

An aerial photograph of a suburban community. In the foreground, a red metal truss bridge spans a body of water. The bridge has decorative circular emblems on its side. To the right of the bridge, a paved road curves through a lush green landscape with palm trees and other vegetation. In the background, a large lake is visible, surrounded by a dense residential area with many houses. The sky is blue with some clouds.

# 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 to create a place that embraces community, technology and the environment like never before. 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, and Babcock Ranch has become an innovative, open and welcoming hometown for everyone.

## CORE INITIATIVES



ENVIRONMENT



HEALTH



EDUCATION



ENERGY



TECHNOLOGY



TRANSPORTATION



STORM SAFETY



RECREATION



## SOMETHING FOR EVERYONE

As the country's first solar-powered town rooted in sustainability, we're drawing the blueprint for the hometown of tomorrow. A place where community, technology, and nature come together to create a place unlike anywhere else in the world. From nature trails and healthcare, to energy-efficient homes and excellent schools, shopping, and dining within walking distance, Babcock Ranch provides everything you need to thrive.

And soon our next phase of development, Midtown, will come to life bringing new neighborhoods and new builders, an expansive mixed-use village green, and a 3.5-mile linear park unlike anything you've seen before. At build out, Babcock Ranch will offer up to 6 million square feet of retail and commercial, medical facilities, additional schools, hotel and office space, and 100+ miles of trails.



## Like No Place Else

- The first greenfield master-planned "smart town" in the U.S.
- World's first town utilizing onsite solar generation to produce more clean, renewable energy than it consumes
- Powered by two photovoltaic solar energy facilities including a total of 680,000 solar panels and a 10MW battery storage facility laid out along 870 acres of land
- 50% of the land (9,000 acres) dedicated to natural greenways, parks and lakes
- America's most walkable, hikeable, and bikeable town linked together by an extensive greenway and trail system
- 50,000+ residents upon build-out
- Surrounded by a 73,000-acre nature preserve
- Ranked in the top 10 best-selling master-planned communities in 2023 by RCLCO and John Burns Real Estate Consulting



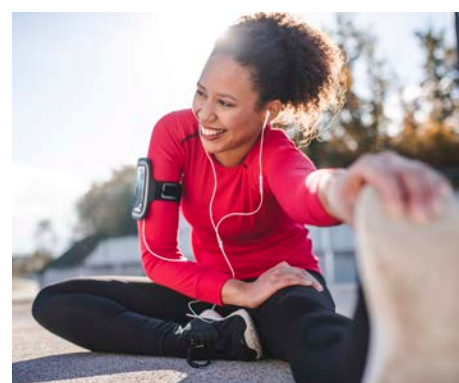




# Bikeable Walkable Rowable

Babcock Ranch is an unparalleled destination for outdoor living, planned for 100+ miles of trails, an abundance of lakes, and dozens of parks at build out. Each day is a new adventure: bike looping trails, play soccer with friends, walk to the local fishing hole, and so much more.

50% of Babcock Ranch's footprint is set aside for green spaces designed to reflect our appreciation for and sensitivity to local ecologies, from native plant areas and wildlife to important hydrologic networks. As our story unfolds, we will incorporate stewardship, sustainability, and restoration as key features in our outdoor spaces designed for a healthier, happier lifestyle.



## Have You Ever Seen a Park Within a Park?

Our next phase of development includes a one-of-a-kind, three-and-a-half-mile linear park spanning a combined 50 acres in MidTown. Made up of six parks interconnected by our trail system, planned amenities include:

- Themed play spaces
- Dog parks
- Over 3-Acre Lagoon for fishing and kayaking
- Native plant trails
- Multi-purpose field for sports or events
- Splash Park
- Outdoor Fitness Equipment
- Inclusive, all-abilities playground

## Preserving Our Wetlands

During construction, a weir system was introduced to restore historic waterways of the Curry Lake Preserve ecosystem.

