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Welcome Book Thepreserveatpickwick.com

THE PRESERVE AT PICKWICK LAKE WELCOME BOOK

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AT PICKWICK LAKE

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Life by the Water.

Life is a whole different pace for those lucky enough to live by the water. It turns down the volume of our busy lives and allows us to measure the quality in our days.

It encourages time spent outdoors and getting your steps in. Whether you enjoy bird watching, gardening, hiking, swimming, kayaking, paddleboarding, fishing, or boating, there's always something to do by the water.

You'll be drawn to taking your coffee out on the back deck, bonfires at sunset, and afternoon strolls with your pup overlooking breathtaking views of Pickwick Lake. It's your haven to relax, unwind, reconnect, and recharge.

Life on the water increases your levels of peace and contentment, and encourages more quality time on your own as well as with family and friends. Adventures experienced by the water with those you love will likely be the memories you'll cherish for a lifetime.

It's simply where you want to be.

THE PRESERVE AT PICKWICK LAKE WELCOME BOOK



ALL YOU NEED TO ENJOY THE ULTIMATE LAKE LIFESTYLE IS NESTLED WITHIN THE PRESERVE *at* PICKWICK LAKE

An easy drive from Memphis, Nashville, NW Alabama, and NE Mississippi, The Preserve at Pickwick Lake is the luxury resort lakefront community. Retirees, investors, and secondary homebuilders are flocking to Tennessee for the favorable year-round climate, the fully recreational lake, and the benefit of no income tax for TN residents! From the moment you pull through the gated entrance and meander along the paved roads with tall oak trees canopying your journey, follow along to reveal spectacular lake views at the elegantly designed community clubhouse, multi-tiered pools, covered hot tub, and outdoor seating overlooking Pickwick Lake from an elevation of over 700'. Boat enthusiasts will enjoy the covered boat slips with power and water at the private community marina and the community boat launch. *With one-of-a-kind amenities, there's something for everyone to make The Preserve at Pickwick the only place you'll want to be.*

LUXURY RESORT LAKEFRONT COMMUNITY WITH WATERFRONT LOTS, LARGE ACREAGE ESTATE LOTS & WOODED LAKE ACCESS LOTS

One-of-a-kind Amenities Include:



COMMUNITY FEATURES

- Beautifully Landscaped Secure Gated Entrance with Brick Paver Entry, a Waterfall Feature & Guard House
- Private Marina & Boat Slips
- Community Boat Launch
- NEW! Pickleball & Tennis Courts
- NEW! Bocce, Cornhole & 9-Hole Precision Putting Green
- Paved Roads, Community Water & Sewer
- Tall Oak Trees
- Activity Lawns & Green Space



ELEGANTLY DESIGNED COMMUNITY CLUBHOUSE

- 3 Covered Stone Decks Overlooking Lake
- NEW! Golf Simulator Room
- NEW! Indoor Basketball Court
- NEW! Hydromassage Room
- Fitness Center with Locker Rooms
- Movie Theater with Stadium Seating
- Full Kitchen & Dining Area
- Conference Room
- Stone Fireplaces
- ADA Compliant



COMMUNITY POOL

- 700' Elevation with Spectacular Lake Views
- Pool House with Restrooms
- Multi-tiered Pools with Rock Wall & Beach Entry
- Separate Pool with Slide
- In-ground Hot Tub
- Decking for Tanning, Dining & Lounging
- Large Fire Pit Overlooking the Lake

Lake Lifestyle Amenities







Welcome to The Preserve at Pickwick Lake



The Preserve AT PICKWICK LAKE



CLUBHOUSE

Α

700' Elevation with Spectacular Lake Views • Multi-Tiered Pools w/ Rock Wall & Beach Entry • Pool House w/ Restrooms • Movie Theater w/ Stadium Seating

- Fitness Center w/ Locker Rooms
- Hydromassage Room
- · Bocce & Cornhole Courts
- Indoor Basketball Court
- Golf Simulator Room
- •9-Hole Precision Putting Green
- 3 Covered Stone
- Decks Overlooking Lake
- Stone Fireplaces
- In-Ground Hot Tub
- Large Fire Pit Overlooking the Lake

COMMON AREA

• Tennis & Pickleball Courts • Covered Gazebo

COMMUNITY MARINA & BOAT RAMP

BOARDWALK

C

FOR MARKETING PURPOSES ONLY. PLEASE REFER TO THE RECORDED PLAT FOR LOT SPECIFICATIONS.

