



The SouthWood Community Plan



Lush green parks and a bustling Town Center. Quiet walks and vibrant cultural activities. Neighborhood schools and fun, educational events. Welcome to SouthWood, a charming and progressive community in Tallahassee, Florida. Where working from home is truly



an option, and the good things in life are infinitely more accessible.

A special place created by The St. Joe Company, the SouthWood community combines the natural beauty of rolling hills, lakes, parks, and 1,000 acres of protected green space with all the things you'll love to have close to home...





like SouthWood Town Center with restaurants and an upscale nail salon, challenging Fred Couples/Gene Bates-designed golf course with club house and restaurant, walking and biking trails, schools, office space, and a community center with adult- and kid-friendly pools and tennis courts. You'll also have

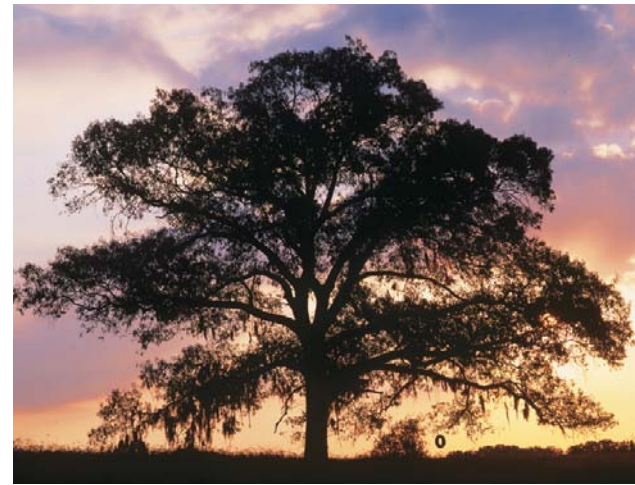


convenient access to historic downtown Tallahassee, the universities, and the airport. A place that welcomes both active adults and young families. At SouthWood, you'll enjoy the lifestyle you've always wanted.

Welcome to SouthWood.

SouthWood Amenities

- 3,300-acre master-planned community that includes single-family homes, finished homesites, and multi-family dwellings including townhomes and rental apartments
- Located in beautiful Tallahassee – the state Capital of Florida, home of Florida State University, Florida A&M University, and Tallahassee Community College
- SouthWood has been ranked as the No. 1 community among Florida's "Five New Urban Communities to Watch" by *Florida Travel & Life* magazine
- SouthWood Town Center includes restaurants, a nail salon, professional offices, an outdoor theatre, and interactive water fountain.
- 123-acre Central Park and Lake with playground
- Over 1,000 acres of community-wide interconnected green space that includes parks, lakes and wetlands (perfect for bird watching)
- Miles of walking trails and bike paths
- Near the beach, 46 miles to the Gulf coast
- A challenging Fred Couples/Gene Bates-designed golf course, which has been named one of the "Top 35 New Courses in America" by *Golf* magazine and among "America's Best New Courses" by *Golf Digest*
- Lifelong learning opportunities include:
 - Creative Child Learning Center, 6 weeks through Kindergarten
 - Scottsdale Academy, 12 months to pre-K
 - Conley School @ SouthWood, grades Pre-K to fifth
 - Florida State University School, grades K-12th
 - John Paul II Catholic High School, grades ninth through 12th
- SouthWood Community Center, featuring a meeting facility, lap pool, toddler pool, children's waterpark with climbing equipment and bucket splash, his and hers changing rooms and lighted tennis courts
- An Art of Living program that includes fun and educational community activities for adults and children
- Convenient neighborhood grocery store, drug store, banks, restaurants, doctors' offices and professional offices



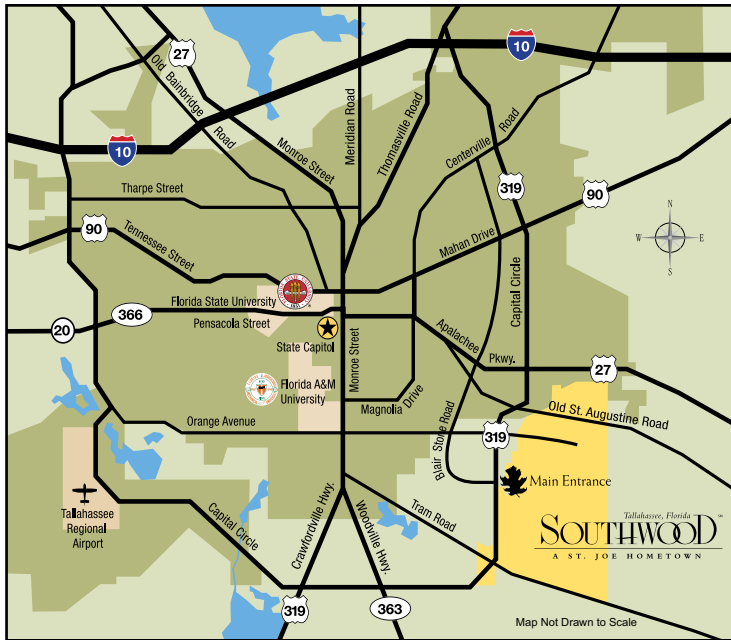
Old patriarch live oaks are abundant throughout the SouthWood community.



Children enjoy the interactive fountain at Town Center.



Bobbing for apples is just one of the many activities enjoyed during the Harvest Gathering celebration.



For more information, please contact us.
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