### AFTER REHYDRATING SURROUNDING WETLANDS:



Native vegetation thrived, reclaiming the land from invasive species



Crayfish returned to its waters, an important food source for local birds



Hosts of bird species returned and once again call Curry Lake home



# Convenience 'Round Every Corner

Babcock Ranch has been thoughtfully designed to help residents live their best life. While we have hiking and biking paths, greenways, and lakes perfect for outdoor adventures, we also offer incredible conveniences right in our hometown.

Babcock Ranch is intentionally designed to offer multiple town centers so residents can enjoy a walkable lifestyle no matter where they live. Bike to work, walk to your favorite restaurant or even the doctor.

From trails to entertainment to healthcare, there's a million ways to enrich your life at Babcock Ranch.



## Main Street Meets Modern Life



### FOUNDER'S SQUARE

Home of Slater's Provisions, restaurants, the Hatchery co-work space, Food Truck Fridays, and countless community celebrations.



### CRESCENT B COMMONS

A retail plaza with convenient shopping, services, dining experiences, and yes... a Publix!



### THE SHOPPES AT YELLOW PINE (COMING SOON)

A lakefront retail plaza featuring an array of exciting new dining, retail and medical options including Ace Hardware, Marshalls, 5 Below and Topsy Nail Bar.





# Best-in-Class Education

From Pre-K through high school, Babcock Ranch offers excellent schools minutes from home. Both Babcock Neighborhood School and Babcock High School offer a “greenSTEAM” education that integrates Science, Technology, Engineering, the Arts and Mathematics. Focusing on local landscape, history, culture, and context encourages students to explore the world around them. Additional schools will be added to our hometown to meet the growth of Babcock Ranch.



Opened in 2022 and built with sustainable materials, Babcock High School offers students collegiate-level experiences, with facilities for agricultural and environmental science, computer and IT labs, a media lab for graphic design, a sound and video production studio, an art studio, a large robotics, laser, and 3-D printer lab.



Next door to Babcock High School sits the Field House, which is outfitted with sports courts, a cafeteria, and theater space. It doubles as an emergency shelter and community event space.





