



EAGLE LANDING

Winter 2021

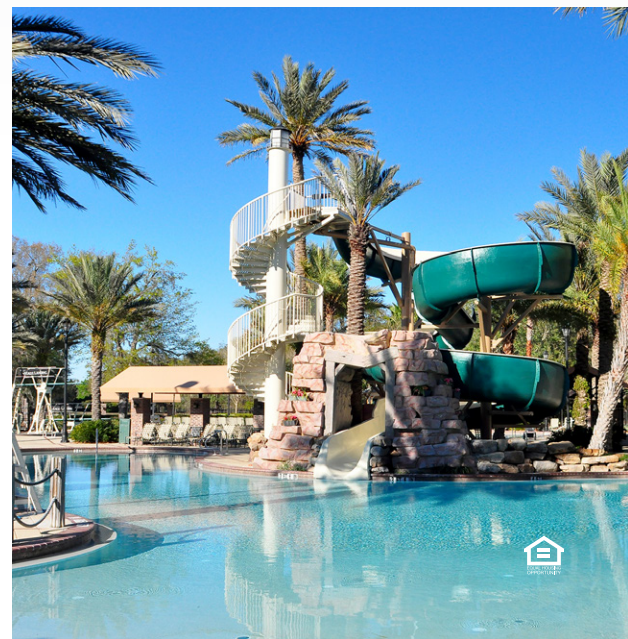
*Introducing Our Newest
(and final) Neighborhoods!*

Eagle Landing is a collection of distinctive family neighborhoods in Clay County, Florida, and is adjacent to the 24,000 acre Jennings State Forest. Eagle Rock and Oakland Hills, our newest and final neighborhoods, feature quality construction by Drees Homes and offer resort-style amenities, A-rated schools, and fresh new homes from the high \$270s.

Life Well Played

When you live in Eagle Landing there's plenty to do. In fact, this award-winning amenity was voted the **Best Amenity In The Southeast U.S.!** In addition to a full-time Director of Fun to plan year-round activities and events, Eagle Landing residents have access to:

- 18-hole Eagle Landing championship golf course
- A clubhouse with the Landing Bar & Grill and Golf Pro Shop
- Swim & water park with heated lap pool
- Competition pool with diving
- Poolside café & cabana bar
- Lake and picnic pavilions
- Spacious playing fields, multiple playgrounds, and dog parks
- 12 lighted tennis courts
- Athletic center with full cardio and strength equipment and workout classes
- General Store with candy section, ice cream parlor, coffee shop and café
- Amphitheater with stage and outdoor movie screen
- Garden golf, lake house, and tree house
- and a \$600,000 amenity park is now underway!



A Homestyle to Fit Your Lifestyle



4 Bedrooms | 2 Baths | 2400 sf
DREES HOMES | THE HILTON



4 Bedrooms | 4 Baths | 2864 sf
DREES HOMES | THE ARCHER



4 Bedrooms | 4.5 Baths | 3680 sf
DREES HOMES | THE JAMESON



4 Bedrooms | 3 Baths | 2915 sf
DREES HOMES | THE DURBIN II

Own a Home in Eagle Landing for \$1,520 a Month!

**Financing example based on a Conventional 30 year loan product. Based on a sales price of \$325,000, a total loan amount of \$260,000. Principal and interest payment of \$1,150 is based on a rate of 3.375%, a 20% down payment, and an APR of 3.485%. Property taxes are estimated at \$320 per month, hazard insurance is estimated at \$50 for a total monthly payment of \$1,520. Annual Community District Development and HOA fee not included in payment of \$1,520. Rates on loan programs may vary based on credit criteria, this example was for a credit score of 720 and above. Rates are subject to change based on market conditions. Certain restrictions may apply. Financing is available through First Equity Mortgage of Ohio, Inc., Equal Housing Lender, NMLS# 21157. License by the Florida Office of Financial Regulation, License #MLD550.*

A+ Schools

Clay County schools are ranked in the top 14% in the nation for providing "What Parents Want" for their kids. Eagle Landing residents attend Clay County schools, all within OakLeaf Plantation. Eagle Landing children attend Discovery Oaks Elementary (K-6th), Oakleaf Junior High School, and Oakleaf High School.



