SMART REALTY
OF FLORIDA

2026 EDITION

YOUR COMPLETE RELOCATION GUIDE

Welcome to Babcock Ranch.

America's first solar-powered town — what life here truly looks like, what it costs, and how to make it home.





YOUR GUIDE

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INSIDE THIS GUIDE

Everything we wish we had been told.

03 **Welcome to Babcock Ranch** 01
A letter from a neighbor

04 **The solar town & why people move here** 02
Powered by the sun, plus the town map

07 **What's coming soon** 03
B Street, MidTown, FGCU, Curry Commerce

11 **Exploring the neighborhoods** 04
26 communities, rated by price tier

16 **Rentals & finding your fit** 05
The Flatwoods, Canopy, and four buyer types

18 **Cost of living** 06
The fee stack, insurance, utilities, taxes

22 **Buying** 07
New vs. resale, the process, your checklist

25 **The lifestyle** 08
Nature, trails and location

29 **The complete parks** 09
The PKWY and every park in town

33 **Schools** 10
From six weeks old to a diploma

34 **Shopping & leisure** 11
Yellow Pine, Crescent B, Founder's Square

35 **Safety** 12
Patrol, fire, sheriff, urgent care

36 **Try before you buy** 13
Stay a few nights first

37 **Connections** 14
Every number you will need

A LETTER FROM A NEIGHBOR

Babcock Ranch is not just another Florida community. It is a completely different way of living.

Known as America's first solar-powered town, Babcock Ranch has become one of the most talked-about communities in Southwest Florida — for its modern lifestyle, beautiful neighborhoods, family-friendly atmosphere, sustainability, golf cart culture, nature-focused design and incredible sense of community.

People from all over the country are relocating here for a safer, more connected and more active life. From new construction homes and innovative schools to trails, lakes, parks, restaurants and year-round events, Babcock Ranch balances luxury living with everyday comfort.

I have lived here for almost six years. Babcock Ranch is more than a place to buy a home: neighbors wave from golf carts, families gather at community events, kids grow up surrounded by nature, and residents watch a town grow right in front of them. That everyday experience lets me guide buyers with both market knowledge and real insight.

Moving to a new state can feel overwhelming. At Smart Realty of Florida, our goal is to make your transition smooth, exciting and stress-free — helping you find not just a house, but a place that truly feels like home.

Whether you are relocating with family, retiring, investing or starting fresh, this guide shows you what life at Babcock Ranch **truly** looks like. We are so excited to welcome you.



Andrea Gabrielli

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SCAN TO CONNECT



SOLAR ROOFTOPS · FOUNDER'S SQUARE

AT THE ENTRANCE TO TOWN

Powered by the sun.

The solar energy center spreads hundreds of thousands of panels across roughly 870 acres, generating up to 150 megawatts of clean energy — enough to power tens of thousands of homes.

150 MW
SOLAR CAPACITY
Clean energy for tens of thousands of homes

~870
ACRES OF PANELS
Hundreds of thousands of panels

18,000
ACRES OF TOWN
About half kept as greenways, parks and lakes

~20,000
RESIDENCES PLANNED
At full buildout

~60,000
FUTURE RESIDENTS
The long-term vision

~6M
SQ FT COMMERCIAL
Space planned over time

WHY EVERYONE IS MOVING HERE

Designed around quality of life, on purpose.

Babcock Ranch is one of the fastest-growing master-planned communities in Florida because it was intentionally designed around sustainability, wellness and community connection.

RESIDENTS LOVE BABCOCK RANCH FOR

01 Beautiful new construction homes

02 Family-friendly atmosphere

03 Resort-style amenities

04 Miles of walking and biking trails

05 100+ miles of planned trails

06 Golf cart-friendly lifestyle

07 Community events year-round

08 Innovative schools nearby

09 Restaurants, shopping and healthcare in town

10 Smart technology and fiber internet

11 Outdoor living and nature preservation

12 Modern, storm-conscious infrastructure

13 Future commercial, retail and education growth

The sense of community

Food truck nights, concerts, farmers markets, holiday celebrations, wellness classes and social events — all designed to help neighbors connect.

Built for the long term

Stormwater planning, green space, preserved areas, solar infrastructure and modern utilities that support the town's sustainable vision.

BABCOCK RANCH
FLORIDA
Live a better life

THE TOWN AT A GLANCE

Lakes at the centre, neighborhoods all around.



ILLUSTRATIVE MAP — NOT TO SCALE. ASK FOR THE CURRENT OFFICIAL MASTER PLAN.

