET OVERVIEW

Woodstock is located in the southern-most part of Cherokee County, approximately *30 minutes north of Atlanta* and five minutes south of Canton, the county seat.

Woodstock is Cherokee County's largest and *fastest growing city* and is recognized for its overall quality of life. Strong market growth, an influx of emerging businesses and a *prime location* ensure the success of Madison Pointe at Towne Lake.

Woodstock is home of one of the largest residential developments in the state, Towne Lake, which is located near the *heart* of downtown Woodstock. Population is expected to *increase* by approximately 12% within five miles of Madison Pointe at Towne Lake over the next five years.

With the growth rate of Woodstock at 70% over the past 10 years, the city has *doubled in size*. Additionally, the proximity to Cobb and Fulton Counties will propel Woodstock's growth to new heights.

unique

POPULATION - 2007

1 Mile	8,513
3 Mile	52,481
5 Mile	149,834

HOUSEHOLDS - 2007

1 Mile	3,181
3 Mile	18,381
5 Mile	51,856

AVG. HH INCOME - 2007

1 Mile	\$86,580
3 Mile	\$84,259
5 Mile	\$87,607

TRAFFIC COUNTS - 2007

Interstate 575 (Non-Directional)	
North of Towne Lake	93,740
South of Towne Lake	85,890

Towne Lake Parkway	
East of the intersection	12,930
West of the intersection	37,510

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