

TWO WAYS TO WILDLIGHT



A TOWN







THE VISION FOR WILDLIGHT HAS ALWAYS BEEN ONE OF A REAL TOWN.

A place with the right mix of places to play, shop, learn and gather that make everyday life more connected and convenient.

But from the very beginning, we knew this land offered something few towns do: an extraordinary natural landscape that existed long before the first home, trail or taco shop. So rather than build over it, we chose to build within it.

That decision has shaped everything. Across our 24,000 acres, we identified the most critical ecological corridors, permanently protecting roughly half of it — including preserved wetlands and forests and miles of bluffs above the St. Marys River.

Then we went to town.





We planned parks, pools, a school and a true Village Center where you can bike or walk to dinner, daycare, dance class or a doctor's appointment. And as Wildlight continues to grow, so does its role as a regional destination. New restaurants, retail, parks and public gathering spaces are creating experiences meant to be shared with both residents and visitors alike — including the Green Ribbon, a linear park that will stretch along the St. Marys River and provide the first public access to a remarkable area that has long remained out of reach.

Add beautifully crafted homes designed through a lowcountry lens, with big, welcoming porches that invite lingering conversations over a glass of sweet tea, and we think you have something pretty special. A town with everything you need. And nature right around the corner from it all.



IN NATURE







OUR TWO DISTRICTS (A SHORTCUT)

Wildlight is divided into two "districts" — each playing host to distinct neighborhoods with a variety of home types, an impressive mix of builders and an array of unique amenities. And here's the best part: no matter which side you call home, you get to experience life in both.

Town District
Closest to our Village Center, it's where going for a great meal (or grocery run) are just a bike ride away from home.

Garden District
A little nearer to nature (and the water), our newest district is just taking root — and is every bit as outdoorsy as it sounds.



two ways TO WILDLIGHT

Where we started and where we're headed



THE TOWN DISTRICT

Where we started

We knew if we wanted to call ourselves a "town in nature," we had to deliver on the "town" part first. So our first district is a place with a little bit of everything, and a whole lot of community. Like a favorite local hamburger spot on the corner. Movie nights in the summer. And front porches everywhere. Where kids can bike to school. The doctor and daycare are right down the street. And over 12 miles of trails connect homes to parks, and parks to … well, even more parks.

Grab a Town District map guide to learn about the homes and neighborhoods here.







THE GARDEN DISTRICT

Where we're headed

We think of the Garden District as a wilder side of Wildlight. A little closer to the water (both Amelia Island and the St. Marys River), with no shortage of ways to get out into nature. Like roughly 19 miles of planned trails, 484 acres of planned parks, preserved wetlands and uplands, and the Green Ribbon — a linear park with the first 4 miles in the Garden District that will lead you all the way to the bluffs overlooking the river. And how will our Garden grow? With not just diverse landscapes, but diverse experiences, too. The best gardens are just more interesting that way.

The Garden District may feel tucked away in nature, but you'll find big retail and restaurants just down the road from our entrance (for when you need to make that Target run).

Grab a Garden District map guide to learn about the homes and neighborhoods here.



TWO DISTRICTS. (IN A GREAT SCHOOL DISTRICT.)

You might not know that Wildlight kids attend schools in the Nassau County School District (one of the highest-rated in the state). Or that top-ranked Wildlight Elementary is right in the Town District. Or that Cornerstone Classical Academy, a tuition-free VPK–12 charter school, is opening in the Garden District in 2027. Well now you do – and we hope that it shows our commitment to growing minds, from early learning to continuing education.

IN THE KEY OF

WILDLIGHT

For lifelong Nassau County resident and singer-songwriter Sean McCarthy, inspiration isn't hard to find — it's rooted in the very land he calls home.



We sat down with him (and his guitar, which is very much a main character) to talk about home, music and the story behind the song he wrote about Wildlight.

We should note that before the first question is even asked, McCarthy is already plucking away — his voice carrying images of "miles and miles of meadows and pines." It's not just a song — it's a portrait of place.