COMING SOON · WESTTOWN

B Street

OPENING END OF 2026

One of the most anticipated additions to Babcock Ranch: a walkable, mixed-use district in WestTown, across from Founder's Square — helping the town feel even more complete, a place to live, work, dine, shop and gather without leaving.



RENDERING





A CURATED MIX OF

- Dining
- Retail
- Commercial space
- Office space
- Residential apartments
- Entertainment
- Walkable gathering areas
- Green spaces
- Live music

~111,000

SQUARE FEET PLANNED

Retail buildings, office space, ground-floor retail, parking and residential units. Closest to Founder's Square, Lake Timber, Northridge, Townwalk and TerraWalk.

B STREET · CONFIRMED TENANTS

Who's moving in.

Ankle & Foot Care	HEALTH	B Bauer Hair Lounge	BEAUTY
BBQ King Smokehouse & Tavern	DINING	Blush Nail Lounge	BEAUTY
Carondelet Drink Parlor	DRINKS	Clase Azul	DINING
Duckberry Designs	RETAIL	Edward Jones	FINANCE
Flourish and Pops	RETAIL	Insurance on B Street	SERVICES
Kitson & Partners	OFFICE	Kong Fu Ramen	DINING
Mangiamo Italian Restaurant	DINING	NV Realty Group	OFFICE
Sabal Jewelers	RETAIL	Sloan's Ice Cream	TREATS
South Florida Title Insurers	SERVICES	Studio B Pilates	FITNESS
Sugaring LA	BEAUTY	The UPS Store	SERVICES
Three Oaks Wellness	HEALTH	Wholistic Motus Physical Therapy	HEALTH

More to be announced soon.



03 · WHAT'S COMING · ALONG CYPRESS PARKWAY

MidTown Marketplace.

The next major commercial chapter, part of the larger MidTown Center vision: shopping, dining, services, recreation and community-focused uses — increasingly important for the newer neighborhoods nearby.

CLOSEST NEIGHBORHOODS

Palmetto Landing | Sabal Glen | Regency | Verde | Tucker's Cove | Webb's Reserve | Creekside Run | Crescent Lakes | Alta Key | The Sanctuary

FGCU

A future FGCU campus in MidTown

Florida Gulf Coast University plans an academic facility in MidTown Center focused on sustainability, innovation and development — adding education and workforce growth to the town's long-term value.

WESTTOWN · WORK CLOSE TO HOME

Curry Commerce Center

Babcock Ranch's first Class A flex and light-industrial facility — more opportunity for local businesses, entrepreneurs, service providers and residents who want to work closer to home.

EVERYWHERE · CONNECTED BY GREEN

Future parks, trails & greenways

More than 100 miles of planned trails, with parks, lakes and neighborhood connections — a town where residents walk, bike, ride golf carts and feel connected to nature.

AT FULL BUILDOUT

What you see today is only part of the bigger picture.

~20,000	~60,000	~6M
Residences planned at full buildout	Residents in the long-term vision	Square feet of commercial space

MidTown is designed to bring everyday convenience closer to residents — the vision is to live, work, learn, shop, dine, play and connect without always needing to drive outside the community.

EXPLORING THE NEIGHBORHOODS

Twenty-six ways to live here.

Established neighborhoods, newer MidTown communities, golf, 55+, townhomes and coming-soon luxury — with new ones still coming to life.

★★★☆☆ Rated 1 to 5 stars — based on home prices and HOA fees. 1 is the least, 5 the most.



01 Alta Key

★☆☆☆☆

MIDTOWN · ACTIVE ADULT

A newer active-adult community in MidTown focused on lower-maintenance living, wellness, social connection and walkability — designed around a land-lease model for affordability and flexibility.



02 Babcock National

★★★★★

GOLF · GATED

A gated golf and resort-style community known for championship golf, luxury amenities, pools, fitness, tennis, pickleball and upscale living. Popular with seasonal and full-time residents.



03 Creekside Run

★☆☆☆☆

MIDTOWN · DREAM FINDERS

A gated MidTown community by Dream Finders Homes featuring modern single-family homes, outdoor living, and access to nearby amenities and trails.



04 Crescent Grove

★★☆☆☆

LAKE BABCOCK AREA

A neighborhood centered around the Lake Babcock area, offering scenic surroundings and convenient access to recreation and trails.



