

Living in Wellen Park® Your August 2025 Guide to Southwest Florida's Premier Community

One of the fastest growing Master
Planned Communities in 2025.



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Welcome to Wellen Park®



Nestled in Venice, FL, Wellen Park® is a thriving 11,000+ acre master-planned community, ranked **No. 6** among the nation's best-selling in 2025. 4

With 30+ miles of trails, lakes, and resort amenities, it's perfect for families, retirees, and investors.

As of August 2025, home prices start in the mid-\$300s for villas, reaching \$1M+ for luxury estates, with steady demand amid subtle inventory increases (up 12% YoY in new builds).

Why Choose Wellen Park®?

Wellen Park® isn't just a place to live—it's a lifestyle designed for those who value community, opportunity, and Florida's endless summer. As a top-selling master-planned community (**No. 6 nationally, third in Florida with 960 new home sales in 2024, up 10%**), it's drawing families, active adults, and retirees who crave a balanced, resort-style existence.

1

Social Appeal

Fosters a strong sense of belonging through interconnected trails, parks, and events that bring neighbors together—ideal for families building roots or retirees seeking friendships. It's like a "15-minute city" in suburbia, where amenities, schools, and greenways are walkable, promoting daily interactions and well-being.

2

Economic Advantages

Steady growth supports long-term value, with non-residential expansions (retail, offices) balancing residential booms—subtle shifts show 10-15% YoY appreciation potential amid Florida's Gulf Coast demand. Proximity to I-75 aids commutes, while new jobs in healthcare and services attract young professionals.

3

Growth & Future-Proofing

Rapid expansion (big changes in 2025-2026 like senior living and retail) positions it as a forward-thinking hub, with over 20-year plans ensuring sustainability.

4

Climate & Natural Bliss

Year-round mild weather (averages 70-85°F, low humidity dips) complements outdoor living, with beaches minutes away—perfect for your ideal escape from colder climates, emphasizing health and relaxation. 8 Let's discuss how this fits your dreams.

Lifestyle Activities Within 30 Miles (Including Within 10 Minutes)

Wellen Park®'s central spot (15 min to beaches) supports your well-being with easy access. Focus here on daily joys for families and active adults.

Within 10 Minutes (On-Site or Nearby)

Tennis & Pickleball

Wellen Park Golf & Country Club (on-site courts, clinics), Boca Royale (tennis), Solstice/Oasis (pickleball). Nearby: Venice City Tennis Courts (5 min), Hecksher Park pickleball (8 min).

Live Music

Downtown (Wellen Wednesdays 6-10pm, Thursday Tunes dueling pianos). Nearby: Fusion Venice Live (7 min), Dockside Waterfront Grill (8 min bands).

Broader Within 30 Miles

Beaches

Venice (shark teeth, 15 min), Manasota (secluded, 16 min), Englewood (sunsets, 24 min), Brohard Paw Park (dog-friendly, 20 min), Caspersen (fossils, 20 min), Nokomis (tranquil).

Boating & Fishing

Grand Lake (on-site bass), Venice Pier (redfish), Myakka River State Park (canoes, ~25 min), local charters.

Parks

30+ on-site miles (Blue Heron with dog parks, new 2025 additions). Nearby: Myakka (hiking, 30 miles), Maxine Barritt.

Golf

Wellen Park Golf & Country Club (on-site 18-hole). Nearby: Plantation, Heron Creek, Venice Golf (20-30 min).

Dining Choices in Wellen Park®

Downtown Wellen Park® offers a diverse culinary scene, from upscale steaks to casual pizza4perfect for family nights or romantic evenings. All waterfront or nearby for that relaxed vibe.



Steaks & Seafood

Villani & Co (premium steaks, fresh seafood, raw bar; upscale with healthy ingredients). Tarpon Point Grill (grilled steaks/seafood, marina views).



Pizza & Casual

Oak & Stone (craft pizza, beer; family-friendly). Bocca Lupo Pizza (Italian-style pies, takeout nearby).



Italian/Coastal

Acqua Pazza (coastal Italian, fresh pasta/seafood). The Banyan House (creative New American with Italian twists, lakefront).



Other Favorites

Florida Taphouse Bar & Grill (pub fare, burgers). Irma's Tacos (Mexican, quick bites). Louie's Bistro (sandwiches/salads). Peachwave (frozen yogurt desserts). The Yard (casual eats from containers, eclectic). Food trucks for variety.

Entertainment Venues

Wellen Park® shines with year-round fun beyond dining4events foster community spirit. 30 First Friday Concerts, Solis Hall (live music, jazz cabaret, dueling pianos), Night Markets.

CoolToday Park (Atlanta Braves Stadium)

Home to spring training (Feb-Mar 2025, opener Feb 23 vs. Rays), but thrives off-season with GCL/minor league games, instructional leagues, fantasy camps, live music/concerts at Tomahawk Tiki Bar (Tue-Sun), festivals (e.g., Freedom Festival), special events, soccer, car shows, and themed nights like water inflatables (e.g., July 22). 20 21 22 23 24 25 26 27 28 29



Community Map & Builder Neighborhoods

View the 2025 Masterplan [Map](#) Trails Map: [Wellen Park Trails PDF](#). Focus on renowned builders crafting diverse homes.

- Boca Royale (Neal Communities): Gated golf, villas/single-family mid-\$300s.
- Sunstone (Mattamy Homes): Family villas mid-\$300s.
- Solstice (Toll Brothers): Luxury homes high-\$300s+.
- Wysteria & Avelina (Neal Communities): Final homes high-\$300s+.
- Gran Place (Sam Rodgers Homes): Luxury high-\$800s.
- Palmera (M/I Homes, David Weekley, etc.): Gated low-\$400s+, no CDD.
- Grand Palm (Neal Communities): Nature-focused high-\$300s+.
- Wellen Park Golf & Country Club (Lennar): Golf-integrated low-\$500s+, condos.
- Lakespur (Lennar): Family low-\$300s+.
- Oakbend (ICI Homes, Toll Brothers): New gated luxury high-\$600s+ (July 2025).
- Brightmore (Mattamy Homes): 55+ mid-\$300s.
- Everly (John Cannon Homes): Custom estates high-\$600s+.
- Renaissance (Mattamy Homes): Gated final phase low-\$300s+.

Current & Future Developments

August 2025: Oakbend launch, Downtown Phase 2 (44,000 sq ft retail/dining, Q1 2026). Future: New parks/trails, Marriott hotel, Village G Braves integration.



New Businesses & Schools

Businesses

New retail/services in
Downtown/Marketplace.

- Costco
- HCA - Stand Alone Emergency Room
- Bayside Pet Resort
- ACE Hardware
- Boca Lupo Coal Fire Pizza
- Publix
- Several dining choices in Downtown

Schools

College Prep Academy (K-8), Wellen
Park High (opens 2026), nearby
Taylor Ranch, Venice High,
Primrose.

