



airabella

LAKE OCONEE

AUGUST 2026 PROJECT UPDATE



RESIDENTIAL

Building P and its model residence have entered the final phase of construction. Crews are completing interior detail work, final inspections, and finish corrections, the last steps before a building is ready to open its doors. When the model opens, buyers will walk through a fully finished Airabella home for the first time. Seeing the real product, rather than a rendering, is what moves serious buyers from interest to commitment.

Noles Landscapes completed the brick borders and rear-entry hardscape at Building P, including the herringbone paver landing and finished sidewalk detailing. The arrival experience, from the street to the front door, now looks and feels like the finished community, giving buyers and visitors a true measure of the quality Airabella is delivering.

COMMERCIAL CORE

The commercial core has moved from planning into full physical execution. Mass grading continues across the district, alongside pond construction, road subgrade, erosion control, and utility preparation. Each of these steps readies the ground for the first commercial buildings, internal streets, parking, and gathering spaces along Airabella Boulevard. What was a plan on paper months ago is now visible earthwork shaping the town center.

Design of the first commercial buildings advanced through another round of development, covering tenant configuration, storefront composition, service access, outdoor activation, and the streetscape character of Airabella Boulevard. This is the disciplined work that determines whether buildings lease well and build efficiently. Each pass sharpens cost clarity and constructability and moves the buildings closer to final construction documents.



— SALES & LEASING —

A Founders Club is being created for Airabella's first-in tenants, a defined set of privileges reserved for the businesses that commit early. Early commitments are the hardest to win in any new development, and the club gives qualified prospects a concrete reason to move from letter of intent to executed lease now, helping lock in the tenant mix that will set the character of the village.

The team began building an internal brokerage to sell Airabella's residential product. Bringing sales in-house gives the development team direct control over branding, lead management, buyer communication, and sales pace, and it keeps more of the sales economics inside the project, prioritizing investor benefits.

— HOTEL AIRABELLA & WELLNESS —

Hotel Airabella reached a significant milestone this month by selecting a preferred operator. Operator selection is the decisive step in any hotel deal, and it is an especially important partnership for the development team, as our operator must flawlessly merge the Marriott Tribute concept with the vision for our independent boutique hotel anchor. As deal terms are finalized, the path runs directly to a definitive operating agreement and a public hotel announcement.

Three qualified groups are now at the negotiating table for Airabella's medical component, enough to support a formal RFP process. The newest conversation was with a regional healthcare group, owned by a large national organization, that expressed sincere interest in the project. Competitive interest of this kind is what converts conversations into an anchor commitment.



Luxury homes pre-sale with limited investment property opportunities.

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Airabella Lake Oconee is currently under construction. Renderings and plans are representative. Pricing, availability, and incentives are subject to change.