Year-Round Fun at Eagle Landing

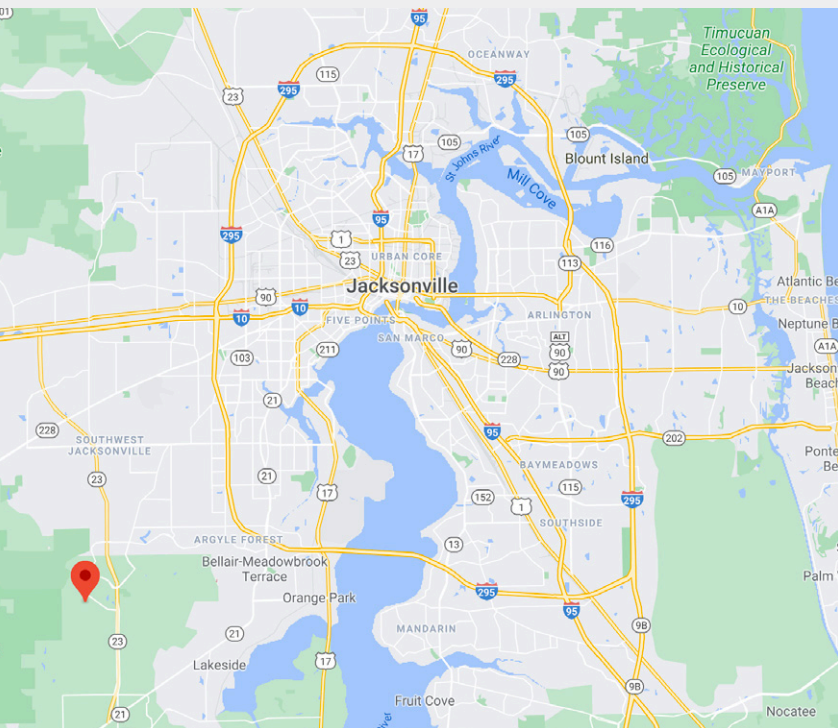
From indoor rock climbing to fishing, from swimming to golf – there's a lot of fun to be had in Eagle Landing. Here are just a few of the annual events and activities that take place for kids of all ages:

- Movies on the Green
- Spooktacular at the Village Green
- Turkey Trot
- Night Glow Golf
- Flag Football Tourney
- School's Out Summer Camp
- Angel Tree
- Holiday Carnival
- Breakfast with Santa
- Family Hike in Jennings State Forest
- Spring USTA League Play
- CandyGrams
- Trivia Wednesdays
- Book Club
- NCAA March Madness on the Big Screens
- Swim Team
- Dive-in Movies
- Fishing Competition
- Tennis Camps
- Aqua Zumba Class
- Dive-in Concerts
- Jr. Golf Camps
- Bunko
- Adult Tennis Clinics
- Sunday Basketball, Volleyball & Pickleball
- and More!



Conveniently Located

Nestled in northern Clay County, Eagle Landing at OakLeaf Plantation enjoys quick access to downtown, I-10, I-95, I-295 and Jacksonville International Airport.



Within 5 Miles

Shopping:

Big Lots
Home Depot
Kohl's
Lowe's
Office Max
Publix Grocery Store
Super Walmart
Target

Fast Food:

Burger King
Chick-Fil-A
Dunkin' Donuts
McDonald's
Starbucks
Wendy's
Zaxby's

Restaurants:

Chili's
Panera
And more!

Medical:

Ascension St Vincent's
Clay County Hospital
Urgent Care facilities

Other:

Gas stations, banks,
movie theater, offices,
churches, daycare, spa

5-10 Miles

Diamond D Ranch (stable & boarding)
Doctor's Lake
Thrasher-Horne Center (theater)
I-10 (East West) 9 miles via the First Coast Expressway

10-20 Miles

Cecil Field Commerce Center: 12 miles
NAS JAX Naval Air base: 15 miles
Enza's Authentic Italian: 17 miles

20-30 Miles

Bistro Aix French Restaurant: 25 miles
Clay County Fairgrounds
Cowford Chophouse: 26 miles
Cummer Museum of Art and Gardens
Daily's Place (concert venue)
Florida Theater
MOSH - Museum of Science and History
The Avenues Regional Mall (150+ stores)
TIAA BANK Field (home of the Jaguars)
Veteran's Memorial Arena (concerts & sporting events)
Wolfson Children's Hospital

30+ Miles

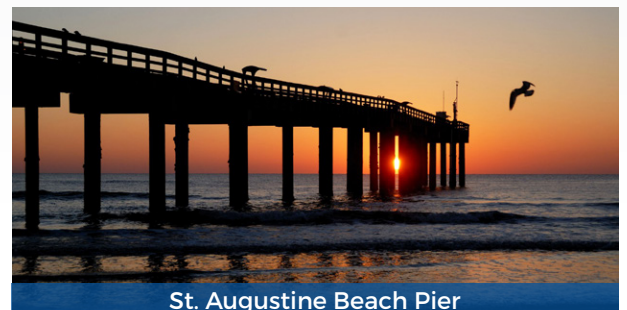
Jacksonville Zoo and Gardens: 32 miles
Jacksonville International Airport: 34.6 miles
St. Johns Town Center (outdoor lifestyle mall): 38 miles
Jacksonville Beach: 40 miles
THE PLAYERS Stadium Course at TPC Sawgrass (home to The Players Championship Golf Tournament)
St. Augustine Outlet Mall: 42 miles
Ragtime Tavern Seafood Grill, Craft Beer: 43 miles
St. Augustine Beach: 49 miles

Jennings State Forest

Jennings State Forest contains 20 miles of horse trails and 14.5 miles of hiking/biking trails as well as canoeing, camping, swimming, and regulated hunting and fishing. The forest is part of the Great Florida Birding Trail and is home to an abundance of wildlife. Raccoon, otter, alligator and wading birds can be seen along North Fork Black Creek and other tributaries while white-tailed deer, wild turkey, hawks and songbirds can be found in the uplands.



TIAA Bank Field/Home of Jacksonville Jaguars



St. Augustine Beach Pier



Jacksonville Zoo & Gardens