

LAKEWOOD RANCHSM

F L O R I D A





WE ARE LWR

ON THE RANCH, WE CELEBRATE SUNSETS. LONG STRETCHES. DEEP ROOTS AND EXPANDING WINGS. WE CHERISH FRIENDSHIP, A WAVE HELLO, AND ALWAYS HAVING ROOM FOR ONE MORE. WE SUPPORT WHAT LIFTS YOU, WHAT ENLIVENS YOU, WHAT CONNECTS YOU AND WHAT SURPRISES YOU. WE ARE LAKEWOOD RANCH, AND WE CAN'T WAIT TO WELCOME YOU HOME.

SUNSET YOGA
AT SARASOTA POLO CLUB



wellbeing

“ ONE OF THE MANY JOYS OF THE FLORIDA LIFESTYLE IS THAT IT’S FULLY ACCEPTABLE (EVEN ENCOURAGED!) TO JUST CHILL OUT AND ENJOY THE MOMENT. ”



A new home search can be one of those rare times when daydreaming meets deep reflection and, suddenly, new possibilities for your life emerge.

How could you spend your free time? Who will you meet? What could your home be like? What causes would you give your time to?

We each design our lives differently, but what we all share is a longing for a sense of true wellbeing. We want to feel vital in our bodies, connected in our hearts, engaged in our minds, and joyful in our spirits.

The many ways we go about that creates the richness and diversity of daily life within a community, and it’s why Lakewood Ranch has been so thoughtfully planned from the start, while constantly evolving with our residents over the better part of three decades.

In the pages that follow, you’ll find a primer on all the ways that Lakewood Ranch can support your unique brand of wellbeing, from access to nature, recreation and farm-fresh produce, to educational opportunities, career pursuits and charitable organizations.

Plus, one of the many joys of the Florida lifestyle is that it’s fully acceptable (even encouraged!) to just chill out and enjoy the moment. That might put you on the white-sand beaches in Sarasota, in a lively restaurant on Main Street, or at the theater taking in the region’s thriving performing arts scene.

In fact, living at Lakewood Ranch offers so many of the elements believed to positively impact our wellbeing that it has been selected as the home for a landmark, multi-generational research initiative that will have global impact on brain health.

These are just some of the reasons why *Ideal Living* named us the Best Wellness Community, and why we’ve become the best-selling multi-generational community in the country.

We have every reason to think that it has something to do with the people here, too.

When you think about it, our favorite places can be much like our favorite people: grounded in their sense of shared history, individual in their style and personality, resilient in their response to change, and open in their hospitality and warmth. We hope you’ll find that Lakewood Ranch is just such a place.

May I offer you the very warmest of welcomes. We invite you to explore on your own, on a bus tour, or with the help of one of our Community Specialists.

We’re delighted your new home search has led you to Lakewood Ranch.

To living healthy and well,

Laura Cole

Senior Vice President, LWR Communities, LLC



HOW WE BECAME US

1905: John Schroeder of Milwaukee assembles land as Schroeder-Manatee Ranch (SMR)

1922: Uihlein family, one of the original owners of Schlitz Brewing, acquires SMR

1960: Ranching operations expand beyond cattle and timber to citrus, tree and turf farming, and aggregate mining

1983: Initial planning for residential community begins

1985: I-75 completed through Sarasota and Manatee counties

1991: Sarasota Polo Club opens

1994: SMR breaks ground on Lakewood Ranch

1997: LWR Golf & Country Club, Corporate Park, and first private school open (ODA)

1998: LWR awarded “Best Master-Planned Community.” First public school opens (LWRHS)

2000: LWR reaches 2,000 homes. Market Square at Town Center opens

2004: Main Street, Lakewood Ranch Medical Center, and Town Hall open

2007: LWR named largest “Green” community in Florida

2011: Premier Sports Campus opens

2016: Waterside, SMR’s first Sarasota County village, opens

2017: The Green Town Center opens in CORE, LWR’s life science center

2018: Named #1 Multi-Generational Community in the U.S.