05 Crescent Lakes

★☆☆☆☆

MIDTOWN · MERITAGE

A gated MidTown neighborhood by Meritage Homes offering preserve and lake-view homes, with private amenities including pickleball and sports courts.



06 Edgewater

★★★★★

LAKEFRONT

One of the earlier lake-oriented neighborhoods, with waterfront living and access to walking paths and recreation near Lake Babcock.



07 Edgewater Shores

★★★★☆

LAKEFRONT · LUXURY

A luxury-oriented lakefront neighborhood with water views and upscale home designs close to parks and trails.



08 Lake Babcock

★★★★☆

ORIGINAL TOWN

A service-area neighborhood connected to the original community structure surrounding Lake Babcock and nearby amenities.

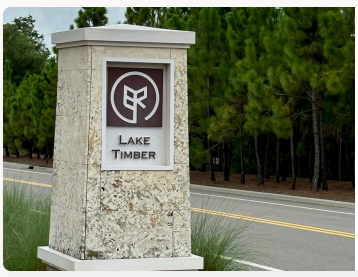
PHOTO COMING SOON

09 Lake Babcock Estates

★★★★★

LARGER HOMESITES

Tied to the original Lake Babcock area, with larger homesites and water-oriented surroundings.



10 Lake Timber

★★★★★

WESTTOWN · SIGNATURE

A signature original WestTown neighborhood inspired by old Florida coastal architecture. Close to Founder's Square, with homes from approachable to luxury custom residences.



11 Northridge

★★☆☆☆

WESTTOWN · PULTE

A large Pulte-built WestTown neighborhood known for family-friendly living, spacious floor plans, and proximity to Founder's Square and the coming B Street.



12 Palmetto Landing

★☆☆☆☆

MIDTOWN · D.R. HORTON

A gated MidTown community by D.R. Horton offering single-family homes and villas with resort-style amenities including a pool, splash pad and bocce courts.

♥ Andrea and her family live here.



13 Parkside

★★☆☆☆

ORIGINAL TOWN

One of the original neighborhoods, located near Founder's Square and the early core of Babcock Ranch.



14 Preserve at Babcock Ranch

★★★☆☆

VILLAS · MAINTENANCE-FREE

A maintenance-free villa community with preserve and lake views, private amenities and lawn care included — close to schools, parks, trails and Founder's Square.



15 Regency at Babcock Ranch

★★★★☆

55+ · TOLL BROTHERS

A gated 55+ Toll Brothers community focused on active-adult luxury living, with resort amenities, pickleball, fitness, pools and social programming.



16 Sabal Glen

★☆☆☆☆

MIDTOWN · LENNAR

A Lennar-built MidTown neighborhood designed around convenience and future walkability near upcoming commercial and entertainment areas.

PHOTO COMING SOON

17 Sawgrass Lakes

★★★★★

COMING SOON · PROJECTED

A newer, growing area expected to offer additional residential opportunities as Babcock Ranch continues expanding. Price tier is projected.



18 The Sanctuary

★★★☆☆

MIDTOWN · WILLIAM RYAN

A gated MidTown neighborhood by William Ryan Homes with pools, event lawns, playgrounds, and easy access to future village centers and preserves.



19 TerraWalk

★★★☆☆

GATED · DIVOSTA

A large gated DiVosta community of villas and single-family homes centered on extensive resort-style amenities, trails, tennis, pickleball and social spaces.



20 Townwalk

★☆☆☆☆

WESTTOWN · TOWNHOMES

A townhome-focused WestTown neighborhood within walking distance of Founder's Square and the future B Street, designed for low-maintenance, connected living.



21 Trail's Edge

★★★☆☆

ORIGINAL TOWN

One of the original and most recognized Babcock Ranch neighborhoods, with homes near schools, parks, trails and Founder's Square.



22 Tucker's Cove

★★☆☆☆

MIDTOWN · LENNAR

A large amenity-focused MidTown community by Lennar inspired by waterpark and resort living: lazy river, water slide, sports courts, dining. HOA fee will increase once amenities finish.



23 Verde

★★☆☆☆

MIDTOWN · PULTE

A gated Pulte MidTown neighborhood of single-family homes surrounded by greenways, parks and preserved spaces, with private resident amenities.



24 Waterview Landing

★★★★★

PENINSULA · TOLL BROTHERS

A luxury Toll Brothers peninsula community with lake and conservation views, upscale homes and indoor-outdoor living design.



25 Webb's Reserve

★★★★★

GOLF · LUXURY

An upscale golf-oriented neighborhood associated with luxury living, golf access and newer premium home designs.



