



Welcome to a New Kind of Hometown

BABCOCK RANCH
COMMUNITY GUIDE








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.

Our newest phase, MidTown, is coming to life with new neighborhoods, new builders, an expansive mixed-use village green, and The PKWY, a series of six interconnected parks. At build-out, Babcock Ranch will offer up to 6 million square feet of retail and commercial, medical facilities, additional schools, hotel, 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 687,000 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 2024 by John Burns Real Estate Consulting

Convenience 'Round Every Corner

Intentionally designed, Babcock Ranch offers multiple town centers so residents can enjoy a walkable lifestyle no matter where they live within the community.

With a range of restaurants serving diverse cuisines, a grocery store, convenient services, and medical facilities providing essential care, residents have access to everything they need within reach.

Whether it's grabbing a quick bite to eat, running errands, or meeting a friend for coffee, the proximity of these services simplifies daily life and fosters a sense of community connection.

As the community grows, additional town centers are planned to bring more options and more fun! Six million square feet of purposefully planned retail and commercial, additional schools, more award-winning builders, and integrated transportation will strengthen the foundation we have created for a balanced life.



Main Street Meets Modern Life



FOUNDER'S SQUARE

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

CRESCENT B COMMONS

A retail plaza with a Publix, Starbucks, and a variety of services and dining experiences.



THE SHOPPES AT YELLOW PINE (OPENING 2025)

A lakefront retail plaza featuring an array of exciting new dining, retail, and medical services by Tampa General.

B STREET (OPENING 2026)

A new walkable plaza, featuring a vibrant mix of shopping, dining, retail, office, and residential spaces.



CURRY COMMERCE CENTER (OPENING 2026)

A state-of-the-art commercial center offering flex space to accommodate industrial, office or showroom space.



Bikeable Walkable Rowable

Babcock Ranch is an unparalleled destination for outdoor living, with 100+ miles of trails, an abundance of lakes, and dozens of parks planned for build-out. Each day is a new adventure.

Explore over 35 miles of existing and open interconnecting, pet-friendly hiking, biking, and jogging trails, with another 7.5 miles currently under construction. Nestled along wetlands, preserves, winding creeks, and wildlife habitats, Babcock Ranch’s trails feature concrete, crushed shell, and natural surfaces.

Babcock Ranch is gearing up to open the William and Mary Ann Smith Sports Complex, a regional park and outdoor sports facility for the public and Babcock Schools. The sports complex will offer softball, baseball, and multipurpose fields, a skate park, a game night field, a running track, expansive flex lawns, and access to Dr. Bill Hammond nature trails.

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 and wildlife areas to important hydrologic networks. As our story unfolds, we will incorporate stewardship, sustainability, and restoration as key features in our outdoor spaces.

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



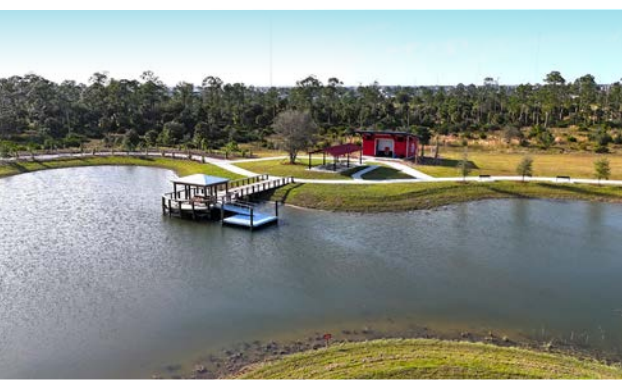
Hosts of bird species returned and once again call Curry Lake home

Where Fun is a Way of Life

Happiness is a key component to a healthy life! Our Lake Timber Lodge and Cypress Lodge amenities provide one-of-a-kind experiences for residents, with pools, game lawns, playgrounds, and spectacular views of Lake Timber and Lake Babcock.

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 and vibrant gathering spaces create opportunities to meet new friends and catch up with neighbors.

Come rock out at Babcock Jams! Led by singer, songwriter, and master guitar instructor, Dave Isaacs, Babcock Jams takes the town’s commitment to music to the next level starting with monthly workshops for singers and acoustic musicians with a goal of forming resident musician groups and performances. Babcock Jams marks the beginning of a full arts program that will be announced throughout 2024.



THE PKWY

BABCOCK TRAIL PARK SYSTEM

Have You Ever Seen a Park Within a Park?

Babcock Ranch's MidTown introduces The PKWY, a system of six new parks spanning approximately 313 acres of Curry Creek Preserve. The innovative string of new parks is threaded with connecting walking paths along a meandering green space. Each park is uniquely designed with its own purpose and custom-built features to encourage every child, including the child within us, to go out and explore, play, exercise, and enjoy time in nature.

BLUEBIRD PARK features grassy mounds, bluebird-themed amenities, and innovative playground equipment.