2020: *You join the story*

THE LAND

we share

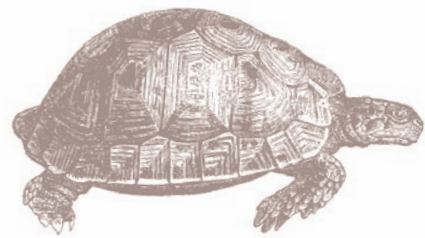
One thing generations of ranching have passed down is a deep respect for the land. This is our common ground. So as we have developed, we have also been mindful to reciprocate. The Lakewood Ranch Community Development and Stewardship districts manage and protect the area's natural resources, and provide residents access to carefully planned parks, trails and community open space.



14,000 ACRES CERTIFIED "GREEN"
BY THE FLORIDA GREEN BUILDING COALITION



APPROXIMATELY 40% OF THE RANCH'S
TOTAL ACREAGE IS OPEN SPACE AND RECREATION



38 ACRES PRESERVED FOR
THE THREATENED GOPHER TORTOISE





THE WONDER OF NATURE IS
ALL AROUND YOU ON THE RANCH

53 MILES / 50 MINUTES | TAMPA

TAMPA INTERNATIONAL AIRPORT

TAMPA BAY BUCCANEERS

TAMPA BAY LIGHTNING

38 MILES / 40 MINUTES | ST. PETERSBURG

ST. PETE-CLEARWATER INTERNATIONAL AIRPORT

DALI MUSEUM

TAMPA BAY RAYS

1 MILE / 5 MINUTES
UNIVERSITY TOWN CENTER

I-75

8 MILES / 17 MINUTES | SARASOTA / BRADENTON INTERNATIONAL AIRPORT

RINGLING MUSEUM OF ART

RINGLING SCHOOL OF ART AND DESIGN

ASOLO REPERTORY THEATRE

11 MILES / 22 MINUTES | DOWNTOWN SARASOTA

SARASOTA OPERA

LIDO, SIESTA, LONGBOAT BEACHES

MOTE MARINE LABORATORY AND AQUARIUM

ST. ARMAND'S CIRCLE

15 MILES / 25 MINUTES | DOWNTOWN BRADENTON

PITTSBURGH PIRATES

THE BISHOP MUSEUM OF SCIENCE AND NATURE

VILLAGE OF THE ARTS

ANNA MARIA ISLAND BEACHES



THE HEART OF

Florida Living

ARTS, CULTURE, ENTERTAINMENT
& WORLD-CLASS BEACHES



EVERYTHING THAT MAKES US SO...



sweet



OVER 200
SHOPS & EATERIES



60-PLUS CLUBS FOR
HOBBIES & INTERESTS



150+ MILES OF TRAILS
TO WANDER & BIKE



6 COMMUNITY PARKS
& DOG PARKS



144 CHANCES
FOR A HOLE-IN-ONE



32 COURTS FOR
RACQUET SPORTS



A-RATED SCHOOLS &
9 HIGHER-ED CAMPUSES



18 SUNDAYS TO WATCH
POLO MATCHES



6 MONTHS OF FRESH
FLAVORS AT THE MARKET



22 FIELDS AT PREMIER
SPORTS CAMPUS



MORE THAN 1,500
PLACES TO WORK



25 MINUTES TILL
TOES IN WHITE SAND

BE YOUR WHOLE, WILD, EVOLVING

The Ranch is a place where you can find yourself, be yourself and, hopefully, see yourself for a good long time. Because it's not just about how you want to live today, it's about all the things you want to explore in life. Our advice? Never have the same day twice.