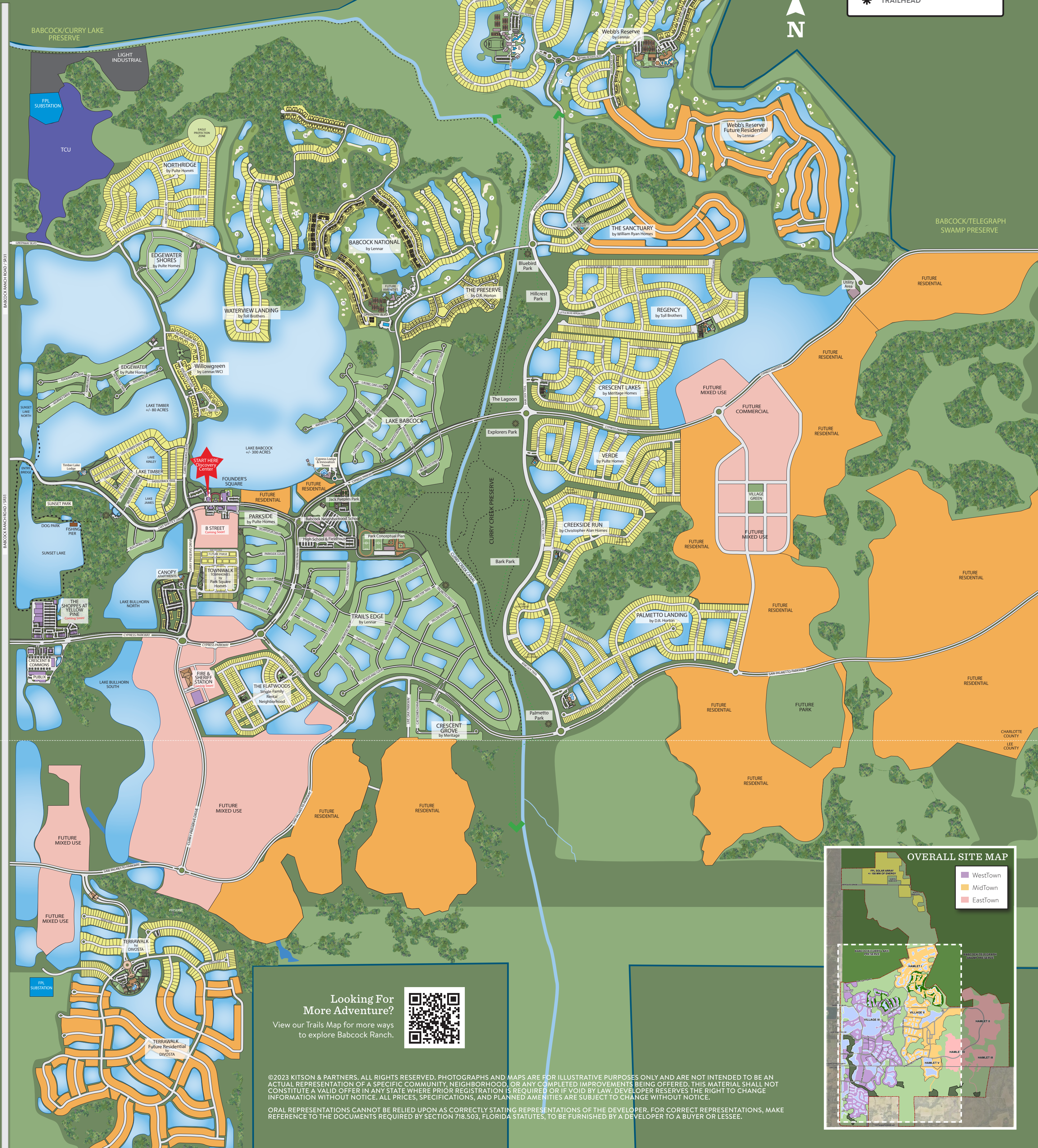


# BABCOCK RANCH

*Live a better life*

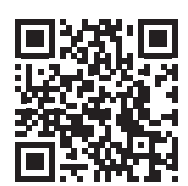
## LEGEND

- CIVIC/COMMERCIAL BUILDINGS
- RESIDENTIAL
- FUTURE RESIDENTIAL
- MIXED USE
- WETLANDS
- SOLD OUT NEIGHBORHOOD
- TRAIL
- FUTURE TRAIL
- TRAILHEAD



Looking For  
More Adventure?

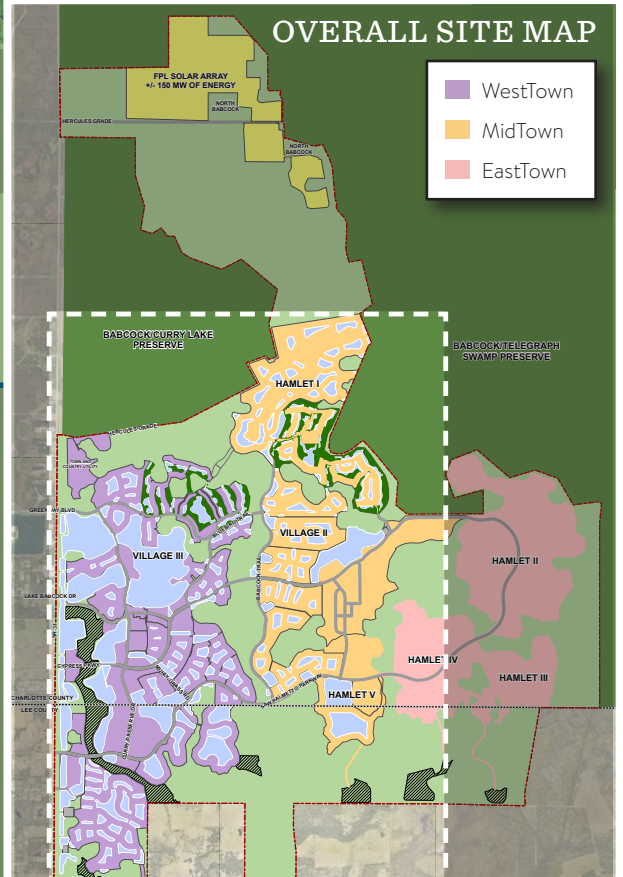
View our Trails Map for more ways  
to explore Babcock Ranch.