HILLCREST PARK takes the high ground with an impressive hill for climbing, slides to the bottom, and a two-story observation tower.

THE LAGOON offers serenity and invites anglers to the new 3.3-acre lake for catch-and-release fun in the stocked lake.

EXPLORERS PARK is partially funded by a \$1.5 million Florida legislative grant to make it a fully inclusive park for people of all abilities. This one-of-a-kind park features a playground with custom equipment that will allow the imagination to run wild. Special sensory areas will be installed, including a 3-D simulation of a Florida panther and cub along with a sensory farm park. An impressive community garden is sure to please residents with a green thumb.

BARK PARK features two fenced-in areas for small and large breeds, agility courses, and watering stations.

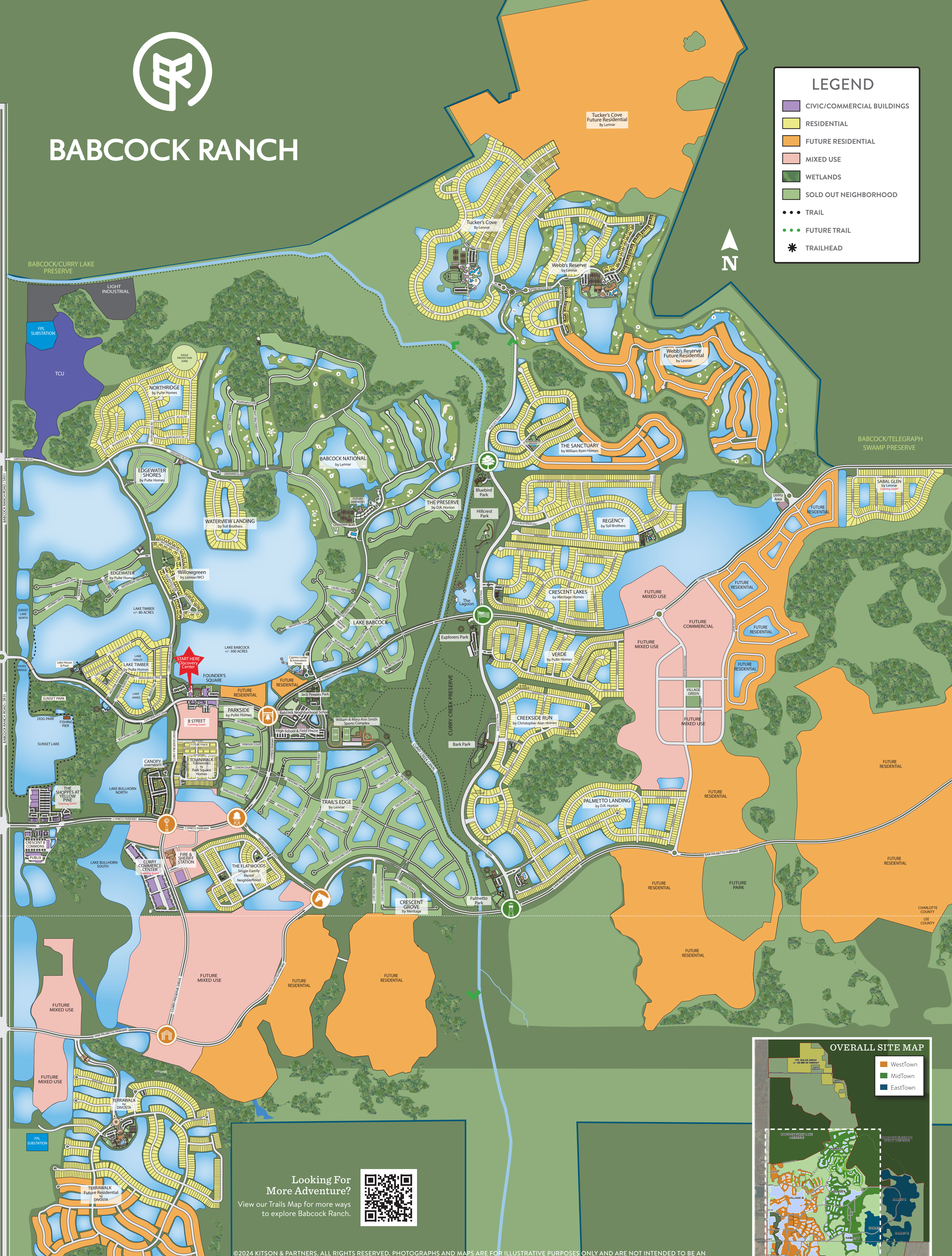
PALMETTO PARK is geared for play with a covered basketball court, exercise areas and equipment, a super-sized splash pad with an overhead waterfall, a two-story treehouse-themed playground, a large multi-purpose field and more.