self

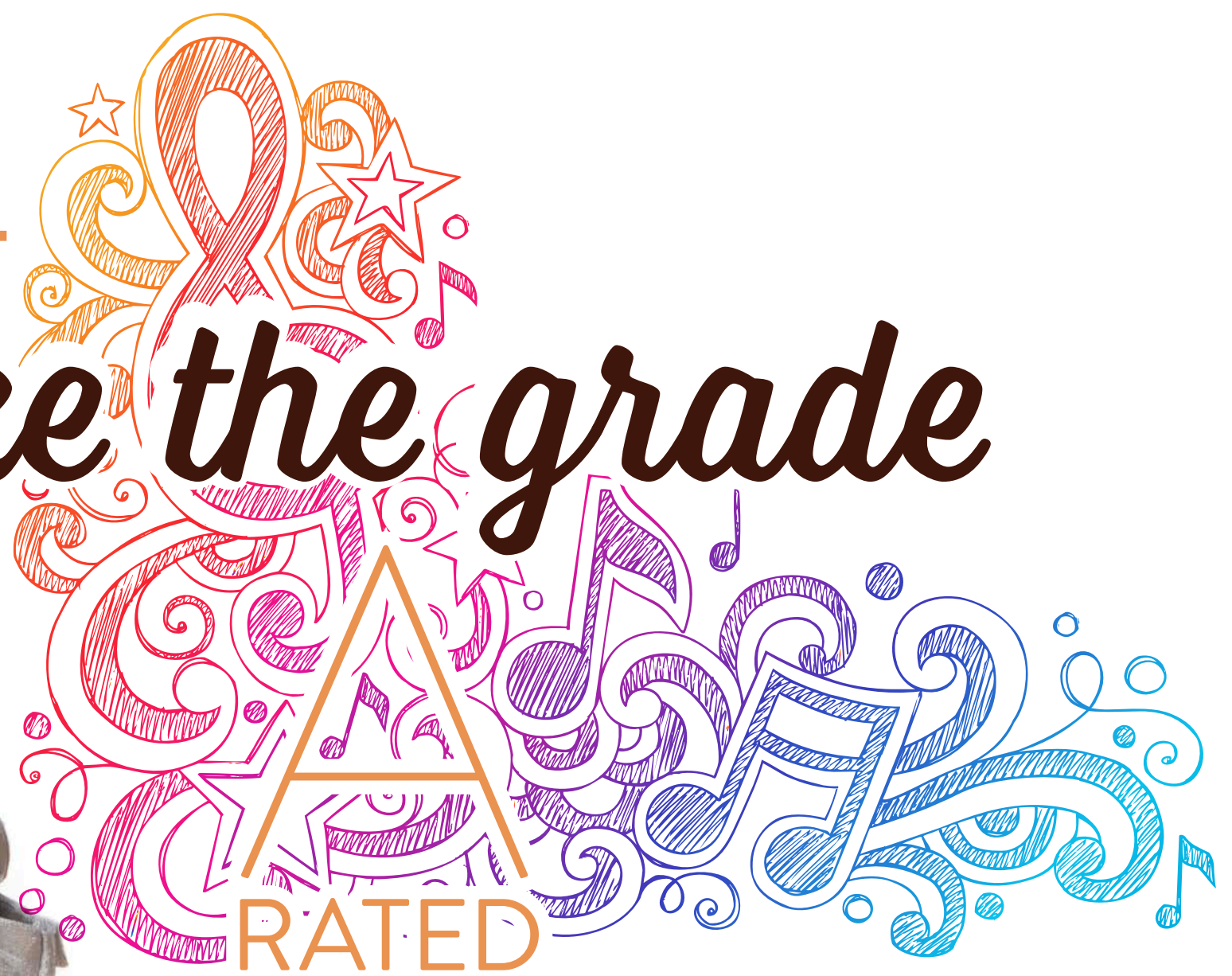
THE PROPER CARE AND FEEDING OF A HUMAN
To live our best lives, we all need to:

- LEARN
- EXPLORE
- EXPERIENCE
- BELONG
- JOIN
- SAVOR
- INSPIRE
- NURTURE
- WORK



SCHOOLS THAT

make the grade



Even before we laid the foundation on the first Lakewood Ranch home, we made sure education would be a cornerstone of our community by setting aside land for schools in our master plan.

