



## LAGRANGE LANDING DEVELOPER UPDATE

Update Provided by: **Zach Schaumburg**  
Director of Development for LaGrange Landing  
J. Tucker Development Partners

### LAKE ASHLEY

Site work commenced with Lake Ashley restoration. Lake Ashley is a centerpiece amenity to the project and we wanted to enhance it. The lake was dewatered for a period while restoration took place. The banks have been hand cleared, opening up view corridors from Phase I lots and providing a nice edge where future walking paths will be lead around the lake and throughout the community. The dam was completely replaced ensuring a consistent water level and improving water quality. Water is now filling back in.

### DEVELOPMENT

Phase I road clearing is complete. Roads are now being graded and will soon be prepped for road base. An authentic timber bridge was completed at the subdivision entry. The bridge gives a natural sense of arrival crossing over a small patch of protected wetlands near the entry. The road bends just as you cross it, leading into the development in a wooded area. The timbers will be left unpainted, fitting in nicely with the authentic, natural character of the development. Underground storm water infrastructure will begin in June. Storm water form structures should arrive in the next 1-2 weeks. Site work over the summer will focus on completing final road grades, prepping for road base and installing underground storm water infrastructure. Development work over the summer will focus on finalizing plans for a second timber bridge that will span the southern end of Lake Ashley leading to later Phases of the project and finalizing Phase I amenity plans including construction plans for the pool and amenity buildings.



Timber Bridge



### CONSTRUCTION

LaGrange Landing site work commenced in April, 2006. Chandler Construction was awarded the site work contract and will serve as the General Contractor. They will complete the roads, utilities, storm water system, and general site work construction. Chandler Construction is based in Freeport, Florida and is locally owned and operated. They have completed a number of high end projects in the Florida Panhandle including challenging mixed use residential/retail, high end single-family residential and golf course construction. Chandler was chosen based on their experience, references, and completed projects. J. Tucker Development Partners wanted a GC that wouldn't cut corners. Chandler has shown they will do a comprehensive job, stick to a schedule and keep a presentable job site through completion. To date, they have done just that.

### HISTORIC SITE

Historic ruins were uncovered that were determined to be remnants of an old mill. Working with the City, we decided to save the ruins to commemorate the special history of the land. The ruins will be relocated onsite to a landscaped area, displaying a placard describing the history of the working mill.

### HOUSES

We are working with local builders who have expressed an interest in building some of the first houses. We are excited to get homes underway. House plans being considered are original plans completed by two formidable architects; Moser Design Group and Allison Ramsey Architects. Their houses have been featured in Cottage Living and have been built in some of the most impressive developments featuring low country southern vernacular cottage style homes. Houses could break ground as early as the fall.

# MEET THE LAGRANGE LANDING TEAM

## REAL ESTATE



**Jonathan P. Roberts** is a native of these beautiful beaches. He attended Freeport Elementary and High Schools then went on to the University of West Florida in Pensacola where he graduated with a degree in Sociology. Jonathan began his real estate career 10 years ago after taking a real estate class to learn more about his own investments. Once Jonathan received his license, he knew that he had found his niche. Jonathan has been ranked in the top 3% of all Century 21 agents nationwide every year since 2001. Jonathan, his wife Venus, and their two daughters, Olivia and Juliette, enjoy spending their free time traveling, boating and playing at the beach.

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**Anne Hall** joined Jonathan's team in 2004 after completing a marketing internship with Legendary Inc. and earning a degree from the University of West Florida in Marketing. Shortly after

working in the real estate field, Anne received her license. She resides in Miramar Beach with her husband, Ben, and Chocolate Lab, Wyatt, where they enjoy swimming and taking Wyatt on walks.



**Allyson Duncan**, originally from Andalusia, Alabama, is the newest addition to the Jonathan Roberts team. With a strong customer service background and "can do" attitude, Allyson

has become the perfect fit to assist in marketing as well as research special projects. She resides in Santa Rosa Beach with her Maltese, Frodo, where she enjoys going to the beach, reading and taking walks.

## DEVELOPMENT



**Jeff Tucker** is founder and President of J. Tucker Development Partners, Inc; a full service land acquisition and real estate development firm located in Atlanta, Georgia. He began his career in real estate after graduating from the University of Georgia, where he received an undergraduate degree in Marketing and Advertising. In 1986, Tucker co-founded LandSouth Development in Macon, Georgia. LandSouth primarily develops, constructs and manages multi-family apartments, condominiums and single-family subdivisions with a focus in Georgia, Florida and other areas in the Southeast. In 2004, Tucker formed J. Tucker Development Partners, Inc. to acquire, develop and market unique real estate projects throughout the Southeast. Since founding J. Tucker Development Partners, the company has acquired over 2000 acres of land representing more than \$200 million in development planned for mixed-use, single-family, multi-family, resort, and New Urban Traditional Neighborhood projects. Tucker's long-term relationships with project consultants, contractors, investors, and customers continue to lead to successful and thoughtful development opportunities.



**Zach Schaumburg** joined J. Tucker Development Partners in 2005. He received his undergraduate degree in Journalism and Advertising from the University of Colorado and his Masters in Real Estate Development from the Massachusetts Institute of Technology's Center For Real Estate in 2002. Zach began his career with Hines Resorts, a division of Hines, in Aspen, Colorado where he helped craft a 500-acre master-planned golf course community and was on the project team charged with redeveloping the resort village of Aspen Highlands ski mountain. Zach's experience in land planning and development management will contribute to J. Tucker Development Partner's success. His focus is on new projects, site acquisitions, and managing projects under development.

## CLOSING COMPANY & PREFERRED LENDER



**Todd Burke** joined the Law Firm of Burke, Blue, Hutchison, & Walters, P.A. in September 1998 and is a shareholder of the firm. The firm has offices in Sandestin, Watercolor, Panama City, and Panama City Beach. Todd is admitted to the U. S. District Court, Northern District of Florida, and the U.S. Court of Appeals, Eleventh Circuit. Todd graduated from Bay High School in Panama City in 1991. He earned his Bachelor of Arts Degree from the University of Alabama, in August 1995, graduating with honors. He graduated with honors in 1998 from the Nova Southeastern University, Shepard Broad Law Center in Fort Lauderdale, Florida. Todd is a member of the Santa Rosa Golf and Beach Club and is a member of Leadership Okaloosa Class of 2002. He served as the 2003 Leadership Okaloosa Committee Chair. Todd concentrates his practice in the areas of Real Estate Transactions, Real Property Law, Condominium Law, and Contract Law.

**Terry C. Harris** joined Fifth Third Bank(5/3rd) in 2005 as a Regional Sales Manager of their mortgage division located in Orlando, FL. Prior to joining 5/3rd Bank Terry has held several positions in banking and finance including various management and business banking positions. Originally a native of Fort Walton Beach Terry brings an understanding of the local market and a willingness to provide wonderful service.

# 30 Interior & Lakefront Lots Now Available!

Interior lots starting at \$92,000. Lake Ashley lots starting at \$125,000.

## Call Jonathan for details.