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## OVERALL SITE MAP







# Building a Community Through Technology

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

## PROUD TO BE AMERICA'S FIRST SOLAR-POWERED TOWN

Renewable energy is a way of life at Babcock Ranch. Producing renewable energy at a large scale empowers residents to minimize their environmental footprint at no additional cost. In partnership with Florida Power & Light Company, Babcock Ranch houses the FPL Babcock Ranch Solar Energy Center, FPL Babcock Preserve Solar Energy Center, and a battery storage system on 870 acres of land.

Each solar energy center can generate nearly 75 MW of clean energy, for a combined total of nearly 150 MW - which is equivalent to more than 650,000 solar panels and the ability to power approximately 30,000 homes. Babcock Ranch's 10 MW battery storage system was the largest in the nation when it was commissioned and stores power generated by the FPL Babcock Ranch Solar Energy Center, ensuring a steady supply of power on partly cloudy days and at night. The FPL Babcock Ranch Solar Energy Centers and battery storage system also ensure that the net production of clean, renewable energy at Babcock Ranch exceeds the total amount the town consumes.

## IT'S EASY BUILDING GREEN

We're a certified Platinum "Florida Green" community by FGBC, the highest level available. All homes must receive a Bronze Standard of Certification or higher from the Florida Green Building Coalition.

We believe that innovative homes are healthier and can reduce the cost of home ownership. To test this hypothesis, Babcock Ranch opened Innovation Way in 2022. Comprised of seven homes in our Lake Timber neighborhood, Innovation Way serves as a living laboratory to explore the health, wellness and financial benefits of innovative, environmentally sustainable home construction. From intelligent heating and cooling systems to clean water technology and smart home integrations, this one-of-a-kind real-world platform allows our builders to experiment and develop new standards for all homes built in Babcock Ranch.

## Did you Know?

Solar amenities are found throughout the community to encourage sustainable habits.



**SOLAR TREES** - Part technology, part public art, Babcock Ranch's solar trees serve as charging stations for handheld devices and act as a focal point for renewable energy education.



**SOLAR CAR CHARGING STATIONS** - Clean energy goes beyond what's powering homes and businesses. That's why we have installed electric vehicle (EV) charging stations throughout this community.





# Where Fun is a Way of Life

Happiness is a key component to a healthy life, and it's important to have fun! Our Lake Timber Lodge and Cypress Lodge amenities provide one-of-a-kind experiences for Babcock Ranch residents, with modern pools, game lawns, playgrounds, and spectacular views of Lake Timber and Lake Babcock. Golf-loving residents of Babcock National can hit the links on their own spectacular 18-hole golf course designed by Gordon Lewis.

From Food Truck Fridays to farmers markets to the Babcock Ranch Art Show, there's always something to look forward to at Babcock Ranch. Our robust calendar of resident events, vibrant gathering spaces, nature trails, and waterways create experiences that make you want to stay longer and spend more time

## GET TO KNOW THE NEIGHBORHOOD (AND OUR BUILDERS)

Homes in Babcock Ranch offer a sustainable way of life and our vibrant neighborhoods each have their own distinct characteristics. From townhomes, villas, and condos, to single-family estates and active adult neighborhoods, to apartments and single-family rental homes, we have countless options to help you find your perfect fit.

Our builders were carefully selected to bring our diverse neighborhoods to life with beautifully crafted, sustainability designed homes. Industry leaders offering a demonstrated commitment to excellence, and a shared desire to create an innovative, responsibly developed hometown that exists in harmony with our environment.