26 Willowgreen

★★☆☆☆

COACH HOMES

A coach-home neighborhood near Founder's Square and Lake Babcock offering a quieter, lower-maintenance lifestyle with community pool access.

RENTAL LIVING IN BABCOCK RANCH

Not quite ready to buy?

Two excellent rental options let you experience the community and lifestyle before purchasing a home.



GATED SINGLE-FAMILY RENTALS · MIDTOWN

The Flatwoods

3-, 4- and 5-bedroom homes with modern finishes, attached garages and private yards — plus pools, fitness, pickleball, dog parks, trails and co-working spaces. Ideal for corporate relocations or residents building a new home.

BEST FOR

Families, larger households, and anyone wanting the space and privacy of a home without the commitment of ownership.



LUXURY APARTMENTS · NEAR FOUNDER'S SQUARE

Canopy at Babcock Ranch

Studio to three-bedroom apartments within walking distance of restaurants, parks, trails, events and the future B Street. Lakefront clubhouse, pool, fitness center, co-working, pet park and outdoor gathering areas.

BEST FOR

Young professionals, seasonal residents, remote workers, and anyone after a maintenance-free lifestyle.

FIND YOUR FIT

Four ways buyers usually choose.

Family-friendly

Neighborhoods designed around parks, lakes, playgrounds, trails, pools and easy access to schools and community activities.

PERFECT FOR

- Families with children
- Remote workers
- Active lifestyles
- New construction buyers

Luxury

Larger homes, luxury finishes, golf, lake and preserve views, oversized lots, gated entries and resort-style amenities.

LOOK AT

- Waterview Landing
- Webb's Reserve
- Babcock National
- Sawgrass Lakes

Golf course living

Championship golf, resort pools, fitness, pickleball, tennis, dining, spa-inspired amenities and gated luxury living.

LOOK AT

- Babcock National
- Webb's Reserve

55+ living

The energy of the town with amenities designed around wellness, social connection and low-maintenance living.

LOOK AT

- Regency at Babcock Ranch
- Alta Key

HOW WE HELP

We compare each neighborhood on lifestyle, builder, HOA structure, amenities, lot size, fees, resale potential, commute, schools and your long-term goals.

THE TRUE COST OF OWNERSHIP

It goes beyond the purchase price.

Ownership costs vary by neighborhood, home type and amenities — and many of them directly fund the lifestyle residents enjoy every day: pools, trails, landscaping, parks, fiber internet, events, stormwater systems and preserved green space. Most homes sit inside a fee stack of up to three layers.

01 LAYER

Master HOA (BBRA) · community-wide

- 1 Gig fiber internet
- Lifestyle events
- Community landscaping
- Pools and lodges
- Professional management
- Community patrol

02 LAYER

Neighborhood HOA · varies by community

- Lawn maintenance
- Gated access
- Resort pools
- Clubhouses
- Fitness centers
- Pickleball & tennis
- Irrigation
- Roof or exterior care (some)
- Neighborhood rules
- Private roads & common areas
- Architectural review

Luxury golf and active-adult communities typically carry higher monthly fees than standard single-family neighborhoods.

03 LAYER

CDD · Community Development District

~$1,500–$3,500+/yr

Separate from HOA dues and usually billed on your annual property tax bill. Funds roads, utilities, stormwater systems, parks and common-area improvements. Varies by lot size, location and neighborhood.

The CDD is one of the biggest surprises for buyers new to Florida master-planned communities.

INSURANCE

Still a real budgeting line in Florida.

Newer construction standards, impact-resistant materials and storm-conscious planning may help with eligibility and mitigation credits — but review every policy.

BUYERS SHOULD REVIEW

- Homeowners insurance
- Flood insurance requirements
- Wind mitigation discounts
- Roof age and construction type
- Hurricane protection features

UTILITIES

Efficient by design.

Many homes are energy efficient thanks to newer construction and smart-home features. Utilities are managed through the Babcock Ranch Independent Special District and providers.

MAY INCLUDE

- Electric
- Irrigation
- Internet
- Gas
- Water
- Sewer
- Trash collection

LIFESTYLE COSTS

People choose Babcock Ranch for the lifestyle — and residents often spend more time enjoying it. For many, these are part of the value, not a cost.

Golf | Pickleball | Community dining | Social events | Recreation | Outdoor activities | Golf cart living

THE REALITY OF COST VS. VALUE

Not the cheapest place in Southwest Florida — and not trying to be.