- A-RATED PRIMARY & SECONDARY SCHOOLS**
- 2 PRIVATE SCHOOLS**
- 9 CAMPUSES OF HIGHER EDUCATION**
- PRE-SCHOOLS & DAYCARES**
- LIFELONG LEARNING PROGRAMS**





THE NEXT *Bend*

Life outside just comes with the territory on The Ranch. The wonders of the natural world are all around you here, and our parks and trails system gives you incredible ways to take it all in. Wind around paths and boardwalks through wildlife habitats, lakes and oak hammocks. Meet up with neighbors

for a Saturday morning bird-watching trek or a group bike ride through the neighborhoods. Watch the sunset (we have some stunners) over open fields and lakes. Learn about local flora and fauna on our interpretive trails. The opportunities for exploration are only limited by your two feet.

**PARKS THAT OFFER PLAY EQUIPMENT, DISC GOLF, OFF-LEASH AREAS, FIELDS AND PAVILIONS
150+ MILES OF MULTI-SURFACE TRAILS | THOUSANDS OF ACRES OF LAKES, PARKS AND NATURE PRESERVES**



DAILY MOMENTS & TRADITIONS *we love!*

The days are long but the years are short, right? Around The Ranch, we measure our time in memories.



Music On Main

On the first Friday of each month, the whole community comes out for Music on Main. Live music, deejays, shopping, dancing, dining – it's a ton of fun and all for a good cause.



Theatre in the Field

Seeing a live performance without the confines of a theater opens up all new possibilities – and memories that last a lifetime.



Premier Sports Campus

Gear up for a good time on 22 mixed-use fields. Premier Sports Campus has every field sport under the sun and year-round local, state and national events and festivals.



Sarasota Polo Club

Watching a polo match on Sundays in season is a local tradition. Insider's tip: get your name on the waitlist for reserved tailgating spots early!



The Market

From November through April, The Market at Lakewood Ranch brings fresh veggies and local purveyors to the community at The Lakewood Ranch Medical Center across from Main Street.



Lightning Watch Parties

This gives new meaning to having some friends over to watch the Bolts, and it's the next best thing to being in the stadium!



Holidays on The Ranch

From Boo Fest to Santa visits to Memorial Day parades, you'll want to be home for every holiday on The Ranch.





JOIN YOUR *crowd*

THE FASTEST WAY TO MAKE OLD FRIENDS IS TO MEET OTHER PEOPLE WHO SHARE YOUR INTERESTS AND ACTIVITIES. OUR LIFESTYLE PROGRAMMING, GROUPS AND CLUBS, AND THE LAKEWOOD RANCH GOLF & COUNTRY CLUB ENSURE YOU WON'T HAVE TO GO FAR TO FIND FRIENDS.



LIFESTYLE PROGRAMMING

Our award-winning lifestyle team has been nationally recognized for the creative ways they connect residents. You'll be invited to mix and mingle with other new residents when you first arrive, and then join in on regular community events. Introduce yourself to our lifestyle team and they'll make personal introductions for you, as well. Your neighborhood may even have its own lifestyle director, and the range of programming, from poolside costume parties to live music, is limitless.

Lakewood Ranch neighborhoods with lifestyle directors:

- ARBOR GRANDE
- AZARIO - ESPLANADE
- CRESSWIND
- DEL WEBB
- ESPLANADE AT LAKEWOOD RANCH
- INDIGO
- THE ISLES
- THE LAKE CLUB
- LAKEWOOD NATIONAL
- LORRAINE LAKES

RESIDENT CLUBS & GROUPS

One of the reasons the lifestyle at Lakewood Ranch is so rich is because of the residents themselves. People from all walks of life and every different interest have formed groups and clubs into which they welcome newcomers with open arms. From watching pelicans to riding Pelotons, there is likely a club or activity group you'll fit right into. LWR Community Activities can help you find it.

Below are just some of our clubs and groups. For a full list, please visit our website.

