



Welcome to a New Kind of Hometown



COMMUNITY GUIDE

BABCOCK RANCH

Live a better life

Born From a Love Affair with the Land

The landscape and habitat inspired a vision, which motivated the efforts of many, which led to a place that embraces community, technology and the environment like never before. And now, with new neighborhoods open and coming to life, the Babcock Ranch vision has become reality.

Building a new town from the ground up is no small feat. It takes collaboration, creativity, and an intense focus on details. Babcock Ranch is an example that smart growth and preservation can work hand in hand. What was once just 18,000 acres of land is now a ground-breaking town with sustainability built into its infrastructure. Our eight core initiatives continue to guide our decisions at every stage of development. From solar energy to alternative transportation to vibrant gathering spots, Babcock Ranch has become an innovative, open and welcoming hometown for everyone.

CORE INITIATIVES



ENVIRONMENT



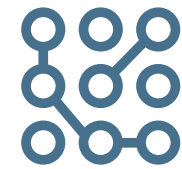
HEALTH



EDUCATION



ENERGY



TECHNOLOGY



TRANSPORTATION



STORM SAFETY



FUN

Each of our neighborhoods offers timeless architectural designs that encourage social interactions and reflect a strong sense of town, appealing to young millennials, growing families, empty nesters and retirees alike. With a variety of home styles and price points, easy walking or biking distance to amenities and access to the Babcock Ranch trail system, finding your ideal home is as easy as the Southwest Florida breeze.



“ I’ll never forget the first time I visited Babcock Ranch and how hopeful I was for the opportunity to do something special with this property. We set out to show how preservation and development could work together. But thanks to the right partners and planning, Babcock Ranch has become a testament to so much more. We’re so glad you decided to visit. Perhaps the land will affect you the way it did me. ”

SYD KITSON, Chairman & CEO, Kitson & Partners



Like No Place Else

- The first greenfield master-planned “smart town” in the U.S.
- World’s first town utilizing onsite solar generation facilities to produce more clean, renewable energy than it consumes
- Powered by two photovoltaic solar energy facilities with a combined total of 650,000 solar panels laid out along 870 acres of land
- 50% of the land (9,000 acres) dedicated to natural greenways, parks and lakes
- 50,000+ residents upon build-out
- Surrounded by a 73,000-acre nature preserve
- Among the country’s 50 top-selling master-planned communities of 2020 and 2021 by RCLCO
- 2020 Master Planned Community of the Year by the Lee Building Industry Association





Live Your Happiest & Healthiest Life

As the country's first solar-powered town rooted in sustainability, we're drawing the blueprint for the hometown of tomorrow. From nature trails and healthcare, to excellent schools within walking distance from home, and even shopping and dining, Babcock Ranch provides everything you need to live your best life.

HEALTHY = HAPPY

From the Lee Health Healthy Life Center, to carefully planned greenspaces and nature trails, to our robust resident programming, there are countless ways to get active, expand your social circle, and build a life that positively shapes your overall well-being.

INNOVATIVE EDUCATION

From early childhood and beyond, Babcock Ranch prioritizes best-in-class education. Whether at Babcock Neighborhood School or Bloom Academy, activities and classes through the Healthy Life Center, or at our collaborative workspace, The Hatchery, you'll always find bright minds gathering to grow and learn.

THE FUTURE IS NOW

At Babcock Ranch, technology and nature work together to create a fully connected town that will thrive for generations to come. Our hometown is equipped with high-speed fiber optic internet, solar-powered renewable energy, and energy-efficient homes.

COMMERCE & CUISINE

Convenience close to home is guaranteed when you live in Babcock Ranch. Located at the community's main entrance is Crescent B Commons, a retail plaza that will offer an array of shopping, services, dining experiences, and yes...a Publix!

BE THE ADVENTURE

Babcock Ranch wasn't designed to simply exist in harmony with our environment, but to celebrate it. Over 50% of Babcock Ranch is dedicated to greenways, parks, and nature paths, with a variety of outdoor spaces that facilitate an active lifestyle.

