



THE BUYER'S SHORTLIST · EPISODE 2

#1 BEST-SELLING MASTER-PLANNED COMMUNITY IN THE US — 8 YEARS

# Is Lakewood Ranch Worth the Hype?

THE LAKEWOOD RANCH INSIDER GUIDE

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*Neighborhoods, prices, schools & who it's really right for.*

**Tana Showalter | Broker/Owner**

Rogue Realty · Sarasota, FL

941-842-0005 · [rogue-realty.com](https://rogue-realty.com)

# Is Lakewood Ranch Worth the Hype?

## THE LAKEWOOD RANCH INSIDER GUIDE

#1 in the US	8 Years in a row	~50 mi <sup>2</sup> Sarasota & Manatee Co.	\$300K+ Entry price	20–45 min To top beaches
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### 01 | KEY NEIGHBORHOODS AT A GLANCE

NEIGHBORHOOD	VIBE	PRICE RANGE	BEST FOR
Waterside	Luxury lakefront	\$700K – \$2M+	Luxury buyers, waterfront lifestyle
Star Farms	Active, family-oriented	\$450K – \$800K	Families, value seekers, new construction
Esplanade	Resort-style	\$650K – \$1.2M	Amenity buyers, active lifestyle
Wild Blue	Ultra luxury	\$1.5M+	High-end buyers, premium lots
Shellstone	Luxury new const.	\$1M+	Luxury buyers, newer product
Del Webb	Active adult 55+	\$400K – \$700K	55+ buyers, resort amenities
Cresswind	Active adult 55+	\$450K – \$750K	55+ buyers, social lifestyle
Country Club East	Established, golf	\$600K – \$1.5M	Golf buyers, established community feel

### 02 | PRICE RANGES: THE FULL SPECTRUM

PRODUCT TYPE	PRICE RANGE	WHERE TO LOOK
Townhomes & Villas	\$300K – \$500K	Various villages throughout
Single-Family Entry	\$450K – \$650K	Star Farms, Lorraine Lakes, Polo Run
Mid-Range Single-Family	\$650K – \$950K	Esplanade, Country Club East, Cresswind
Upper Range	\$900K – \$1.5M	Waterside, Esplanade Golf, CC East

Luxury	<b>\$1.5M+</b>	Wild Blue, Shellstone, custom builds
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■ Always ask for CDD (Community Development District) fees separately from HOA dues — both apply, both vary by neighborhood, and together they significantly affect your monthly cost.

## 03 | SCHOOLS

MANATEE COUNTY SCHOOLS	SARASOTA COUNTY SCHOOLS
Lakewood Ranch High School — consistently top-rated in FL	Strong district overall — multiple A-rated elementary options
Dr. Mona Jain Middle School	Out-of-Door Academy (private) — well-regarded
Gullett Elementary	Various strong options depending on neighborhood

■ The Ranch spans TWO school districts. Verify the exact school assignment for the specific address before buying — not just the community name.

## 04 | LOCATION ADVANTAGES

DISTANCE / ACCESS	WHY IT MATTERS
I-75 — minutes away	Easy regional access; quick north or south
UTC — next door	200+ shops and restaurants; one of FL's best malls
Downtown Sarasota — 20–25 min	Arts, bayfront, dining, culture
Siesta Key / Lido / Longboat Key	20–45 minutes to consistently top-ranked beaches
SRQ Airport — nearby	Easy for frequent flyers; non-stop to major cities
Tampa International — ~1 hour	Full hub airport; broader flight options
Orlando — ~2 hours	Theme parks, major events, second airport option

## 05 | WHO IS LAKEWOOD RANCH ACTUALLY FOR?

BUYER TYPE	WHY LWR WORKS
<b>Families</b>	Top schools in two strong districts, Premier Sports Campus, safe neighborhoods, youth amenities in every village
<b>Active Adults / 55+</b>	Del Webb and Cresswind — two of the best active adult communities in FL, inside a full-service master-planned community
<b>Remote Workers</b>	Resort amenities, beautiful home offices, I-75 access, SRQ nearby for travel
<b>Second Home Buyers</b>	Low-maintenance options, resort-style amenities, easy lock-and-leave, strong resale market
<b>Luxury Buyers</b>	Wild Blue, Shellstone, Waterside — product that competes with anything in Southwest Florida

**Ready to see it in person? Let's tour the Ranch.**

Tana Showalter | Owner & Broker, Rogue Realty | Sarasota, FL  
941-842-0005 | [tana@rogue-realty.com](mailto:tana@rogue-realty.com) | [www.rogue-realty.com](http://www.rogue-realty.com)

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