- ADULT SOCCER CLUB
- BRIDGE ON TUESDAY
- COUPLES' GOURMET CLUB
- EVENING MAHJONG
- LAKEWOOD RANCH GARDEN CLUB
- HISTORY CLUB
- DIGITAL PHOTOGRAPHY CLUB
- MOMS' GROUP
- NEWCOMERS' CLUB
- SCUBA CLUB
- WOMEN'S BOOK CLUB



Lakewood Ranch

GOLF AND COUNTRY CLUB



TAKE ADVANTAGE OF A
60-DAY GET ACQUAINTED
MEMBERSHIP & EXPLORE

- 2 AWARD-WINNING CLUBHOUSES
- 54 HOLES OF GOLF
- 2 ARNOLD PALMER-DESIGNED GOLF COURSES
- 400-YARD PRACTICE RANGE
- STATE-OF-THE-ART GOLF ACADEMY
- 20 TENNIS COURTS
- 12 PICKLEBALL COURTS
- 2 HEATED POOLS
- 24-HOUR FITNESS FACILITY
- 70 WEEKLY FITNESS CLASSES

THIS IS YOUR CLUB

Welcome to the one club in the region that has sports and activities for the entire family and every level of play. As a privately owned club, we've been able to grow and respond to our members. In addition to world-class golf courses and tennis courts, we now offer pickleball, 24-hour fitness facilities, kids' camps, a full social calendar, and more ways than ever to meet people you might play with for years. Visit us at LakewoodRanchGolf.com

2019 BEST GOLF COURSE
- SRQ MAGAZINE -

2019 BEST PRIVATE COUNTRY CLUB
- HERALD TRIBUNE -

2018 BEST GOLF COMMUNITY
- IDEAL LIVING -

2017 & 2018 GOLDEN FORK AWARDS
- GOLF, INC. -

SHOP, DINE, *unwind*

WHERE DO YOU GO WHEN YOU'RE LOOKING FOR A GREAT MEAL, A SPECIAL GIFT, OR A NIGHT ON THE TOWN? PICK YOUR SPOT OR YOUR SHOP AT ANY ONE OF OUR TOWN CENTERS THROUGHOUT THE COMMUNITY. THERE IS ALWAYS SOMETHING GOING ON! FOR DAILY SERVICES AND THINGS THAT JUST MAKE LIFE EASIER, THE RANCH HAS MULTIPLE NEIGHBORHOOD CENTERS (FIVE ANCHORED BY PUBLIX), AND THREE MAIN HUBS OF ACTIVITY IN VARIOUS STAGES OF DEVELOPMENT.



LAKWOOD RANCH MAIN STREET offers stylish boutiques and international restaurants, the Lakewood Ranch Cinemas and other creative entertainment opportunities. Main Street combines elements of the ideal downtown. The open-air environment provides a unique place for strolling and shopping, special events, and concerts and festivals throughout the year.



THE GREEN is the town center located closest to the northern villages of Lakewood Ranch, and is part of the CORE mixed-use project. The Green is a 37-acre development featuring more than two dozen businesses within 150,000 square feet of retail, office and restaurant spaces. Anchor tenants include Earth Fare specialty grocer, LA Fitness, Chipotle and Panera.



WATERSIDE PLACE will be a regional waterfront destination and a Lakewood Ranch town center located in the Sarasota County village of Waterside. The center will include apartments, restaurants, retail shops, offices and the Players Centre for Performing Arts, all connected to the residential neighborhoods by trails, parks and water taxis.

the newest place to be



WATERSIDE
PLACE

COMING 2021 | LWRWATERSIDE.COM

PEDESTRIAN-FRIENDLY STREETS, PASEOS, PLAZAS, AND OPEN SPACES | GROUND-FLOOR RESTAURANTS AND RETAIL SPACE
PLAYERS CENTRE FOR THE PERFORMING ARTS, WITH 300+ ANNUAL PERFORMANCES | LARGE, 8-ACRE ISLAND

WITH OFFICES ABOVE | MARINA WITH WATER TAXIS LINKING TO NEARBY NEIGHBORHOODS | JOHN OLSON NATURE CENTER
PARK WITH TRAIL AND ENTERTAINMENT VENUES | MERCHANTS' PARK FOR COMMUNITY GATHERINGS AND FESTIVALS

WHAT LIFTS *you*

When you need to know there's good in the world, just take a look around. You'll find Lakewood Ranch residents pulling together for charitable endeavors that benefit an array of great causes, and coming together in faith communities of every kind. Music on Main donates thousands of dollars to a different charity each month. The Lakewood Ranch Community Fund serves non-profits through Women's Giving Circles and other philanthropic efforts. From singing with the Sunday morning choir to fundraising (with an emphasis on fun), whatever makes your spirit soar, you'll find it here at Lakewood Ranch.