This is a Conceptual Rendering of *The Preserve at Pickwick* prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to approval by applicable government agencies before consideration to be developed. All plans, amenities, and designated areas are proposed and subject to change without notice. 2025.



THE SECRET BEHIND WORLD CLASS FISHING AT PICKWICK LAKE— "THE CATFISH CAPITAL of the WORLD"

Running 50 miles from Wilson Dam to Pickwick Dam, Pickwick Lake encompasses 47,500 acres and 490 miles of shoreline. As part of "The Great Loop" waterway connecting south to the Gulf, Pickwick Lake meets the Tombigbee Waterway, Mobile Bay, and Tennessee River. The minimum water elevation for the reservoir in the winter is 408 feet and typical summer operating range is 413, making Pickwick Lake one of the few lakes in Tennessee with little fluctuation throughout the year and one of the best year-round boating opportunities with world-class fishing. As a result, Pickwick Lake is a major vacation spot and magnet for recreational boaters and anglers.

Pickwick Lake annually is recognized as Bassmaster Top 100 bass lakes in the United States. Largemouth, smallmouth, and spotted bass are a plentiful species inhabiting the lake. Other fish species include catfish, crappie, walleye, bluegill, sunfish, warmouth, striped bass, white bass, sunfish, paddlefish, and sauger.

The Local Area—Experience The History, Heritage, Hospitality & Charm

A GOLFER'S DREAM COME TRUE

Golf enthusiasts of every skill level—this is a game changer. Come practice your swing, rain or shine, at the Clubhouse's state-of-the-art golf simulator with stunning reproductions of the world's best courses and brush up on your putting skills on the new 1,750 sq. ft. 9-hole precision putting green. Book a tee time at the year-round Pickwick Landing State Park Golf Course with well-groomed Champion Bermuda greens and 419 Bermuda fairways. Built in 1973, the 18-hole course offers breathtaking views and challenging play for golfers of any skill level.

For the passionate golfer, take your play to the next level. The Robert Trent Jones Golf Trail is a masterpiece of golf courses. The 100 mile journey along The Robert Trent Jones Golf Trail includes a total of 26 courses and over 468 incredible holes, offers genuine championship layouts—and an unforgettable experience for golf lovers. The courses were designed by Mr. Jones with two major objectives: to challenge the world's best golfers for years to come and to provide an enjoyable round for the casual or beginning player. When the first course along Alabama's Robert Trent Jones Golf Trail opened in 1992, the golf vacation experience was changed forever.

MUSCLE SHOALS: THE BIRTHPLACE OF THE SOUTHERN SOUL SOUND

A short drive southeast near Florence from The Preserve at Pickwick Lake, you'll find a piece of Southern music history and a MUST SEE for music lovers. The legendary Muscle Shoals Sound Studio is noted as the birthplace of the Southern soul sound. The quiet Alabama town of Muscle Shoals churned our classic hits like Percy Sledge's "When A Man Loves a Woman"; "I Never Loved A Man" by Aretha Franklin; "Brown Sugar" by The Rolling Stones; and "I'll Take You There" by The Staple Singers. Etta James, Willie Nelson, Cher, Cat Stevens, The Muscle Shoals Rhythm Section, and Jimi Hendrix produced timeless hits with notable hints of pure and distinct Muscle Shoals, Alabama sound fusing hillbilly, blues, rock 'n roll, country, and gospel.

Today, the Muscle Shoals Sound Studio and the FAME Studio both continue to operate as working studios, as well as being popular tourist attractions, offering daily tours of the restored facilities.

LUXURY RESORT LAKEFRONT COMMUNITY WITH WATERFRONT LOTS, LARGE ACREAGE ESTATE LOTS & WOODED LAKE ACCESS LOTS



All you need to enjoy the ultimate lake lifestyle is nested within The Preserve at Pickwick Lake

The Preserve AT PICKWICK LAKE

Call for details, including special buyer incentives and financing—or to book your priority appointment for the One-Day-Only Waterfront Land Sale, Saturday, June 7th!

(888) 396-3557

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