"There's a view of the wild," he sings, "that lights up a spark."

That spark, for McCarthy, came when he got invited to play a private event in the community. What he saw stuck with him. "What I love most is how much they care about nature — the trails, the land, the way everything connects." And there's one feature in particular that struck a chord (no pun intended): "They're putting in a trail along the St. Marys River — 13 miles. And it's not just for the community, it's for all of Nassau County. When I heard that, I thought, hats off to those guys."

The rest, as they say, is songwriting history. "I came out here, drove around, spent some time in the woods," McCarthy says. "Then I went home, made a pot of coffee, and wrote it. Any songwriter will tell you — the good ones are already written. You just happen to have a pen in your hand when they show up." He knew this was one of those moments. "You get chills when it happens. You just know."

At its core, McCarthy's song captures something simple but increasingly rare: a place where community and landscape feel inseparable.

"A town in nature, a place we call home," he sings. "Where we look out for our neighbors, proud to call our own."

It's a refrain that echoes both the past and the promise of Wildlight. Even as the world "turns a little gray," McCarthy's lyrics insist on something brighter:

"That'll be alright … 'cause the sun is always shining down on Wildlight."

Listen to "Wildlight" by Sean McCarthy on our curated Spotify playlist.



WHERE WILL THE DAY TAKE YOU?

(AND WHAT WILL YOU DISCOVER THERE?)





LOWCOUNTRY LIFE



LOWCOUNTRY STYLE

There's something about a little southern charm

Our builders have thoughtfully designed the homes here to capture the spirit of the Florida lowcountry. That means you'll see details like front porches for sweet tea sipping. Windows made for lush flower boxes. And plenty of space indoors for good old-fashioned gatherings.















FIVE WAYS TO ACHIEVE THE LOWCOUNTRY LOOK

Bring the outdoors in: Incorporate oyster shell art, driftwood, seagrass rugs and rattan or wicker furniture or accents.

Repurpose vintage furniture: Antique chests, wooden trunks or farmhouse-style buffets can serve as functional, rustic storage in kitchens or entryways.

Add classic southern accents: Think blue and white porcelain or ginger jars, silver serving trays, leafy plants, vintage photos and paintings that feel like family heirlooms.

Stick with a calming color palette: Start with a foundation of creamy white, soft beige or light gray. Then add colors reminiscent of gardens and coast, like soft blues, greens and blush.

Layer patterns and textures: Add warmth and personality with classic toile, gingham and florals — then layer with crisp linen and cotton, the quilted look of matelassé or luxurious velvet.



DID YOU KNOW?

The blue porch ceilings you see in the south (painted "Haint Blue") were originally intended to ward off evil spirits.



WHO'S HUNGRY?

When it comes to grabbing a bite at Wildlight, it takes a Village (Center). Check out a few community favorites.



01 DECICCO'S PIZZERIA

Straight from Brooklyn to our little spot in Wildlight. Whether you get a round pie, a square pie or a calzone, it's the real (delicious) deal.



02 FOXTAIL COFFEE

Need the perfect cup of coffee to start (or get through) the day? The locally roasted blends at Foxtail make staying caffeinated very convenient.

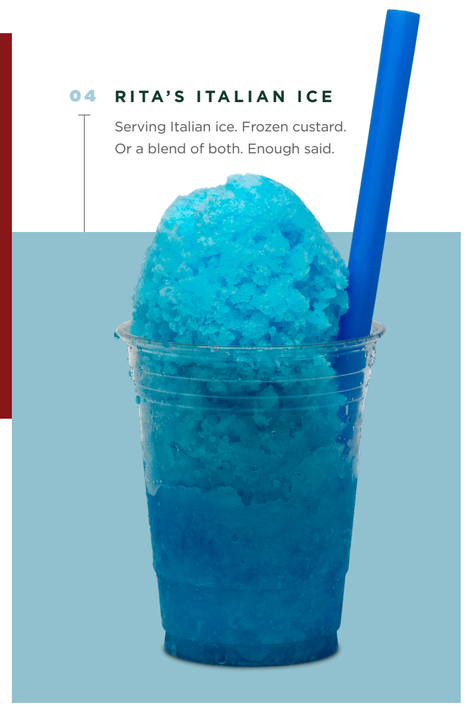
03 SOUTHERN ROOST

Oh, my. This regional restaurant has a new home at Wildlight — and the sides are as good as the chicken sandwiches (try the pimento cheese grits and grape salad).