FOR MANY BUYERS, THE VALUE COMES FROM

+ Modern infrastructure
+ Newer homes
+ Community planning
+ Outdoor lifestyle
+ Walkability and golf cart access
+ Amenities and events
+ Strong long-term growth potential
+ Community atmosphere
+ Preserved nature and green space

BEFORE YOU PURCHASE, REVIEW

- [ ] Master HOA fees
- [ ] Neighborhood HOA fees
- [ ] What each fee includes
- [ ] Rules and restrictions
- [ ] Rental restrictions
- [ ] Pet rules
- [ ] Golf cart rules
- [ ] Landscaping responsibilities
- [ ] Exterior maintenance
- [ ] Architectural review
- [ ] Amenity access
- [ ] CDD or special district fees

> **As your Realtor and a Babcock Ranch resident, I help buyers look beyond the sales price — HOA dues, insurance, taxes, CDD costs, utilities, maintenance and lifestyle needs.**
>
> — ANDREA GABRIELLI

FOUR THINGS OUT-OF-STATE BUYERS ASK

Storms, flood zones, timelines and taxes.

JUNE – NOVEMBER

Hurricane season & resilient planning

Babcock Ranch is recognized for storm-conscious planning, elevation, stormwater systems, preserved green space, underground utilities in many areas and solar-focused infrastructure. No community is free of weather risk — but resilience is part of the long-term vision here.

DO THIS FOR EVERY HOME

Flood zones & insurance

Review flood zone information, homeowners insurance, wind mitigation, roof age, construction type, and whether flood insurance is recommended or required.

QUICK MOVE-IN OR TO-BE-BUILT

New construction timelines

Timelines vary with builder, lot availability, permitting, supply chain and upgrades — and whether you choose a quick move-in or a to-be-built home.

PRIMARY RESIDENCE

Homestead & Save Our Homes

A primary residence may qualify for the Homestead Exemption, reducing taxable value. After the first homesteaded year, the Save Our Homes Act caps annual assessed-value increases.

≤ 3% / yr

THE FIRST BIG DECISION

New construction vs. resale

New construction

Quick move-in or to-be-built — timelines depend on builder, lot, permitting, supply chain and upgrades.

BENEFITS MAY INCLUDE

+ Modern floor plans
+ Energy efficiency
+ Builder warranties
+ Smart home features
+ Community amenities

THINGS TO CONSIDER

! Longer timelines
! Additional upgrade costs
! HOA fees

Resale homes

Move in on your closing date — but review roof age, insurance and flood zone before you offer.

BENEFITS MAY INCLUDE

+ Established neighborhoods
+ Mature landscaping
+ Larger lots
+ Potentially lower taxes

THINGS TO CONSIDER

! Age of roof and systems
! Insurance considerations
! Possible renovations

THREE QUESTIONS THAT USUALLY DECIDE IT

When do you need to move?

A to-be-built home can take months. Resale or a quick move-in fits a firm date.

What's your all-in budget?

Add builder upgrades to new prices; add renovations and insurance to resale ones.

Lot or location?

Resale offers mature trees and larger lots; new builds offer the newest neighborhoods.

THE HOME BUYING PROCESS

Six steps to the keys.

01

Consultation

We start with your goals, budget, timeline and ideal lifestyle.

02

Financing

We connect you with trusted lenders to confirm your purchasing power.

03

Home search

We narrow down the neighborhoods and homes that match your needs.

04

Offer & negotiation

We negotiate strategically to protect your best interests.

05

Inspections & due diligence

We guide you through inspections, insurance, HOA review and every important detail.

06

Closing day

Congratulations — welcome home to Babcock Ranch!

TEAR-OUT RELOCATION CHECKLIST

Before and after the move.

Before the move

- [ ] Research communities
- [ ] Establish budget
- [ ] Get pre-approved
- [ ] Schedule home tours
- [ ] Hire movers
- [ ] Transfer utilities
- [ ] Update address
- [ ] Organize important documents

After the move

The best thing you can do is truly experience the community.

- [ ] Explore Founder's Square and its events
- [ ] Visit local restaurants and shops
- [ ] Join neighborhood groups and clubs
- [ ] Explore the trails, parks and lakes
- [ ] Try the golf cart lifestyle
- [ ] Visit other neighborhoods in town
- [ ] Learn your HOA guidelines and amenities
- [ ] Set up apps, gate systems and portals
- [ ] Food truck nights, concerts, farmers markets
- [ ] Find fitness classes and pickleball courts
- [ ] Meet your neighbors and get involved
- [ ] Explore Punta Gorda, Fort Myers, the beaches
- [ ] Start making Babcock Ranch feel like home

One of the things residents love most is how quickly Babcock Ranch starts to feel connected and familiar — the lifestyle encourages people outdoors, to meet neighbors and become part of the town.