50+ CHARITIES THAT MAKE A DIFFERENCE

LAKWOOD RANCH COMMUNITY FUND | LAKWOOD RANCH WOMEN'S CLUB
MUSIC ON MAIN | ROTARY CLUB OF LAKEWOOD RANCH | 15 PLACES OF WORSHIP





living



healthy & WELL

Wellbeing is as much about nourishing the body as it is the heart, mind and spirit. So when it comes to taking care of our physical health and our loved ones, you'll find everything you need right here.

From our A-rated Lakewood Ranch Medical Center, with its welcoming birthing center, to the caring staff of Tidewell Hospice, you can access the healthcare resources you need for you and your family members at every stage of life.

In fact, living here offers so many of the elements believed to positively impact our wellbeing that Lakewood Ranch was selected as the home for the Brain Health Initiative, a landmark, multi-generational study led by the Academy for Brain Health Performance and Massachusetts General Hospital (A Harvard Medical School Teaching Hospital).

THE HEALTH AND WELLNESS SUPPORT NETWORK HERE INCLUDES

- LAKEWOOD RANCH MEDICAL CENTER
- ASSISTED LIVING FACILITIES FOR ONGOING CARE
- FLORIDA CANCER SPECIALISTS CENTER & RESEARCH INSTITUTE
- ON-SITE GENERAL PRACTITIONERS, DENTISTS AND SPECIALISTS
- LAKEWOOD RANCH YMCA
- FITNESS CENTERS & LEAGUES
- TRAILS & PARKS
- MVP SOCIAL SPORTS LEAGUES & CLUBS
- BRAIN HEALTH INITIATIVE

taking care of BUSINESS



- 12 COMMERCIAL BUSINESS CENTERS
- 1,571 EXISTING BUSINESSES
- 2 NEW COMMERCIAL HUBS AT CORE AND WATERSIDE PLACE
- 16,362 JOBS IN LAKEWOOD RANCH
- 8.8 MILLION SQUARE FEET ENTITLED FOR FUTURE COMMERCIAL
- 700 BUSINESSES IN LAKEWOOD RANCH BUSINESS ALLIANCE
- VISIT LWRCOMMERCIAL.COM FOR MORE INFORMATION

It won't surprise you by now to find out that we approach the topic of work a little differently here, too. Unlike most new master-planned communities, we have a thriving business sector focused on biotech, finance, retail, healthcare and technology. We have holistically designed corporate campuses, offices

coming to a waterfront town center, and the Lakewood Ranch Business Alliance to help people network and find synergies between businesses. Whether you're at the height of your working years or more interested in consulting or serving on a board, there are ample opportunities all around.

BRAIN HEALTH INITIATIVE FLORIDA GULF COAST & BEYOND

LAKEWOOD RANCH ATTRACTS INNOVATIVE BRAIN STUDY

Researchers associated with the Brain Health Initiative, a decades-long brain health study based in Lakewood Ranch, are planning a Brain Health Innovation Lab at CORE, Lakewood Ranch's life sciences research campus.







THE FLORIDA *home*

OPEN FLOORPLANS | NANO-WALLS FOR INDOOR/OUTDOOR LIVING | SCREENED-IN PATIOS & POOLS
LOWER-MAINTENANCE LANDSCAPING | MORE SINGLE-LEVEL LIVING | BONUS SPACE FOR ENTERTAINING
OUTDOOR KITCHENS | COASTAL & MEDITERRANEAN MATERIALS ADAPTED TO OUR ELEMENTS

If you're like most people who love Florida, you want to live with a softer line between the indoors and outdoors. Open floorplans and open air. Patios and pool time. Warm sun and cool materials. Lower maintenance, more enjoyment. The Florida home embraces all these elements, expressed differently throughout the many styles of homes and villages you'll find at Lakewood Ranch.