04 RITA'S ITALIAN ICE

Serving Italian ice. Frozen custard. Or a blend of both. Enough said.



COMING SOON

CROSSTOWN

More will be coming to this new entertainment destination in the Town District (rumor has it there might even be a new spot for brunch).

05 HANA SUSHI

Nigiri. Sashimi. Lo mein. And more. Hana Sushi blends the freshest ingredients with tradition and creativity. Strolling to sushi is a very good idea.



06 BOHEMIAN BULL

Not only can you head to this local favorite for burgers and beer, you can come for Bingo Night. (Hint: biking here makes it even more fun.)





07 HUEY MAGOO'S

This local chicken joint calls their tenders "the filet mignon of chicken." And we're not ones to argue. The only question is: what sauce are you dipping them in?

08 AÑEJO COCINA

Make it a taco Tuesday. Or Wednesday. Or any day. If you're craving anything from a margarita to mariscos, you'll find it here. (Maybe even smothered with sauce and cheese.)





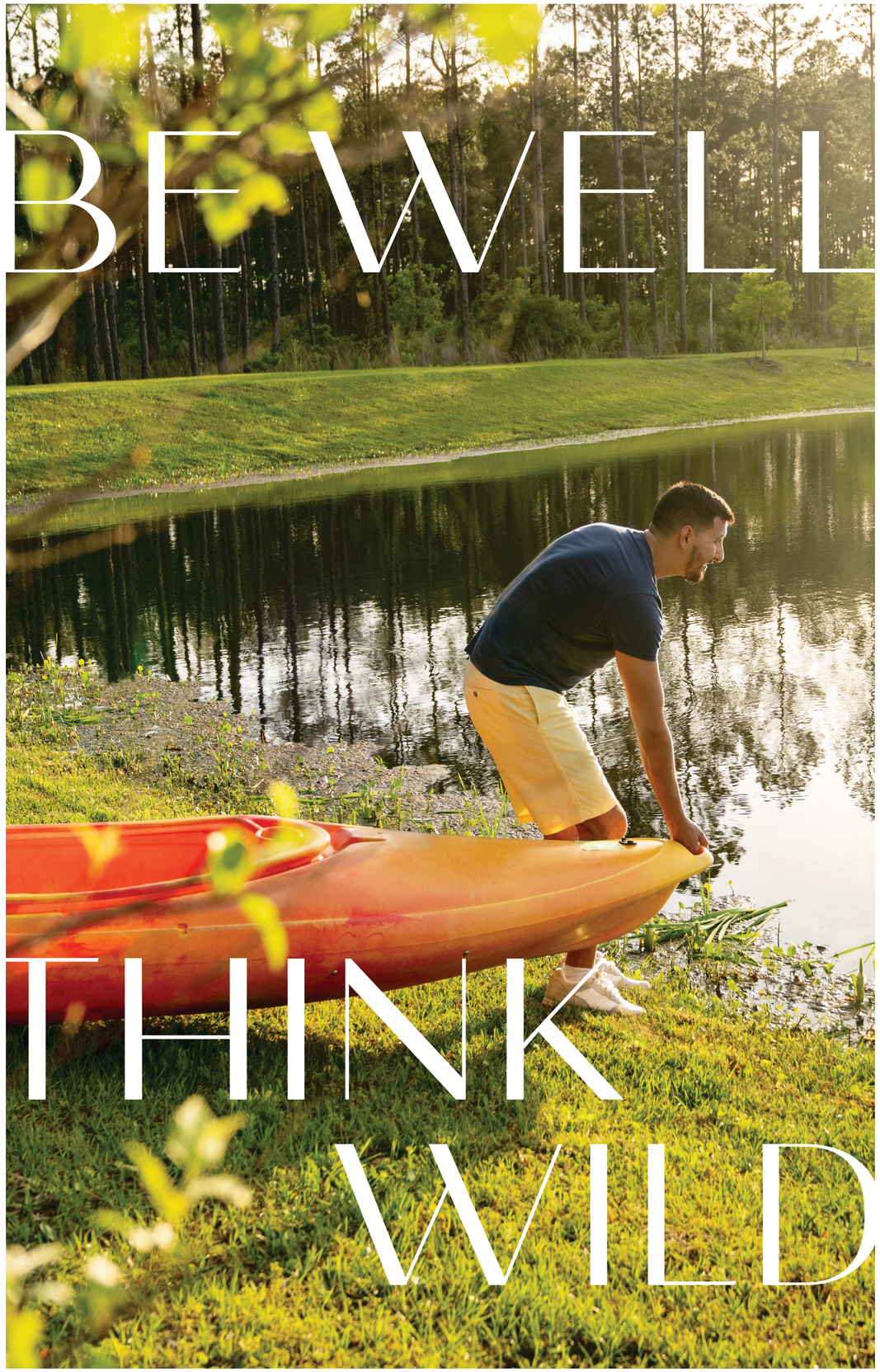
09 GRUMPY'S RESTAURANT