07 · THE BABCOCK RANCH LIFESTYLE

People aren't buying a floor plan. They're buying into a town.

Life here centers on wellness, outdoor living, sustainability, technology and community. Founder's Square is the original heart of town — live music, seasonal celebrations and the gatherings where residents really feel its personality. Residents describe it as peaceful, safe, clean, active and highly connected.

RESIDENTS ENJOY

- Walking and biking trails
- 100+ miles of planned trails
- Community pools
- Pickleball and tennis
- Kayaking and fishing
- Golf cart transportation
- Founder's Square events
- Farmers markets
- Food truck Fridays
- Outdoor concerts
- Community fitness classes
- Waterfront dining and cafés
- Dog parks and playgrounds
- Lakes and preserved views

PRESERVED AREAS & NATURE

Half the town is left green.

~18,000
Acres in the town itself

~50%
Of land dedicated to greenways, parks and lakes

67,000+
Acres protected in the surrounding Preserve

Around the town, the Babcock Ranch Preserve protects more than 67,000 acres in southeast Charlotte County — water resources, wildlife habitat, scenic landscapes and historic land. You see it in the trails, the lakes, the birds, the preserves behind certain homes. For buyers from dense cities or older suburbs, it is one of the biggest emotional reasons to move.



Trails & greenways

Built for walking, biking, jogging and golf carts as part of everyday life. Planned expansion is expected to exceed 100 miles and could approach 150 when complete.

- Nature trails
- Recreational paths
- Greenway corridors
- Bike-friendly routes
- Walking paths
- Preserve trails
- Lakefront trails
- Nature signage

TWO SIGNATURE TRAILS

Florida nature, without leaving town.



~2-MILE LOOP · SUNSET LAKE

Dick Cuda Trail

One of the most recognized trails in Babcock Ranch: a crushed-shell loop around Sunset Lake. Residents love it for walking, jogging, biking and Florida nature without leaving the community.

- Crushed-shell trail
- Pet-friendly
- Wetland views
- Wildlife viewing
- Boardwalk crossings
- Fishing access
- Observation areas



AT THE SMITH SPORTS COMPLEX

Dr. Bill Hammond Nature Trails

Connected to the William & Mary Ann Smith Sports Complex, offering more walking and outdoor exploration — blending community living with preserved natural environments.

- Nature walking paths
- Preserve views
- Wildlife observation
- Quiet recreation

ACCESSIBILITY & LOCATION · STATE ROAD 31

Peaceful, not remote.

Easy access to employment centers, healthcare, shopping, airports and some of Florida's most beautiful Gulf Coast beaches — with groceries, restaurants, schools, healthcare, parks and fitness minutes from home.

APPROXIMATE DRIVE FROM BABCOCK RANCH

Downtown Punta Gorda ~20 min

Fort Myers ~30 min

Southwest Florida Int'l Airport (RSW) ~35 min

Naples < 60 min

I-75 Interstate 75 is easily reached, connecting you to Tampa, Sarasota and Orlando.

THE COMPLETE PARKS OF BABCOCK RANCH

The PKWY: six parks, one 313-acre system.

An interconnected park and trail system in MidTown, linking six themed parks through greenways and trails.



Bluebird Park

THE PKWY

A playground-focused family park known for its giant bluebird climbing structure and twisting slide.

- Large themed playground
- Climbing structures
- Slides
- Shade canopies
- Family seating



Hillcrest Park

THE PKWY

One of the most unique parks in Southwest Florida, thanks to its elevated hill design.

- Artificial hill
- Observation tower
- Climbing zones
- Hill slides
- Adventure playground



The Lagoon

THE PKWY

A peaceful recreation and fishing park centered around a stocked lake.

