



THE BUYER'S SHORTLIST

Lakewood Ranch VS Wellen Park

YOUR COMPLETE COMMUNITY COMPARISON GUIDE

Two master-planned communities. One honest comparison.

Tana Showalter | Broker/Owner

Rogue Realty · Sarasota, FL

941-842-0005 · rogue-realty.com

Lakewood Ranch vs Wellen Park

YOUR COMPLETE COMMUNITY COMPARISON GUIDE

Two of Southwest Florida's top master-planned communities — compared side by side so you can make the right call before you ever get on a plane.

01 | AT A GLANCE

LAKWOOD RANCH	WELLEN PARK
~50 sq miles across Sarasota & Manatee Counties	Smaller, concentrated — primarily Sarasota County near North Port
Established (20+ years of development)	Newer community — major growth since 2020
Traditional suburb feel — drive-oriented	Walkable downtown, golf cart & bicycle culture built in from day one
Dozens of villages and neighborhoods	More contained — easier to navigate as a newcomer
Premier Sports Campus, golf clubs, Main Street, Waterside Place	Downtown Wellen, Cool Today Park (Atlanta Braves), 80-acre centerpiece lake

02 | PRICE RANGES: WHAT YOUR MONEY GETS YOU

LAKWOOD RANCH	WELLEN PARK
Villas / Attached: \$350K – \$500K	Villas / Attached: \$300K – \$450K
Single-Family: \$500K – \$900K	Single-Family: \$450K – \$800K
Luxury / Waterside: \$900K – \$2M+	Premium: \$700K – \$1.5M
Price per sq ft: ~\$200 – \$350+	Price per sq ft: slightly lower (newer inventory)

■ Always confirm HOA fees AND CDD (Community Development District) fees separately — both apply and vary significantly by neighborhood.

03 | ACTIVE BUILDERS BY COMMUNITY

LAKWOOD RANCH	WELLEN PARK
Pulte / DiVosta	Mattamy Homes
Toll Brothers	DiVosta / Pulte
Lennar	Neal Communities

Taylor Morrison	Toll Brothers
Neal Communities	ICI Homes
Homes by WestBay	Homes by Towne
Stock Development	David Weekley Homes
Homes by Towne	

■ Timelines range from 6 months (quick move-in inventory) to 12–18 months (full build). Upgrades can add significantly to the base price.

04 | SCHOOLS

LAKWOOD RANCH	WELLEN PARK
Two districts: Sarasota County AND Manatee County — depends on your specific address	Sarasota County Schools only
Lakewood Ranch High (Manatee Co.) — highly rated	Venice High School
Gullett Elementary, Dr. Mona Jain Middle	Venice Middle School
Out-of-Door Academy (private)	Taylor Ranch Elementary (nearby, well-rated)
Pinnacle Academy	Wellen Park High School — opening Fall 2026

■ Always verify the exact school assignment for a specific address before buying — boundaries can split neighboring communities into different schools.

05 | AMENITIES CHECKLIST

AMENITY	LAKWOOD RANCH	WELLEN PARK
Private / Semi-Private Golf	✓ Multiple — LWR Golf & Country Club, Legacy Golf Club	✓ Wellen Park Golf Club (public, well-designed)
Walkable Downtown	✓ Main Street + Waterside Place	✓✓ Downtown Wellen — lakeside, very active year-round
MLB Spring Training	—	✓ Cool Today Park — Atlanta Braves
Youth Sports Complex	✓✓ Premier Sports Campus	✓ Available in community
Trail / Bike Network	✓ Extensive	✓✓ Full golf cart & bike infrastructure built in
Community Lake	✓ Various	✓✓ 80-acre centerpiece lake with kayaking
Events (concerts, markets, food trucks)	✓ Main Street events calendar	✓✓ Very active year-round programming
Retail / Dining Proximity	✓✓ Abundant (University Pkwy, SR-70)	✓ Growing — some still being built out

Ready to tour both communities? Let's find your fit.

Tana Showalter | Owner & Broker, Rogue Realty | Sarasota, FL
941-842-0005 | tana@rogue-realty.com | www.rogue-realty.com

The Buyer's Shortlist · Rogue Realty · Sarasota, FL · Information current as of 2026. Prices and community details subject to change. Always verify with a licensed agent.