Comfort food purveyor — and multiple-award-winner — Grumpy's is an American diner where the pancakes are pretty much perfect (and so is everything else).

LET'S GET OUTDOORS

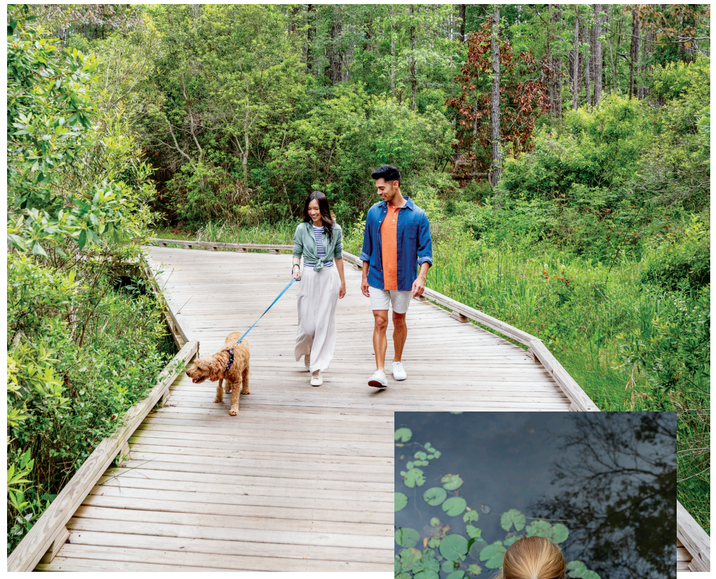
A LITTLE SOCIAL CONNECTION IS GOOD FOR YOU

A lot of social connection is even better. So we have a calendar of community events and clubs at Wildlight — and our very own Lifestyle Director whose job is thinking of fun things to do.



It's a proven fact that time spent in nature is one of the simplest ways to support your health and wellbeing.

A leisurely walk through the trees. A bike ride on a trail. Even just sitting outside in the sunshine can help reduce stress, boost your mood or reset your day. We could get into the scientific specifics of it all (increased Vitamin D levels for a healthier immune system, decreased blood pressure levels, reduced stress and cortisol), but it's also just about slowing down, breathing deeply and reconnecting with the world around you. So it's good for you (quite literally) that our community is situated in the heart of nature — which makes reaping all the benefits as easy as walking out your front door.







