



# Wildlight Overview

# Rayonier At A Glance



2.6  
million  
acres



\$1.8 billion of  
timberlands acquired **since 2011**



~350  
employees

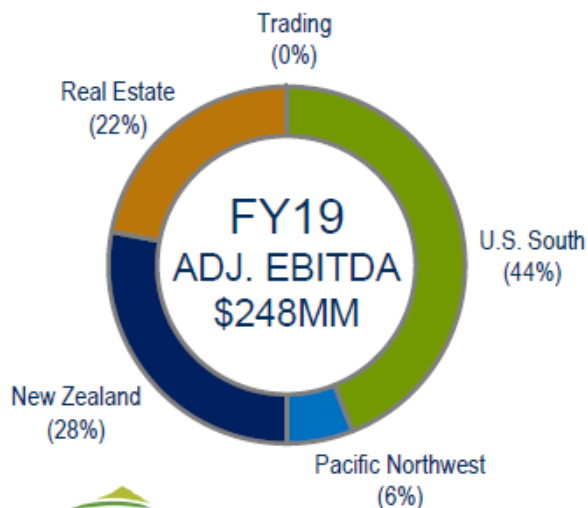
Value-added  
Real Estate  
Platform



Sustainable  
yield of  
~10 million  
tons  
annually



Established  
in 1926



Sustainable  
Certifications



SFI-00023



The mark of  
responsible forestry



www.pefc.org

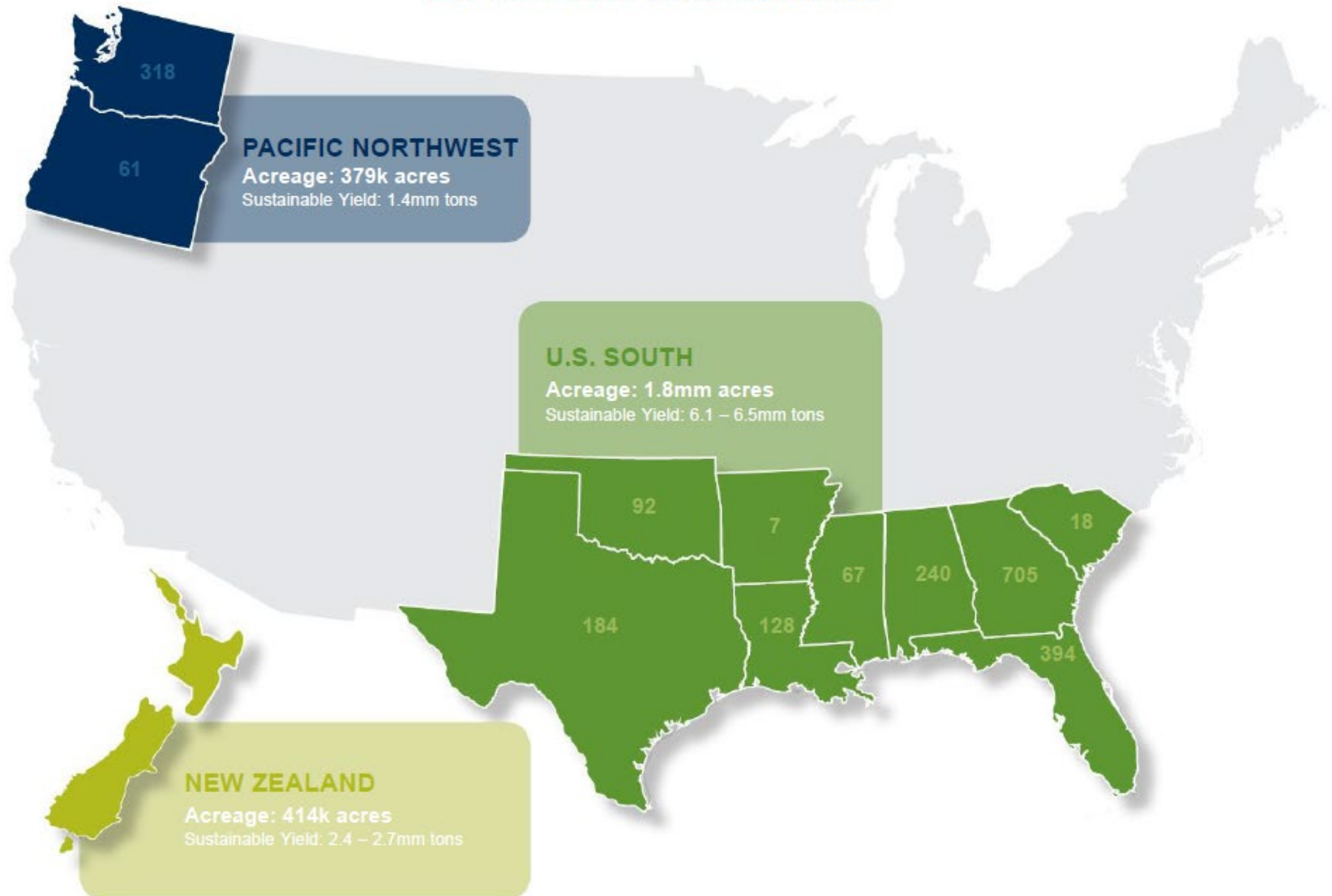
**Mission:**

Provide industry-leading financial  
returns to our shareholders while  
serving as a responsible steward of  
our lands



