



LAKWOOD RANCH™

LAKWOOD RANCH FACT SHEET

- Lakewood Ranch (LWR) is a master-planned community located in Manatee and Sarasota counties east of Interstate 75, and accessible from interchanges at University Parkway, State Road 70, State Road 64, and Fruitville Road.
- The 33,000+-acre community is part of Schroeder-Manatee Ranch (SMR), a working ranch. Since the early 1900s, the Uihlein family, one of the original owners of the Schlitz Brewery, has owned the property. Ranch activities have included cattle ranching and citrus, tree and turf farming, and aggregate mining.
- SMR transitioned into community development in February of 1994 and today, Lakewood Ranch is the bestselling multi-generational, master-planned community in the United States (per RCLCO and John Burns Real Estate Consulting's 2019 MPC rankings) with more than 42,000 residents in 28 villages.
- Lakewood Ranch is a primary home, multi-generational community with appropriately priced and designed residential product types and lifestyle amenities that appeal to various age, income, and household segments; 78% of the households are owner-occupied. The average age in 2020 is 47.
- To date, the majority of existing residential development is located in Manatee County, but there are more than 5,100 residential units planned and under development in Sarasota County in the Lakewood Ranch Waterside village.
- Lakewood Ranch has a broad array of residential product, from apartments to senior living facilities to neighborhoods with attached and detached family homes. More than 17,700 for-sale and rental homes are either built or under construction in Lakewood Ranch, with approvals for an additional 22,200+ units. Prices for new homes range from the \$200,000s to more than \$1 million.
- Since March of 2004, more than 14,000 acres have been certified “green” by the Florida Green Building Coalition.

- With more than 5.6 million square feet of current commercial development and entitlements for up to 14.3 million square feet, there is plenty of room to grow. Commercial land parcels are also available for purchase.
- Lakewood Ranch's 1,871 businesses employ more than 17,400 employees in diverse fields including finance and insurance, healthcare, retail, professional/technology, hospitality, warehouse and industrial, and construction.
- There are 12 vibrant and varied business districts throughout Lakewood Ranch that include more than 352 shops, eateries, and services.
- Lakewood 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 with easy to access stores. The open-air environment provides a unique place for strolling and shopping, special events, and concerts and festivals throughout the year, making this the focal point of the community and Lakewood Ranch's "downtown."
- The Green is the town center located within 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. Tenants include LA Fitness, Sirius Day Spa, Keke's Breakfast Café, Modern Gents barbershop and bar, Panera Bread, and Starbuck's.
- Waterside Place, in Sarasota County, will be the village center located in Lakewood Ranch Waterside, and broke ground in October of 2018. The center will include apartments, restaurants, retail shops, professional offices and the Players Centre for Performing Arts, all within walking distance of every residence and connected by water taxi to many neighborhoods.
- There are numerous public and private schools – elementary through college. The public schools zoned for Lakewood Ranch consistently receive high ratings from the Florida State Board of Education. The nine college campuses include medical, pharmacy and dental schools.
- There are more than 15 places of worship in Lakewood Ranch, along with several beginning congregations.
- Lakewood Ranch Medical Center, a 120-bed hospital that opened in the fall of 2004, undertook a large expansion project in 2018, added a robotic surgery program in 2019, and began a \$3 million renovation project on its Women's Center in 2020.
- Since its inception in 2000, the Lakewood Ranch Community Fund has given more than \$1 million to non-profit organizations in the community. The fund's mission is to help support programs that promote a hometown lifestyle and enhance the community in the areas of education, youth, sports, elderly, health, environment, libraries and culture.

- Preservation and stewardship of the land is a top priority. Of the Ranch's total acreage, nearly 40% is set aside for open space and recreation.
- SMR has also made considerable efforts to set aside large tracts of land, eradicate invasive species that have overtaken them, and restore their native flora and fauna. Long Swamp, a 400-acre conservation area, and Heritage Ranch, a 2,000-acre parcel, are two such examples. Through the use of a combination of habitat management techniques, nuisance and exotic plant overgrowth has been reversed. There is also a 38-acre preserve for the gopher tortoise, a threatened and protected species.
- The private Lakewood Ranch Golf and Country Club (LWRG&CC) offers 54 holes of superb golf. The Club follows Audubon International Sanctuary guidelines and practices. There are 18 holes in King's Dunes and 18 holes in Cypress Links, both designed by the Arnold Palmer design team. The 44,000-square-foot main clubhouse at LWRG&CC is one of the largest in the area, and underwent a major renovation in 2016. The club includes a newly renovated, 20,000-square-foot, state-of-the-art athletic center, a tennis facility with 20 courts, and 12 pickleball courts. The Club is home to more than 100 sports leagues, including tennis, golf and pickleball.