- 3.3-acre lake
- Fishing pier
- Floating dock
- Catch-and-release
- Walking paths
- Pavilion seating

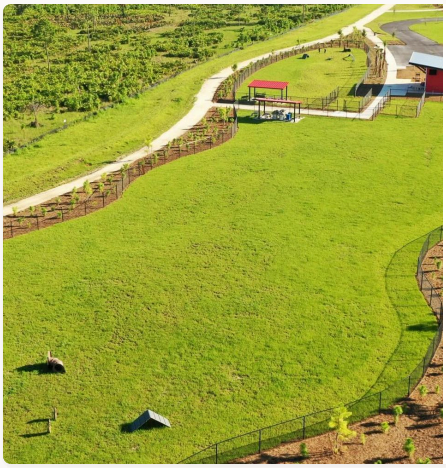


Explorers Park

THE PKWY

One of the most innovative all-abilities parks in the region.

- Inclusive playground
- Giant alligator structure
- Airboat-themed play
- Sensory experiences
- Planned community garden
- Planned environmental center



Bark Park

THE PKWY

The main dog park within The PKWY.

- Large and small dog areas
- Agility equipment
- Water stations
- Shade pavilions
- Restrooms



Palmetto Park

THE PKWY

One of the largest recreation-focused parks in Babcock Ranch.

- Covered basketball
- Splash pad
- Waterfall play
- Fitness stations
- Large playground
- Sports field
- Picnic shelters



Jack Peeples Park

NEXT TO BNS

A sports and recreation park beside Babcock Neighborhood School.

12 pickleball courts · Basketball · Bocce · Multipurpose field · Playground · Zipline · Swings and slides



Sunset Park

SUNSET LAKE

A scenic, nature-oriented park built around Sunset Lake and the Dick Cuda Trail.

Dog park · Fishing pier · Observation deck · Wetland views · Boardwalk · Wildlife viewing



William & Mary Ann Smith Sports Complex

23 ACRES

A large athletic complex behind the school campus, still expanding.

Baseball · Softball · Soccer · Stadium field · Running track · Skate park · Weekend farmstand

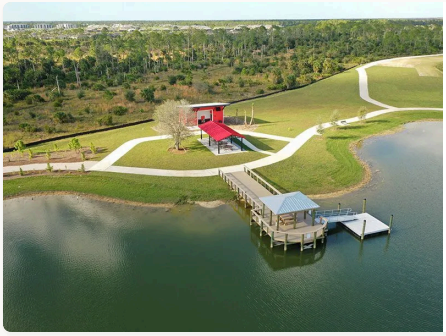


Skate Park

ALL SKILL LEVELS

A modern skate park with a dedicated space to practice tricks, stunts and recreational skating.

Ramps · Rails · Bowls



Lake Babcock Recreation Areas

ON THE WATER

The lakefront areas around Lake Babcock work as recreational park space throughout town.

Kayaking · Canoeing · Catch-and-release · Boardwalk · Lakefront gathering · Waterfront paths



TENS OF THOUSANDS OF ACRES

Babcock Ranch Preserve

The preserve surrounding the community protects wetlands, wildlife habitat and native Florida ecosystems — a defining part of the lifestyle and the town's vision.

- Wildlife viewing
- Nature conservation
- Eco-tourism
- Preserve trails
- Wetlands
- Native ecosystems

STILL GROWING

Future park expansion

The long-term vision: one of the largest integrated park and trail systems in any Florida master-planned community, with trails approaching nearly 150 miles.

+ Additional MidTown parks
+ Expanded greenway corridors
+ More preserve connections
+ Future recreation areas
+ Expanded trail systems
+ More gathering spaces

OPTIONAL ANNUAL MEMBERSHIP

Parks & Recreation Membership

Residents already enjoy parks, trails and playgrounds through their associations. Membership adds Open Gym access, exclusive member events, and discounted youth and adult sports leagues, fitness classes, summer camps and seasonal programs.

~$35/yr
Resident individual, starting

~$80/yr
Resident family, up to

Join through the Parks & Recreation portal, or call (941) 676-7199 · parksandrec@babcockranch.com. Non-resident options available at higher rates.

BABCOCK RANCH SCHOOLS

From six weeks old to a diploma.



Babcock Neighborhood School K–8

Interactive project-based learning for elementary (K–5) and middle school (6–8), focused on hands-on learning and curiosity. Middle schoolers follow standards-based PBL with AICE prep.



Babcock High School 9–12

Real-world learning, not just tests. State-of-the-art facilities with AP courses, dual enrollment with local universities, and classes toward the AICE Diploma.



Bloom Academy 6 WKS–12 YRS

Early-education programs led by former teachers and childhood specialists, teaching social skills and early learning in a safe, inspiring setting.



Primer K–8 PRIVATE

A close-knit private school using a mastery-based approach to math and literacy, hands-on project learning, and transparent access to academic progress.

