

Map #	Quadrant	Name of Development	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction	Typical Package/Sales Price	Contact Name & Phone	
1	NW	Curiosity Creek			1,924	0	0		Allen Jones	
2	NE	Newport Isles / CC Manatee Development LLC			1,188	0	0		CC Manatee Dev., LLC / Tom Chapman 727-330-3904	
3		Buckhead Trails			532	0	0		Medallion Homes Pete Logan 941-359-9000 x1102	
4	NE	Sweetwater Preserve			1,757	0	0		CC Manatee Dev., LLC / Tom Chapman 727-330-3904	
5	NW	Mandarin Groves	2017		301	0	0		Pete Logan 941-359-9000 x1102	
*	6	NW	Artisan Lakes DRI		2,802	155	39	350+	Taylor Morrison -Tim Berling / cell: 941-704-4890 office: 941.882.5077; email: tberling@taylormorrison.com	
7	NE	Southbay / Stone Dam / Windward Homes			791	0	0		Chris Barno - 813.425.8729	
8	NE	Wellington Lake Manor			169	0	0		Two Smart Guys, LLC / Michael Galinski / Cheryl Morgado P.A. 727-573-2000	
*	9	NE	Eagle Pointe		1,600	0	0	Starting in 300's	Homes by Towne / Wes Thompson 941-907-9799	
10	NW	Gillette Grove			141	141	0	160	completed	
11	NE	Robinson Gateway DRI			542	0	0		MW Gateway Development, LLC / Edward Vogler 941-388-9400	
12	SE	Hooper Craft Stewart			183	0	0		Approved	
*	13	SE	Villages of Amazon South - Saltzman Property		1,999	0	0		Neal Communities / Jason Frost Off: 941-328-1132 / Cell 813-376-5312	
14	SE	Morgan's Glen			286	0	0		Moccasin Wallow, LLC - Barry Karpay 813-477-6699	
*	15	SE	Summer Woods		562	0	0		Neal Land Venture / Jason Frost Off: 941-328-1132 / Cell 813-376-5312 Barbara Zellmer / Ryan Homes Off 813.739.7435 / Cell 813.579.0299	
16	SE	Parrish Lakes DRI			1,155	0	0		Florida Land Management, Inc. / Claude Melli 813-689-7242	
17	SE	Regency Oaks - Phase I			153	153	0	160 - 270	Completed	
18	SE	Regency Oaks - Phase II			72	72	0		Completed	
19	SE	Regency Oaks - Preserve			28	28	0		Completed	
20	SE	Imperial Lakewoods / Fairways			361	361	0	270	Suarez 407-739-9315/ David Weekley Homes 813-422-6138	
*	21	SW	Woods of Moccasin Wallow		117	37	15	220 - 300	Chad Alvarez / Adams Homes - Cell 239.707.7472	
22	SW	North Oak Estates			150	150	0		Completed	
23	SW	Heron Bay			210	0	0		Bill Blalock 941-748-9776 x105	
*	24	SW	Heron Creek	2015	2018	135	14	35	250	Maronda Homes, Alyson Byrne / 941-567-8144 email: byrne@maronda.com
25	SW	Imperial Lakes & Spanish Point			347	347	0		Completed	
26	SW	Waterford			180	180	0		Completed	
27	SE	Copperstone - fka Valencia Groves		2016	622	622	0	190 - 270	Sold out - Kara / 941-776-0726	
28	SW	Tierra Ceia Village			203	203	0		Completed	
29	SW	Fiesta Grove			205	205	0		Completed	
30	SW	Frog Creek			139	139	0		Completed	
31	SW	Winterset			217	217	0		Completed	
32	SW	Sun Key Village			167	167	0		Completed	
33	SW	Piney Point			305	305	0		Completed	

**North Manatee County**

**Residential Status Report**

**Moccasin Wallow Rd. and I-75**

34	SW	Northwood Park			110	110	0		Completed	
35	SW	Crystal Lakes I			199	199	0	200-275	Completed	
36	SW	Crystal Lakes II			50	50	0	195 - 245	DR Horton / Claudia McDavid 813.401.2747	
37	SE	Sheffield Glen			99	99	0	230-300	Completed / Brian Phillips KB Home (727) 492-4485	
38	SE	Old Mill Preserve			240	45	14	250 - 330	CalAtlantic / Larry Franks -Land Aq 813.627.6100	
*	39	SW	Trevesta	2015	1,100	0	0	220 - 300+	Kolter Land - Jim Harvey / (813) 615-1244 x201 For details talk to Project Mgr Paul Martin 239.273.4675 Inland Homes, DR Horton & Pulte builders	
	40	SW	Shadow Brook		350	350	0		Completed	
	41		Oakhurst Park	2007	2015	91	91	0	165 - 250	Completed Maronda Homes / 941-721-1700
	42		Sugar Mill Lakes		2015	247	247	0	220 - 320	Completed
	43		Willow Trail Subdivision			418	0	0		Approved / roads laid out on county website
*	44		Willow Walk North			431	0	0		Maronda & DR Horton Homes
*	45		Willow Walk South	2016		287	7	53	215 - 240	Maronda Homes Donna Saidi, 941.417.7737 / cell: 941.350.1006 (saidid@maronda.com) DR Horton, Heidi Gibson, 850.501.1110 (hgibson@drhorton.com) or Joe Roy, 941.448.6281 (jroy@drhorton.com)
	46		Country Walk Estates (fka Ellenton Estates)			173	0	0		
	47		Willow Hammock			299	0	0		Soho Mendoza, LLC 813.253.3484
	48		Trees Direct			500	0	0		mutifamily
	49		Amber Glen			54	0	0		
<b>TOTAL</b>					24,191	4,694	156			