# Highly Productive, Geographically Diversified Timberlands

2.6 MILLION TOTAL ACRES

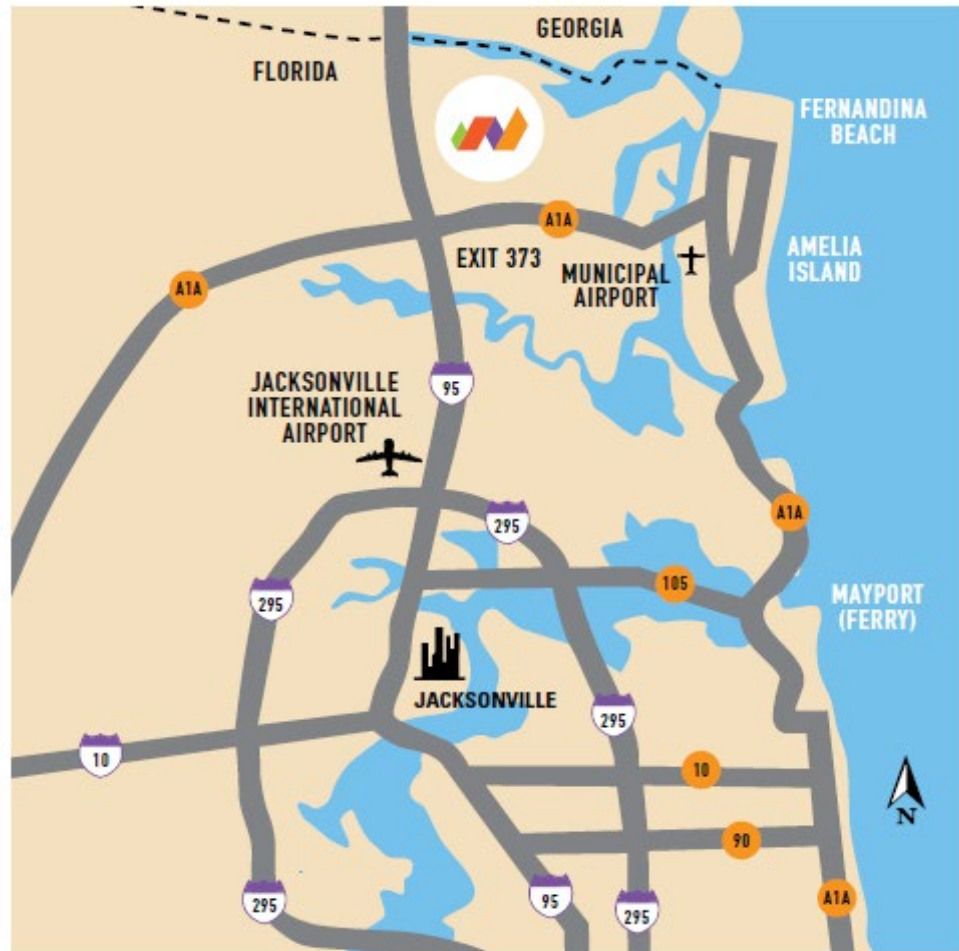


WILDLIGHT

FLORIDA LOWCOUNTRY LIVING

## OPTIMAL LOCATION

Located in Nassau County, FL, Wildlight is 20 miles north of Jacksonville, just east of Interstate 95 on A1A. The community is situated within 20 minutes to Amelia Island and 15 minutes to the Jacksonville International Airport.



## FACT SHEET

### COMMUNITY HIGHLIGHTS

Focused on health, technology, education and community

- Extensive trail network for walking, hiking and biking, along with ballfields, parks and fitness and wellness facilities with pools
- Robust technological infrastructure: gigabyte plus speed with fiber optics to the homes and businesses
- Wildlight Elementary School, a new, onsite elementary school for K-5th graders, part of the top-rated Nassau County School District
- Designed for a variety of styles and types of homes, townhomes and rental apartments together with offices, retail shops and restaurants – all connected by a system of pathways to promote walkability, healthy lifestyles and greater sense of community

# PROGRESS TO DATE

- Site development commenced Spring 2016
- Over \$300 MM private and public investment in committed Phase 1 on & off-site projects
- Project To Date: Phase 1 Residential Complete, Phase 2 Residential Now Selling, Village Commercial substantially sold-out
- Over 400 jobs on site project to date

