



The Future of East Sarasota County

25,000+ Homes, New Communities & Everything
Buyers & Investors Need to Know

25,000+

New Homes
Planned

4

Major
Developments

~20 yrs

Full Build-Out
Timeline

55%

Hi Hat Ranch
Open Space

Why Everything Is Moving East

Growth east of I-75 is guided by the **Sarasota County 2050 Plan** — adopted in 2002 to replace suburban sprawl with intentionally designed, self-contained communities offering homes, jobs, shopping, and recreation in one place.

Walkable Communities	Village-style neighborhoods — homes, jobs, and shops together.
Mixed-Use Town Centers	Vibrant hubs replacing the typical strip-mall model.
Preserved Green Space	Large greenbelts and nature corridors woven throughout.
Connected Infrastructure	Trails, bike paths, and road networks linking every community.

The Four Major Developments

Four large-scale projects are reshaping the eastern corridor — each at a different stage of planning and construction.

01 / 3H Ranch

3H Ranch			
Acreage	2,727 acres	Homes Planned	6,576 homes
Commercial Space	370,000 sq ft retail + office	Status	Under construction — 1st homes as soon as mid-2026

3H Ranch is the **front edge of growth**. Site work began in 2025, infrastructure is actively being built, and a walkable Village Center will anchor 14 connected neighborhoods, trails, and greenbelts.

02 / Palmer Ranch East

Palmer Ranch East			
Acreage	Large-scale	Homes Planned	~5,700 homes
Commercial Space	1.48 million sq ft	Status	Public hearings — key approvals expected 2026

Positioned as a **major regional hub**, Palmer Ranch East could rival any suburban center in the county. With workshops complete and hearings underway, approvals are expected in 2026.

03 / Hi Hat Ranch

Hi Hat Ranch			
Acreage	~10,000 acres	Homes Planned	~13,000 homes
Commercial Space	450,000 sq ft + sports complex	Status	First village under review — buildout through 2050s

The **largest project of all**, Hi Hat Ranch preserves 55% of its land as open space. Expect schools, parks, and a regional sports complex at full buildout — a true long-term transformation.

04 / Lakewood Ranch Southeast

Lakewood Ranch SE			
Acreage	2,200+ acres	Homes Planned	Up to 5,000 homes
Commercial Space	Mixed-use planned	Status	Approved — homes expected mid-2026

America's top-ranked master-planned community expands south into Sarasota County. Legal challenges are resolved and construction is imminent — pressing growth in from the north.

Infrastructure: The Backbone of Growth

Project	Details	Timeline
Lorraine Road Extension	New lanes connecting east Sarasota communities	Lanes open ~2028
Clark Road Expansion	Widened to handle increased daily traffic	Active planning
I-75 / SR 681 Interchange	Major capacity study and improvements underway	Study in progress

Development Timeline at a Glance

2026	Site work underway at 3H Ranch; Lakewood Ranch Southeast construction begins
2026	First homes available at 3H Ranch and Lakewood Ranch Southeast
2026	Palmer Ranch East key approvals expected
2028	Lorraine Road extension lanes open
2030s	Hi Hat Ranch early village completions; major growth corridor established
2050s	Hi Hat Ranch full buildout; eastern corridor transformation complete

Why This Matters for Buyers & Investors

Understanding this growth corridor gives you a genuine edge — whether you're buying a home or watching the market.

- **Prices Rise With Infrastructure**

Early-stage buyers typically see the most appreciation as roads, retail, and schools arrive.

- **More Options for Early Movers**

Builders offer the widest selection of lots, floor plans, and incentives at launch.

- **Timeline Awareness Is Everything**

Knowing which projects are 2 years out vs. 20 years out helps you buy in the right window.

- **A New Corridor Is Forming**

This isn't incremental growth — it's an entirely new community cluster east of I-75.



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Ready to Get Ahead of This Market?

New home releases, builder incentives, road updates, and approval news are moving fast. Get personalized guidance on the best opportunities.

Reach out today for a free consultation.

This guide is for informational purposes only. Development timelines and details are subject to change as approvals and construction progress.

Contact Tana Showalter at Rogue Realty for current market data and personalized guidance.