<b>(Current # units) x 2010 Persons per household ( 2.58 ):</b>	<b>12,111</b>
<b>Trade Area 2010 Census Population:</b>	<b>17,117</b>
<b>Total Current Trade Area Population: =</b>	<b>29,228</b>

**\* See Residential Status Update Supplement for Additional Information**

## North Manatee County Residential Status Supplement

### Moccasin Wallow / I-75 Corridor

Map #	Name of Development	Project Update News
6	Artisan Lakes	Per the Taylor Morrison Sales Rep. in June 2016 " <b>Recent home sales activity is tremendous!</b> " Comparing current reporting to our survey eight months ago proves this out with a <b>138% increase</b> in completed units (55 to 131). To keep up with the robust sales pace <b>units under construction are up 45%</b> since our last survey. (September 2016 update: 139 complete and 39 under construction)
9	Eagle Pointe	Per Wes Thompson, Director of Development for Homes By Towne, " <b>We own the land...</b> " are engineered and ready to develop. A neighborhood " <b>Publix</b> " retail center and plans for a new high school are the triggers needed for them break to ground on this 1,600 unit upscale community. With the recent news of the Manatee school board acquiring a high school site in the area, convenience retail should jump start this community.
13	Villages of Amazon South - Saltzman Property	In August 2015 Jason Frost indicated that <b>1,100 lots</b> were under a bulk sale contract with a <b>national builder</b> . A subsequent conversation in March of this year indicated that they were well <b>underway</b> with entitlements and infrastructure engineering. Per our 6/2016 survey Mr. Frost indicated that their <b>contract buyer has gone "hard"</b> and was <b>moving forward</b> to closing. We anticipate a construction start in the coming months.
15	Summer Woods	6/2016 - Per Barbara Zellmer, due diligence is completed and Ryan Homes is moving full speed ahead. Construction commencement is anticipated for this 561 unit community by the end of 2016 or beginning of 2017. Home delivery by 4th quarter 2017.
21	Woods of Moccasin Wallow	Adams Homes has sold out of the first phase and is taking reservations in Phase II. Phase II Home construction in the second phase of 65 lots will start in September - 2016.
24	Heron Creek	Sales activity in Heron Creek is another indicator of the <b>substantial market momentum</b> in North Manatee County. In <b>March</b> of this year we were told that <b>three (3) homes</b> were sold to date with models scheduled to open in two weeks. Our <b>June 2016</b> survey indicated that <b>thirty-eight (38) homes</b> have now been sold - a sales pace of over <b>12 homes / month</b> since March! There are 52 lots remaining in Phase I with Phase II submitted to Manatee County for approval of 45 additional home sites. (September 2016 update : 14 complete/sold and 35 under construction)
39	Trevesta	Just two miles due south of Moccasin Wallow Road & I-75, this <b>1,100 home community</b> broke ground in the first quarter of 2016. As of <b>6/2016</b> they were " <b>going wide open</b> " building infrastructure, with an anticipated turnover to homebuilders in the 4th quarter. Lots are being purchased by national builders <b>Pulte &amp; DR Horton</b> along with regional builder <b>Inland</b> . Builders are marketing the community on their websites.
44	Willow Walk / North	With strong momentum in Willow Walk South - the Maronda Homes rep. indicated that they are planning to purchase lots in WW N which should have 238 homes in the first two sections. Timing is geared to come on line as WWS sells out.
45	Willow Walk / South	This is another market area subdivision that started in 2016 and is experiencing <b>Booming Sales!</b> The sales rep for <b>Maronda Homes</b> , says they have 75 lots in phase 1a & 1b; As of June 1, they have <b>sold 22</b> out of 45 lots that are ready to build. Per <b>DR Horton Rep</b> they have purchased 81 lots and have sold <b>18 in the months of April &amp; May</b> . Per our March survey, the developer / Kolter, indicated that over 20 lots were sold by builders from Jan 2016 - March 2016; 96 lots are owned by the home builders, next 96 lots to be turned over August, builders want them now.

**6/2016 - Area School News:** Per Mike Pendley of Manatee Schools, the school board has contracted for 48 acres of land for a new high school to be located in North East Manatee County. The site is located adjacent to an additional 48 Acres already owned by Manatee Schools. With a total of 96 acres the school board will have sufficient land for the high school campus.

