



PHASE ONE - OVERVIEW

BABCOCK RANCH



BABCOCK RANCH IS AN ECO-CENTRIC NEW TOWN EMBEDDED IN NATURE AND POWERED BY THE SUN, BY INNOVATION, AND BY THE GREAT OUTDOORS.

Planning for Babcock Ranch started in 2006. Designed to accommodate 19,500 residences and 6 million square feet of town, commercial and industrial space, the town of Babcock Ranch will ultimately be home to approximately 50,000 residents.

A focus on ecology, sustainability, technology, transportation, education and health and wellness is aimed at providing a whole new way of living at Babcock Ranch – one that is conscientious, engaging, connected and fun! Features of the new town will include:

- State-of-the-art infrastructure that leverages technology to deliver superior services while lowering household costs
- An education system providing a wide range of onsite educational programs promoting life-long learning
- An innovative health and wellness center at the heart of the town to support healthier lifestyle choices
- The 75-megawatt FPL Babcock Ranch Solar Energy Center
- An advanced public and private transportation system of shared, driverless vehicles that will be the backbone for moving people and goods about in Babcock Ranch
- Unparalleled opportunities to connect with nature in a town that devotes half of its total 18,000-acre footprint to greenways, parks and lakes.

COMMERCIAL/TOWN SPACE

Founder's Square is the heart and soul of the town and designed to foster the personal connections, well-being and lifelong learning opportunities that are the core of the town's way of life. Places of learning and exploration, a wellness center, restaurants, speciality retail shops, a locally-grown produce market and indoor and outdoor gathering places convey a comforting Main Street ambiance that invites residents to come as they are and enjoy all that downtown offers.

- 70,000 square feet
- Initial downtown buildings clustered around central lakefront park
- Table & Tap lakefront restaurant
- Discovery Center – Town & Homes Information
- Curry Creek Outfitters
- The Hatchery, a collaborative business incubator
- Babcock Neighborhood School
- State-of-the-art Healthy Life Center, operated by Lee Health
- Slater's Goods & Provisions
- Square Scoops Coffee & Creamery
- First downtown buildings opened in March 2017
- Final building completed in time for Hometown Grand Opening celebration on **March 10, 2018**

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Revised 2/27/18

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RESIDENTIAL

Babcock Ranch is a place that reflects a decidedly different approach to Town Making. The residences in the town's neighborhoods feature timeless architectural designs that encourage social interactions and a strong sense of town. The Craftsman, Farmhouse, Coastal Gulf Vernacular, Spanish and Colonial/West Indies architectural styles, each sourced in the pre-World War II Southwest Florida regional styles, convey a look and feel that harken back to a simpler time when neighbors knew and cared about one another.

Phase One Includes:

- 1,100 residences
- 700 single-family homes
- 70 townhomes/villas
- Up to 330 Condominium residences
- Prices in first three neighborhoods ranging from the low \$200s to \$900+
- Diverse mix of home styles and price points
- Public lakefront spaces, neighborhood parks and community gardens
- First residents moved in – January 2018

TIMELESS ARCHITECTURAL DESIGNS THAT ENCOURAGE SOCIAL INTERACTION AND A STRONG SENSE OF COMMUNITY.

- The Lakehouse with neighborhood pool and playground
- Trail head facilities including restrooms, a dog park, lakeside fishing dock and parking for visitor access to trails
- All Phase 1 residential within easy walking distance to downtown amenities in Founder's Square



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