SHOPPING & LEISURE

Three places you'll go every week.

The Shoppes at Yellow Pine

RESTAURANTS
Carvel
Five Guys
Jersey Mike's
Oar & Iron
Panera Bread
Papa Johns
Yummy Express
Pi Local

SHOPPING
Sunshine Ace Hardware
Five Below
HomeGoods
Marshalls
Ulta Beauty

HEALTH & FITNESS
Hope Chiropractic
Seymour Orthodontics
TGH Urgent Care

SERVICES
Aesthetics Lounge Spa
Boujee Nail Bar
Fountain Pools
Verizon

Crescent B Commons

RESTAURANTS & GROCERY
Publix Supermarket & Pharmacy
Pi Local Pizzeria
M'Xuma Mexican Grill
U-Yee Sushi & Grill
Crave Cookies

SERVICES
Great Clips
Postal Pack & Ship
Clover Nails
Fifth Third Bank
Pet Supermarket
Fiore + Ela Salon

HEALTH
Stellar Vision

COMING SOON
Animal Hospital at BR
Dental Care at BR
Bonobo Jiu Jitsu Academy

Founder's Square

RESTAURANTS
The Lakehouse Kitchen & Bar
Slater's Goods & Provisions
Square Scoops Coffee & Creamery

HEALTH & FITNESS
WellWay — Babcock Ranch

ALSO HERE
Lake Babcock kayaking
Live music & events
Farmers market

SAFETY & HEALTHCARE

Covered, around the clock.

911
EMERGENCIES

24/7 · NON-EMERGENCY

Community Patrol

A dedicated team patrolling neighborhoods, parks, trails and amenities — non-emergency concerns, incident reports, access issues, lost and found, wellness checks, and coordination with law enforcement.

Phone	(239) 652-8000
Email	communitypatrol@babcockranch.com

FIRE · EMS · RESCUE

Charlotte County Fire & EMS

Fire suppression, emergency medical services, rescue and disaster response, with firefighters, EMTs and paramedics on call around the clock for rapid response.

Emergency	911
Non-emergency	(941) 833-5600

LAW ENFORCEMENT

Charlotte County Sheriff's Office

Law enforcement, crime prevention, traffic, investigations and emergency response, working closely with Community Patrol. District 5: 17755 Curry Preserve Dr, Punta Gorda.

Non-emergency	(941) 639-2101
District 5	(941) 575-5347

WALK-IN · 7 DAYS

TGH Urgent Care by Fast Track

Right in Babcock Ranch for minor illnesses and injuries, physicals, lab testing and X-rays. 42060 Cypress Parkway, Punta Gorda, FL 33982.

Phone	(813) 925-1903
Hours	Daily 8a–8p



12 · TRY BEFORE YOU BUY

Live here for a few nights first.

Rather than touring models for a few hours, you stay in a furnished residence in The Flatwoods — exploring neighborhoods, touring builder models, biking the trails, dining at Founder's Square, visiting parks and attending resident events.

Packages include multi-night stays with a personalized welcome presentation and guided introduction. For many residents, this was the moment they realized Babcock Ranch offered not just a new home, but a new way of life.

BOOK A STAY

(941) 235-6901

Search “Babcock Ranch Try Before You Buy Program” — or ask Andrea to set it up with your home tours.

KEEP THIS PAGE

Babcock Ranch connections.

Babcock Residential Association (HOA) HOA@babcockranch.com	(941) 676-7191
Community Patrol — non-emergency, 24/7 communitypatrol@babcockranch.com	(239) 652-8000
Parks & Recreation parksandrec@babcockranch.com	(941) 676-7199
Babcock National Golf Club	(941) 347-2200
Ecologic Waste Management	(941) 467-1499

ONLINE

Website · babcockranchliving.com
App · Babcock Ranch, on Android and iOS
Socials · @BabcockRanchLivingOfficial

FACEBOOK GROUPS TO JOIN

Neighbors of Babcock Ranch Florida
Babcock Ranch Living | Babcock Ranch Community
Babcock Ranch Buy/Sell/Trade
@Babcock Ranch Living

SMART REALTY
OF FLORIDA

THANK YOU FOR READING

I know you will love it here.

I hope this helps with your move to Babcock Ranch. Let me know how I can help — from the first tour to the day you get the keys.

Andrea Gabrielli

BABCOCK RANCH SPECIALIST · SMART REALTY OF FLORIDA



(239) 247-4504
andrea@smartrealtyofflorida.com
smartrealtyofflorida.com