THE GOOD LIFE

In addition to our abundant trails, lakes, and parks, Babcock Ranch is home to resident pool and clubhouse amenities. These gorgeous, resident-only amenities evoke the natural wonder of Florida wilderness while providing a one-of-a-kind amenity experience for residents.

MEET YOU DOWNTOWN

Founder's Square is a social hub of our town, home to Cup a Joe @ Curry Creek Outfitters, Slater's Goods & Provisions, Square Scoops Creamery, and more. It is also the site of community events, music, and celebrations for all ages.

LOOK TO TOMORROW

More is on the horizon for our town. At build out, Babcock Ranch will be home to additional neighborhoods, combined retail and commercial (up to 6 million square feet), medical facilities, additional schools, hotel and office space, and 50 miles of trails.



LEGEND

- CIVIC/COMMERCIAL BUILDINGS
- RESIDENTIAL
- FUTURE RESIDENTIAL
- MIXED USE
- TOWN CENTER
- WETLANDS
- TRAIL
- FUTURE TRAIL
- FUTURE ROAD
- TRAILHEAD
- MODEL
- SALES CENTER MODEL



All Towns Aren't Created Equal

LAKE TIMBER

Lake Timber captures the unique architectural vision of Florida's past, invoking the warmth and sociability of a small coastal town. Lake Timber offers 185 single-family homes and 25 townhome residences.

FROM THE \$300s TO \$1 MILLION

FLORIDA LIFESTYLE HOMES - WCI
PULTE HOMES

LAKE BABCOCK

A welcoming neighborhood with multiple home options, including large lake-view homesites. Home designs feature Florida-inspired architecture and generous outdoor living spaces.

**SINGLE-FAMILY AND ESTATE HOMES
FROM THE \$500s TO OVER \$1.5 MILLION**

MERITAGE HOMES - PULTE HOMES - AR HOMES
DIVCO CUSTOM HOMES - FLORIDA LIFESTYLE HOMES

PARKSIDE BY PULTE HOMES

Parkside is comprised of 132 homes nestled against a community park. Adjoined by spaces planned for mixed use, residents have many great experiences to look forward to.

STARTING FROM THE MID \$300s

BABCOCK NATIONAL BY LENNAR

Babcock National is a country club community offering terrace condominiums, luxury coach homes, estate homes, and an 18-hole golf course, resort-style pool, and other exclusive amenities.

STARTING FROM THE MID \$200s

TRAIL'S EDGE BY LENNAR

In Trail's Edge you'll find executive, manor, villa and single-family homesites. Waterways and nearby parks and wetlands offer a blend of activity, peace and quiet.

STARTING FROM THE \$300s

CRESCENT GROVE BY MERITAGE HOMES

Crescent Grove features single-family homes in an intimate enclave built with the innovative, energy-efficient homes that Meritage is known for.

STARTING FROM THE MID \$200s

EDGEWATER & EDGEWATER SHORES BY PULTE HOMES

Edgewater and Edgewater Shores offer single-family homes with 2-4 bedrooms. Both neighborhoods have community pools, and their proximity to nature trails and Founder's Square make them ideal for active families.

