HEARTWOOD



new town
old soul

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WELCOME TO OUR TOWN IN THE TREES

Deep in the coastal woodlands of the Georgia Lowcountry, just south of Savannah. That's where you'll find neighbors who say hey and schools you can be proud of. (Go Wildcats!) Where the vibe is small town, but the ideas are big. Like, let's drive less and live more. Bring the local cuisine and boutiques to us. And everyday needs too, from grocery stores to pediatricians and even workplaces. Trails to run and forests to wander. (Absolutely an everyday need.) And a fresh mix of homes to gather all kinds of great people.

HEARTWOOD IS A TOWN IN THE MAKING.
AND IT'S CALLING YOU HOME.





















Let the adventures begin

It's Saturday morning and Heartwood invites you to, well, do whatever you like. Bike a trail. Explore the forest. Hit a yoga class. On the other hand, walking for coffee and a pastry might be your preferred wake-up call. Heartwood's eateries, shops and services are growing in number, and so are community events from 5Ks to holiday tree lightings, planned by our very own lifestyle director.



FEELING GOOD IN THE NEIGHBORHOOD

We call it our blueprint for wellness. Heartwood was designed to make well-being less about effort and more about easy, healthy choices built right into your environment. Like having forests to wander, pools and parks to romp in, and Bē Health, a community-wide wellness initiative with St. Joseph's/Candler healthcare system.

WHAT YOU LOVE MEETS WHAT YOU NEED

Charming absolutely, but Heartwood is all about convenience, too. Grocery stores, shops, services, restaurants, entertainment and hotels are either here or in the works. Plus we already have major employers like Hyundai Mobis, FedEx and Amazon. (Talk about your dream commute.) Check out bustling Poplar Place. Get ready for handy grocery shopping at Arbor Marketplace. And look forward to all kinds of local shops, eateries and town square vibe coming to Outfitters Village.



FRIDAY NIGHT LIGHTS AND HAPPY MONDAY MORNINGS

It's hard to beat the school situation at Heartwood. Right here in our own community, you'll find one state-of-the-art campus with three schools that nurture your kids from kindergarten through senior year. All part of the A-rated, top 3% Bryan County Schools. So you can look forward to school days that start with an easy walk, bike or golf cart ride. And weeks that end with high school football games, tailgating and legendary fandom.

FIND YOUR HOMIEST OF HOMES

Some places instantly give you that "I feel right at home here" vibe. Like Heartwood. Already our town-in-the-making gives you five neighborhoods and four builders (with more to come) and dozens of home plans to choose from. So whether you're just starting out, an empty nester or somewhere in between, you'll be sure to find your homey, sweet home.

NEIGHBORHOODS

COVEY (EARLY 2027)

Tucked into the woods but handily near shops and services, Covey provides single-family homes on spacious homesites.

TOLL BROTHERS
From the $500s

DEL WEBB SAVANNAH 55+

Exclusively for 55+ residents, this resort-style neighborhood is made for fun with a gorgeous pool, pickleball courts, walking trails and a planned dock for boating and fishing.

DEL WEBB 55+
From the mid $300s
912.244.8848

LOBLOLLY

Our first neighborhood offers single-family homes plus hop, skip and a jump access to The Outfitters amenities.

CENTEX
From the mid $300s
912.244.7427

PULTE HOMES
From the $400s
912.244.8672

TUPELO

Single-family homes, also close to the pool, playground and community happenings at The Outfitters.

PULTE HOMES
From the $400s
912.244.8672

WILLIS FIELD

You'll find single-family homes in Willis Field, a neighborhood centered by a family-friendly pool and closest to a three-school, K-12 campus.

PULTE HOMES
From the $400s
912.244.8672



SO MANY PARKS & TRAILS

Already at 40 acres (with 200 acres at buildout), Heartwood's parks include one for our furry friends plus playgrounds, event lawns and pools. And with six miles of trails, including a scenic lakeside loop, it's no chore getting your steps in. We'll have 50 miles at buildout.



START YOUR TOUR AT THE OUTFITTERS

Use this guide to find your way, but make The Outfitters clubhouse your first stop for more info. That's where you can also grab a bite at Bleu Coat Kitchen to power your Heartwood wanderings. This clubhouse and park are perfect for meetups at the community pool, playground, fitness room and sunset concerts.

KEY

- MODEL COURT
- SCHOOLS
- COMMERCIAL
- PARKS/AMENITIES
- FUTURE DEVELOPMENT
- SHOPPING/DINING/SERVICES
- OPEN SPACE

NEIGHBORHOODS

- COVEY
- DEL WEBB SAVANNAH 55+
- LOBLOLLY
- SEVEN OAKS
- TUPELO
- WILLIS FIELD

FOR LEASE

- ALLIER HEARTWOOD (TOWNHOMES)
- FELLOWSHIP HEARTWOOD (ASSISTED LIVING)
- PRESERVE AT HEARTWOOD (APARTMENTS)

The Heartwood community is under development. All information in this brochure — including statements, images, renderings, and site plans — is conceptual, for general information only, and should not be relied upon by any person for any reason. Depicted amenities and features may not be built or may differ materially. All information is subject to change or cancellation by Heartwood or its affiliates without notice. This brochure is not an offer to sell or solicitation to buy real estate where prohibited or where prior registration is required. 10/26

HEARTWOOD

Come on *down*



FEEL YOUR SHOULDERS DROP AND YOUR BREATH SETTLE

Heartwood is in the Georgia Lowcountry, just south of Savannah in Richmond Hill. Close to I-95 (but with trees like ours, you'd never know it). And when it's time to fly, just take two right turns and you're at Savannah/Hilton Head International Airport.

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Start your tour at The Outfitters clubhouse

35 Outfitters Park Drive
Richmond Hill, GA 31324

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