



Grand Oaks will be a master-planned mixed-use community in Northwest St. Johns County, located on State Road 16 between International Golf Parkway and I-95. Grand Oaks will have up to 999 single-family homes, including an age-restricted component, on homesites ranging from 40 feet to 60 feet. It will also have up to 100,000 square feet of commercial space for neighborhood restaurants, shops, boutiques and markets and up to 50,000 square feet of office space, which will house a variety of business, medical and professional firms.

The vision and inspiration for Grand Oaks has been simple – to take a truly unique and special piece of land, the Smith Ranch, and transform it into an equally unique and special multi-generational community. Located on 524 stunning acres, Grand Oaks is known for its numerous mature oaks and beautiful existing tree canopy. The design of Grand Oaks has been carefully crafted to preserve trees, lakes, ponds and many other natural features – creating a unique environment where the existing landscape is central to the history and feel of the community.

Upon entering Grand Oaks, residents and visitors will wind down a tree-shaded boulevard that leads to the central clubhouse and amenity center. They will pass neighborhoods, pocket parks and multi-purpose trails tucked back in the woods. Grand Oaks will be a place with a variety of home options where singles, couples, families and seniors can reside together.

The architecture of Grand Oaks has been inspired by Louisiana's Acadian style, reminiscent of the bayou country of the Deep South. From the community's central alley of centuries-old oaks to the casually elegant wrap-around front porch of the Resident's Club to the croquet lawn and rose garden, the signature details of Grand Oaks conjure a step back in time. The abundant amenities for residents and guests cleverly blend the old and the new, for truly unique character. There is an aquatics center with a junior Olympic pool resembling a reflecting pond, a tree house complete with a rope bridge, an arbor with swings, a campground area with firepits, a dog park with caves and boardwalks, and courts for basketball, four-square, tennis and pickleball.

Nearly 30 percent of the Grand Oaks property has been set aside for open spaces, nature preserves and recreational areas. Ample biking and multi-purpose trails provide pathways for residents to travel throughout the community to homes, amenities, shops, offices and restaurants – creating a true work/live/play environment.

To ensure that the Grand Oaks community enhances the Northwest St. Johns County region, the development team has committed to infrastructure improvements and upgrades that will provide significant long-term benefits. A 30-acre site, with an approximate value of \$3.3 million, will be donated to the St. Johns County School District for the construction of a new middle school, providing additional educational benefits to the community and the entire school district. A new approximately four-mile long, 12-inch water main loop connected to an existing water main on International Golf Boulevard will serve Grand Oaks. This upgrade should considerably improve water system redundancy and pressure. Grand Oaks will utilize stormwater and reuse water for irrigation, installing on-site reuse piping – consistent with water conservation recommendations set forth in the North Florida Regional Water Supply Plan. The development team has also committed approximately \$15 million toward improvements to roadways that connect State Road 16 and I-95, which will help ease access and congestion.

Estimated Project Timeline

Phase 1

- Q2 2018 to Q3 2018 -- Master Infrastructure, including Phase 1 amenities
- Q2 2018 to Q3 2018 -- Lot Infrastructure
- Q4 2018 to Q3 2019 -- Home Construction

Phase 2

- Q2 2019 to Q3 2021 -- Master Infrastructure, including main amenities
- Q4 2019 to Q2 2022 -- Lot Improvements
- Q3 2020 to Q1 2023 -- Home Construction
- Q1 2025 -- Anticipated Final Home Closings/Project Completion