Compare Our Villages

VILLAGES	CONDOS	TOWNHOMES	COACH HOMES	PAIRED VILLAS	SINGLE-FAMILY	CLUBHOUSE	POOL	FITNESS CENTER	LIFESTYLE DIRECTOR	DOG PARK	TOT LOT	GOLF	TENNIS	PICKLEBALL	BOGGE	KAYAK LAUNCH	BAR OR RESTAURANT	GATED
ARBOR GRANDE FROM THE HIGH \$200s TO \$400s				●	●	●	●	●	●					●	●			●
AZARIO - ESPLANADE OPENING SPRING 2020, FROM THE HIGH \$200s				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
COUNTRY CLUB EAST FROM THE HIGH \$400s TO OVER \$1M					●	●	●	●										●
GRESSWIND FROM THE LOW \$300s TO \$600s					●	●	●	●					●	●	●			●
DEL WEBB FROM THE MID \$200s TO \$700s				●	●	●	●	●					●	●	●		●	●
ESPLANADE FROM THE LOW \$200s TO \$500s	●				●	●	●	●	●	●	●	●	●	●	●	●	●	●
HARMONY FROM THE LOW \$200s TO HIGH \$200s		●		●		●	●	●			●							
INDIGO FROM THE HIGH \$200s TO \$400s				●	●	●	●	●			●			●	●			●
THE ISLES FROM THE MID \$400s TO OVER \$1M					●	●	●	●	●				●	●	●			●
THE LAKE CLUB FROM THE LOW \$600s TO OVER \$3M					●	●	●	●	●	●	●		●	●		●	●	●
LAKWOOD NATIONAL FROM THE HIGH \$100s TO \$600s	●		●		●	●	●	●				●	●	●	●		●	●
LORRAINE LAKES OPENING SPRING 2020, FROM THE HIGH \$200s TO \$500s		●		●	●	●	●	●			●		●	●				●
MALLORY PARK FROM THE HIGH \$200s TO \$700s		●			●	●	●	●			●			●				●
PALISADES FROM THE HIGH \$200s TO \$300s					●	●	●	●										●
POLO RUN FROM THE HIGH \$200s TO \$400s					●	●	●	●		●	●		●	●	●			●
SAVANNA FROM THE LOW \$300s TO \$600s					●	●	●	●		●	●							●
SOLERA OPENING SUMMER 2020, PRICING COMING SOON					●	●	●	●			●							●
WATERFRONT FROM THE LOW \$400s TO OVER \$1M	●					●	●	●								●		●
WATERSIDE - LAKEHOUSE COVE FROM THE HIGH \$300s TO OVER \$1M					●	●	●	●		●	●			●	●	●		●
WATERSIDE - SHOREVIEW FROM THE MID \$400s TO OVER \$1M					●	●	●	●		●			●	●		●		●
WINDWARD OPENING SUMMER 2020, PRICING COMING SOON					●	●	●	●		●	●		●	●				●
WOODLEAF HAMMOCK FROM THE HIGH \$200s TO \$600s		●			●		●			●	●			●				●

Product, pricing and amenities subject to change without notice.



SCHOOL'S OUT BASH
AT COUNTRY CLUB EAST



FIND YOUR PLACE IN LWR

The only way to see what's so special about Lakewood Ranch is to come see it for yourself. And the best place to start is at our Information Center on Main Street. Come in for a quick question, or talk to our guides about which amenities and villages should be on your must-see list, and they'll map out a custom route for you. You can use our interactive tools to explore on your own, or even sign up for a bus tour. With our new location on Main Street, you can learn about life at Lakewood Ranch while you get a sense of what it's like to live here.

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CALL US
800-307-2624



BUS TOURS
Sign up online



EMAIL US
info@LakewoodRanch.com



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