MORE GOOD-FOR-YOU THINGS AT WILDLIGHT

UF HEALTH
40,000 square feet of stay-healthy spaces, from preventative and urgent care to imaging and physical therapy.

WILDLIGHT YMCA
Classes, camps, kids' sports leagues and more (like an impressive cardio and fitness area).

RUN WILD 5K & 10K
An annual tradition that gets people out and running on the trails and through the neighborhoods of Wildlight.

ANNUAL HEALTH & WELLNESS FAIR
A free event for residents and the public focused on healthy living, with on-site screenings, safety demos and family activities.

SOCIAL EVENTS
Whether it's a movie in the pool, a concert on the lawn or a market on Tinker Street, we love a good get-together (our Lifestyle Director makes sure of it).

CLUBS
From runners to card players to book lovers, there's a club for everyone — and if there's not, you're welcome to start one!

GREEN RIBBON

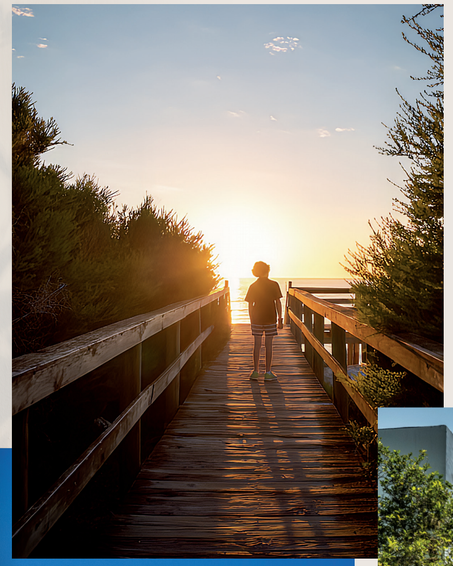
We've mentioned it before (and we will mention it again and again). Because we're super proud and excited for the Green Ribbon. This planned 13-mile linear park will eventually stretch along the St. Marys River – the first time the public has had access to this amazing piece of nature. For now, the first 4-mile portion will start at the Green Ribbon Trailhead in the Garden District and lead to Roses Bluff Overlook. An epic scenic pathway for runners, bikers and park-enjoyers.

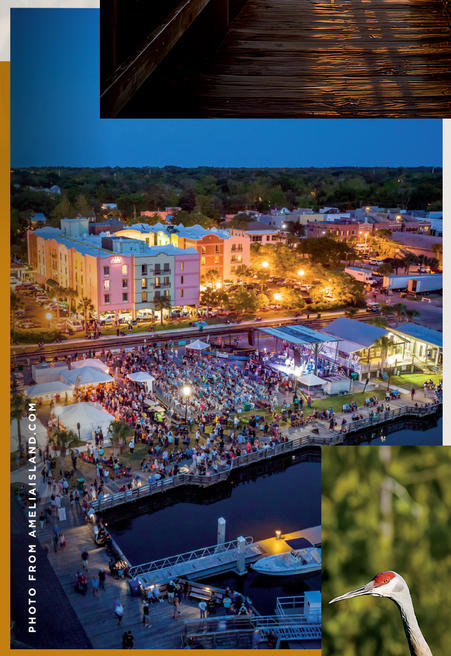
WILDLIGHT PARKS & RECREATION

If being in nature can help you stay well, then you'll be very well at Wildlight. As of now, there are over 12+ miles of Wildlight Trailways (with 50+ planned), from meandering loops around lakes to paths that take you to parks. (As for those, we have 1.1K acres of them planned, including regional, community and neighborhood places to play and relax outdoors — there are even a couple of ponds.) And dotted throughout, you'll find our Wildlight Greenways, what we call our 10.5K acres of preserved untouched land showcasing our commitment to the native landscape.