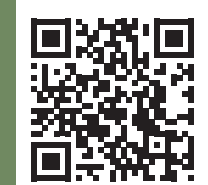
BABCOCK RANCH

LEGEND

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

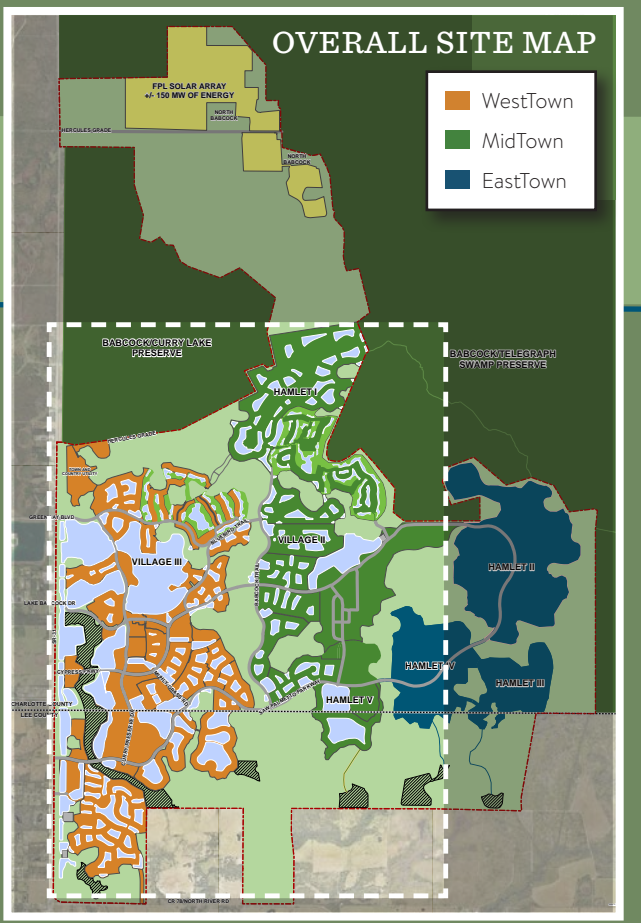


Looking For More Adventure?
View our Trails Map for more ways to explore Babcock Ranch.



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CHARLOTTE COUNTY
LEE COUNTY

CHARLOTTE COUNTY
LEE COUNTY



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.



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, and a large robotics, laser, and 3-D printer lab.

A Healthy Life is a Happy Life



Health and wellness is an integral part of Babcock Ranch. From a state-of-the-art wellness facility to 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.

The shared Lee Health and WellWay facility in Founder’s Square offers residents an array of modern and convenient health services. Visit your primary care physician, see a physical therapist, take educational health classes, enjoy a workout, and much more all in one place.



Tampa General Hospital, one of the nation’s leading academic health systems, is coming soon to Babcock Ranch to bring residents access to best-in-class care. The first of this exciting partnership is the TGH Urgent Care Powered by Fast Track in The Shoppes at Yellow Pine. There will be a robust care team available to meet all the needs of our growing community.



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. The solar centers' 687,000 solar panels can generate a combined total of nearly 150 MW and have the ability to power approximately 30,000 homes. Babcock Ranch's 10-MW battery storage system can harness extra energy produced at the solar energy centers when the sun's rays are strongest during the day and help keep the lights on at night. This ensures 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.

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 sustainability-designed homes, a 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
DREAMS WITHIN REACH

Pulte HOMES

Park Square HOMES

Meritage Homes

Toll Brothers

William Ryan Homes
Making Homes Personal

Florida Lifestyle Homes

RENTAL NEIGHBORHOODS

THE FLATWOODS
BABCOCK RANCH

Canopy
— AT —
BABCOCK RANCH

SOLAR RANCH AN FPL ECO-DISCOVERY CENTER

Just north of Babcock Ranch's entrance, you will find an interactive, family-friendly educational center. At the Solar Ranch, you can learn about the benefits of solar energy and clean technology. Try your hand at building a virtual solar community! Immerse yourself in clean energy initiatives, climb the three-story Observation Tower, and participate in a scavenger hunt. There is so much to discover!

For more information, call: 941-467-1484
8500 SR 31, Babcock Ranch, FL 33982



SOLAR TREES & CAR CHARGING STATIONS
Babcock Ranch integrates technology and art with solar trees, functioning as both charging stations for handheld devices and focal points for renewable energy education. Electric vehicle (EV) charging stations are throughout the community, emphasizing the broader scope of clean energy beyond just residential and commercial power.



BABCOCK RANCH

DISCOVERY CENTER
New Home Sales & Information

Mon – Sat 9am – 5pm | Sun 11am – 5pm

42850 Crescent Loop | Babcock Ranch, FL 33982

941-257-4936 | babcockranch.com



**BEST PLACES
TO LIVE 2024**



**TOP SELLING
MPC 2024**

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.