# HEALTH

- A strategic alliance with the University of Florida to develop a national model for healthy communities
- A wellness campus dedicated to promoting better health for the region
- A healthcare campus dedicated to providing higher quality healthcare to region



# AMENITIES



- Wildlight Village - “Surban” place
- Focus on health and wellness: Mind, Body & Spirit
- Extensive trails, parks, and open space for activities  
(+/- 3 miles open to public and residents)
- Fitness/wellness center by UF Health & YMCA
- Recreational pool complex — opened in 2019

# WILDLIGHT COMMERCIAL VILLAGE ARCHITECTURE

Wildlight has attracted significant investment and uses that catalyze future value and opportunities



Rayonier Office



Pool Amenity



Shopping & Dining



Wildlight Elementary School



Florida Public Utilities Office



Catholic Pre-K Learning Center



UF Health Ambulatory



The Lofts Apartments



First Federal Bank



Kindercare Childcare



UF Health YMCA



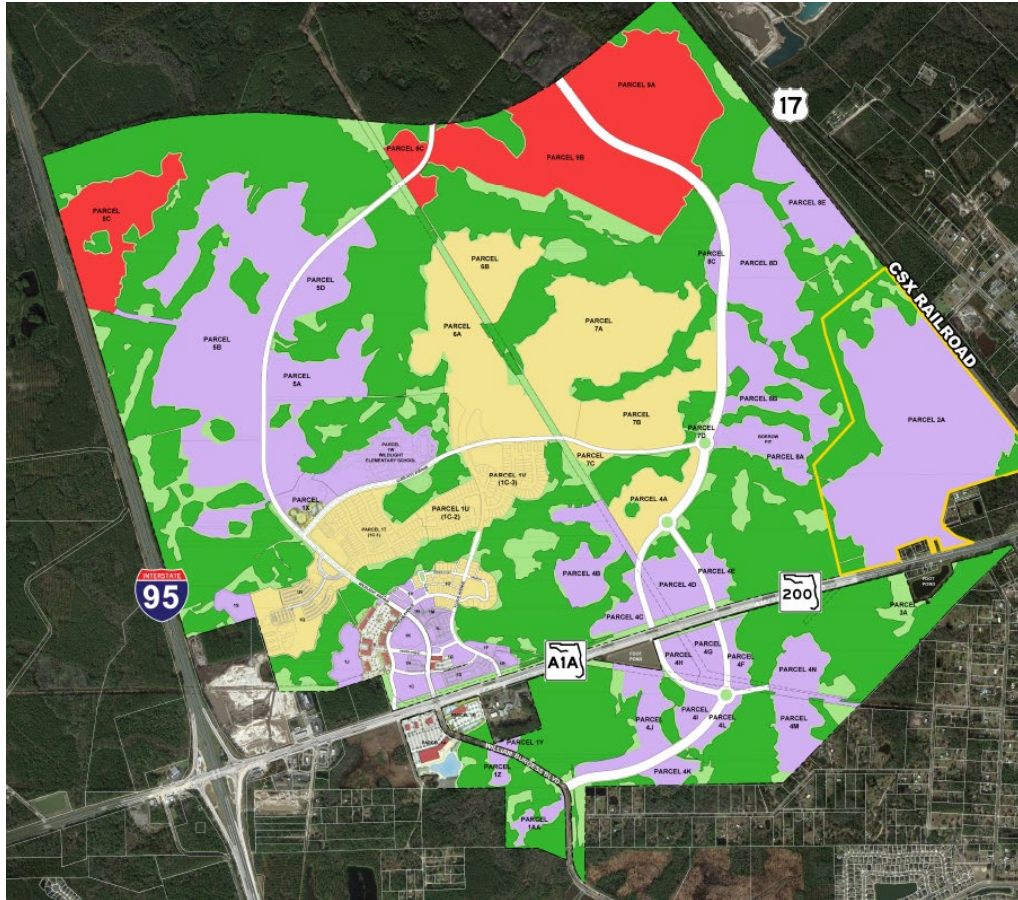
Marriott Branded Hotel



Heartland Dental

# Wildlight

## Conceptual Master Land Use Plan



		Net acres	Program units/sqft
RESIDENTIAL	58% SF mix <b>SF</b> PRIMARY 4.0 du/ac	451	1,803
	<b>MF</b> FOR SALE 10 du/ac	30	299
	<b>MF</b> RENTAL 15 du/ac	72	1,114
	<b>subtotal</b>	<b>553 acres</b>	<b>3,216 units</b>
COMMERCIAL	Office 0.28 FAR	329	3.9
	Retail 0.27 FAR	131	1.5
	Industrial 0.25 FAR	127	1.4
	<b>subtotal</b>	<b>586 acres</b>	<b>6.9 million sf</b>
	Civic/amenity	89	
	<b>TOTAL</b>	<b>1,228 acres</b>	