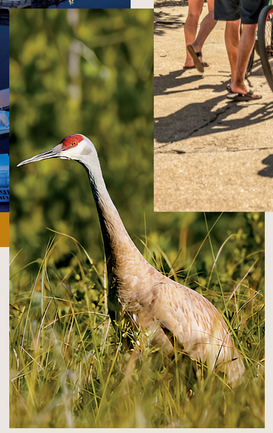


THE PERFECT DAY FOR A *day trip*











Wildlight is ideally located between Jacksonville and Amelia Island — both about 20 minutes in either direction (or a little closer, depending on what district you live in). Which means you get the very beautiful benefit of deciding whether to take in the vibrant energy of the city, or the laidback vibes of the beach. But venture a little farther out, and whole other worlds await. Consider this a little tour guide.



AMELIA ISLAND/ FERNANDINA BEACH

Best for: *a relaxed day by the coast*

ABOUT 20 MINUTES AWAY

If you're looking for a quintessential beach trip, Fernandina Beach just might check all the boxes. Walk through the historic downtown (where there's no shortage of boutiques). Spend some time on the waterfront or marina. Grab some seafood. And make sure to stay long enough to watch the sunset.

ST. AUGUSTINE

Best for: *a lot of history*

ABOUT AN HOUR & 15 MINUTES SOUTH

Spend the day exploring the nation's oldest city, where a full day awaits. Tour Castillo de San Marcos — a 17th-century Spanish fort. Then stroll along the pedestrian-only St. George Street, with its wineries, historic inns, hidden alleyways, boutiques and bookstores ... there are even ghost tours (or historic ones for the faint of heart).

OKEFENOKEE SWAMP

Best for: *a unique wilderness adventure*

ABOUT AN HOUR AND A HALF WEST

If you're in the mood to catch a glimpse (or incredible photo) of some Florida wildlife, head to this blackwater swamp — the largest in North America. A boat tour will put you in the middle of this intact ecosystem that features cypress forests, peat bogs and habitats for over 200 bird species, alligators, black bears and turtles.

FORE!

RATHER BE GOLFING?

You're in the right place. At our latest count, there are over 10 courses within 20 minutes of Wildlight — and nearly double that within 30. Whether you're looking to get a tee time by the ocean, on championship greens or at a locally loved municipal course, we're located in what's considered one of the best golf areas in Northeast Florida. (Need some context? Amelia Island alone has 99 holes among 6 courses.)

JAYBIRD HAMMOCK FARM

Best for: *unplugging and recharging*

ABOUT 25 MINUTES AWAY

Tucked beneath the pines, this hidden gem offers guided nature walks, meditation and sound baths, and other outdoor events designed to help visitors slow down and reconnect with nature. (If you've ever wanted to do yoga with a goat, it happens here.)

JACKSONVILLE

Best for: *sports and culture*

ABOUT 20 MINUTES AWAY

Head into the city for a more energetic vibe. Catch a pro football game (go, Jaguars!) or some minor league baseball (go, Jumbo Shrimp!). Go to a concert. Visit the Jacksonville Zoo. Or wander around the vibrant arts and entertainment districts.



GO TO THE BEACH

If you want that 'toes-in-the-sand' feeling, there's no shortage of shoreline near Wildlight. From state parks to local beaches to hidden gems, here's a short list of our favorites.

Amelia Island Main Beach Park
A classic family-friendly beach on Amelia Island with playgrounds, picnic areas, volleyball courts and nearby restaurants and shops.

Peters Point Beachfront Park
A local favorite on Amelia Island, with wide stretches of sand, easy parking and a more relaxed atmosphere.

American Beach
Rich in history and natural beauty, the more quiet American Beach (also on Amelia Island) is home to one of Florida's highest dunes.

Little Talbot Island State Park
One of Florida's last undeveloped barrier islands, Little Talbot features miles of pristine shoreline, nature trails, wildlife viewing and a true Old Florida feel.

Big Talbot Island (Boneyard Beach)
Famous for its unique and dramatic driftwood-covered shoreline, Boneyard Beach is a favorite among photographers and nature lovers.