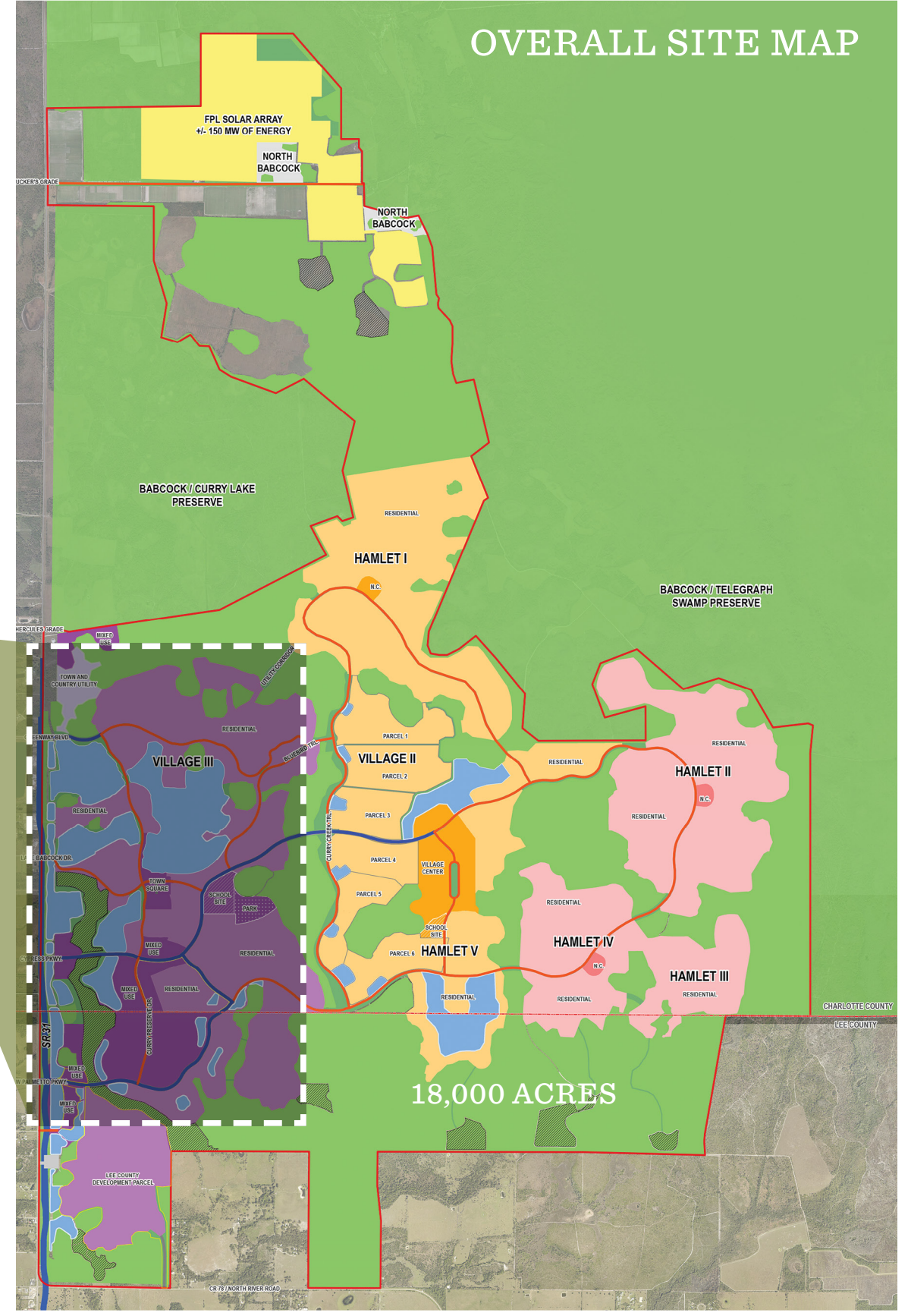
STARTING FROM THE \$3000s

NORTHRIDGE BY PULTE HOMES

Now selling out of the Parkside neighborhood, Northridge offers 322 one and two-story single-family homes with options for both water and preserve views.

STARTING FROM THE LOW \$300s

COMING SOON The Preserve by D.R. Horton & Waterview Landing by Toll Brothers





BABCOCK RANCH

DISCOVERY CENTER AT WOODLEA HALL
 Mon – Sat 9am – 5pm | Sun 11am – 5pm
 42850 Crescent Loop | Babcock Ranch, FL 33982
 941-257-4936 | babcockranch.com

KITSON
 & PARTNERS

Kitson & Partners is the master development firm behind Babcock Ranch. The Florida-based private real estate development company specializes in sustainable master planned communities and retail centers committed to being a positive influence on our communities, responsible stewardship of the land, and minimizing environmental impacts.



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