### NEIGHBORHOOD BUILDERS From the high-\$200s to over \$4 million

**DIVOSTA**

**D·R·HORTON**  
America's Builder

**LENNAR**

**CHRISTOPHER ALAN HOMES**

**Pulte HOMES**

**Park Square HOMES**

**Meritage Homes**

**Toll Brothers**

**William Ryan Homes**  
Making Homes Personal

### CUSTOM BUILDERS Starting over \$1 million

**R HOMES**  
BY ARTHUR RUTENBERG

**DIVCO**  
CUSTOM HOMES

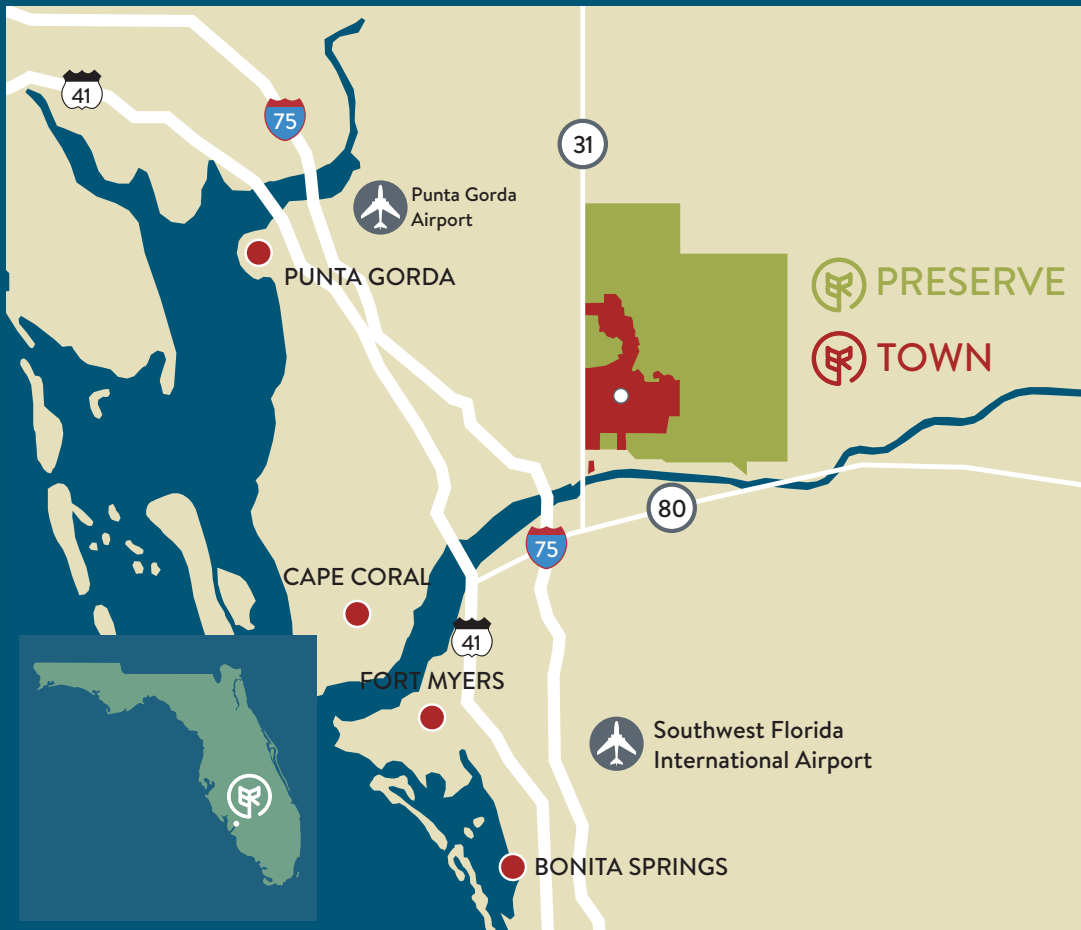
**Florida Lifestyle Homes**

### RENTAL NEIGHBORHOODS

**THE FLATWOODS**  
BABCOCK RANCH

**CANOPY — AT — BABCOCK RANCH**





## 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](http://babcockranch.com)



**MASTER-PLANNED  
COMMUNITY OF THE YEAR**

**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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