Opened in 2007, the Rick Robbins-designed 18 holes of golf in Country Club East, called Royal Lakes, is a part of LWRG&CC, and includes a short-game practice facility and an 18-hole putting course. In April of 2016 a second, 29,000-square-foot clubhouse, The Lodge, was opened at Royal Lakes, featuring close to 6,000 square feet of outdoor covered spaces, as well as a pro shop. It is also home to the LWR Golf Academy, which has the ability to teach the entire game to every player, using cutting-edge digital analysis and expert instruction for individuals, groups, or juniors.

- Both the community and the LWRG&CC have won numerous awards – most recently winning Golden Fork awards in 2017 and 2018 for The Lodge and the Main Clubhouse, respectively, from Golf, Inc. magazine; having been named Best Golf Community by Ideal Living magazine in 2018; winning a “bronze” mention from SRQ magazine for its golf course in the “best of SRQ local” edition in 2019; and having being chosen Best Private Country Club in 2019 by the Sarasota Herald-Tribune.
- The Legacy Golf Course in LWR is a daily-pay course with 18 holes of Arnold Palmer-designed golf that is open to the public; Lakewood National, Esplanade Golf and Country Club, and Esplanade at Azario Lakewood Ranch all have 18-hole courses, and have tee times available for non-members as well. Also located on the Ranch is the private Ritz-Carlton Golf Club, offering a Tom Fazio-designed 18-hole championship course.
- The Sarasota Polo Club opened in 1991, making this one of the few communities where residents can live near polo fields. Polo players from around the world come to play on one of seven fields. LWR is also home to the Sarasota International Cricket and Rugby Club.

- In 2011, The Premier Sports Campus at Lakewood Ranch opened – a multi-purpose facility that is home to 22 full-sized, mixed-use fields for soccer, lacrosse and other amateur sports, and features Celebration grass and underground irrigation. PSC hosts some 200,000 visitors per year, and hosted such national events as the Nike Friendlies, USA Ultimate, IVP World Cup Qualifiers by FIGO7, and the USA Roma Academy Showcase. Manatee County took over ownership at the end of 2017.
- From 2011 through 2020, two national real estate consulting firms (RCLCO and John Burns Real Estate Consulting) ranked Lakewood Ranch as one of the top 10, best-selling, master-planned communities in the United States. More than 130 communities across the U.S. were included in the study. Lakewood Ranch was named second best-selling in the U.S. for 2018 and 2019, as well as being the No. 1 best-selling multi-generational community both years. The Ranch has been among the top-selling master-planned communities in the country for nine out of the last 10 years, according to RCLCO, who ranked The Ranch second in its “Best of the Decade” list.
- Lakewood Ranch’s information center is located in the heart of the Ranch, at 8131 Lakewood Main Street, and features a team of professional community specialists who are eager to customize a self-guided tour of the Ranch or provide answers to any questions prospective buyers may have.
- Massachusetts General Hospital, a Harvard medical teaching hospital, along with the Academy of Brain Health and Performance, selected Lakewood Ranch for a long-term study on brain health. A global team of world-renowned experts, including researchers, clinicians, innovators, and entrepreneurs, will collaborate with our community to discover both the positive and negative contributions to brain health and performance across the lifespan at the biological, personal and social/community levels.

From healthcare to technology, and business to urban planning, the brain study will uncover the value of brain health on every aspect of life.

- Lakewood Ranch was named to the “Best Health & Fitness” category in the 2020 “Best of the Best” issue of ideal-LIVING magazine. The Ranch was recognized for its wellness-centered master planning, extensive recreational amenities, and health-conscious lifestyle programming.