

Residential Estate Lots Price List

- 37 deed restricted estate lots providing golf cart friendly, quiet country living, just minutes from Eastport
- Pricing takes into account lot size and tree placement*
- Preferred lot financing through United Southern Bank
- Prices and terms subject to change
- Deed restricted, min. 1,600sf a/c area and 2,300sf under roof for primary dwelling
- All homes must have a 110sf minimum covered front porch for community continuity
- Amenities provided by 12 Oaks Club & Lodge, access fee of \$20 per month
- HOA fees estimated at \$60 per month, begins 1yr after closing

NO CDD FEES

updated June 25, 2026

Lot sales now open, terms \$5,000 deposit, closings at recording of Platt in October 2026. Contact 12 Oaks for pre-construction discounts offered only on first 10 lots sold, along with information on HOA and deed restrictions.

Ph.1 Lots	Lot Size acres	Lot size SF.	\$ psf*	Lot Price	Pre-sale discounts on first 10 lots sold	Pre-Sale Reservations
9	0.64	27,944	\$4.95	\$138,323		sold
10	0.74	32,392	\$4.95	\$160,340		sold
11	0.65	28,364	\$4.95	\$140,402		
12	0.66	28,824	\$4.95	\$142,679		
13	0.70	30,409	\$4.95	\$150,525		
14	0.72	31,523	\$4.95	\$156,039		
15	0.82	35,504	\$4.70	\$166,869		sold
16	0.85	36,996	\$4.70	\$173,881		
17	1.06	46,029	\$4.70	\$216,336		
18	0.59	25,526	\$4.70	\$119,972		sold
19	0.58	25,294	\$4.45	\$112,558		
20	0.52	22,830	\$4.45	\$101,594		
21	0.51	22,291	\$4.45	\$99,195		
22	0.53	22,943	\$4.45	\$102,096		sold
23	0.50	21,975	\$4.95	\$108,776		
24	0.55	24,024	\$4.95	\$118,919		
25	0.76	32,979	\$4.95	\$163,246		
26	0.80	34,972	\$4.95	\$173,111		
27	0.60	26,259	\$4.45	\$116,853		sold
28	0.58	25,059	\$4.45	\$111,513		
29	0.59	25,881	\$4.45	\$115,170		
30	0.67	29,235	\$4.95	\$144,713		
31	0.70	30,520	\$4.95	\$151,074		

Phase One lot release consist of lots 9 through 31