Cumberland Island National Seashore
Take a ferry to this Georgia island, known for its otherworldly untouched beaches, maritime forests, historic ruins and wild horses.

wildlight

VISIT US

Come out to Wildlight, and make yourself at home. Take a hike on one of our Wildlight Trailways. Bring a kayak and enjoy Whistling Duck Pond. Have lunch (or drinks or dinner) at one of the many eateries in the Village Center. And tour one of our many models. You just might want to make your stay a permanent one.

TOWN DISTRICT

Wildlight Avenue & Tinker Street
Wildlight, FL 32097
To get here, take I-95 to exit 373 onto FL-200, then turn left on Wildlight Ave.

904.321.1050

GARDEN DISTRICT

Riverbluff Pkwy
Wildlight, FL 32097
To get here, take I-95 to exit 373 onto FL-200, then turn left on Riverbluff Pkwy.

904.321.1050

WILDLIGHT.COM



WILDLIGHT ANNUAL EVENTS

March
Bring on Spring
All sorts of fun, from a petting zoo to an egg hunt

April
Run Wild 5K & 10K
The biggest event of the year — with a race, live music, kids' zone & more

May
Health & Wellness Fair
A joint effort with UF Health & the Wildlight Y

August
Back-to-Schoolapalooza
One last bash before school starts

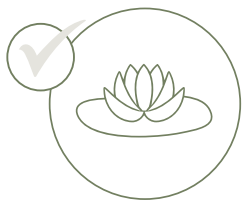
October
Trunk or Treat
Cuties in costume, and lots of candy

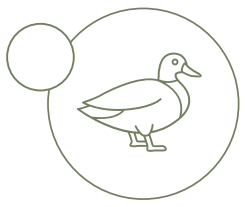
December
Winterfest
A celebration of the season — with a visit from Santa

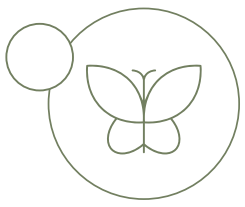
Check out our full event calendar.

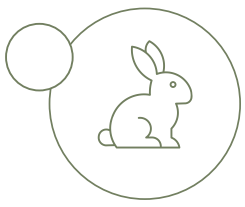
TRAIL SCAVENGER HUNT

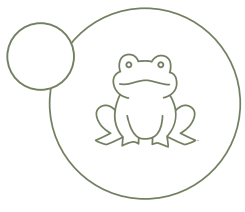
There's no shortage of flora and fauna here. While you're out exploring our parks and trails, keep an eye out for these Wildlight residents in the wild.

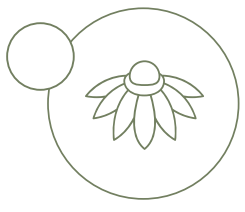

LILYPAD

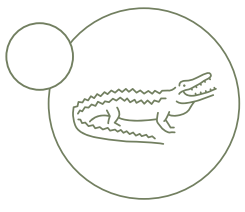

RING-NECKED DUCK


BUTTERFLY


MARSH RABBIT


GREEN TREEFROG


BLACK-EYED SUSANS


AMERICAN ALLIGATOR


EGRET

WHAT ELSE WE'VE BEEN SPOTTING



As of our print date, the most-sighted species at Wildlight was the Boat-tailed Grackle (followed closely by Wax Myrtle and Smallfruit Beggarticks). How do we know? Because of the iNaturalist project, which was created to document the flora and fauna in and around Wildlight. It's a collaboration between University of Florida and residents in the community. For up-to-date species stats, visit the iNaturalist website here:

INATURALIST.ORG/PROJECTS/WILDLIGHT-COMMUNITY

Wildlight is currently under development – all information on this brochure, including statements and images are conceptual in nature, subject to change or cancellation by Raydient Places + Properties or its affiliates without notice, and are provided for general informational purposes only and shall not be relied upon. 10/26