MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

LAKEWOOD RANCH / WATERSIDE / SARASOTA COUNTY / 34240

Living in *Wild Blue at Waterside*



Five hundred homes on 550 acres of lakes, preserve and trail, minutes from Waterside Place. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: LAKEFRONT HOMES ON A POINT IN WILD BLUE AT WATERSIDE



INSIDE THIS GUIDE

Contents

01	A letter from Mark	03
02	Wild Blue at a glance	04
03	Where it is	05
04	A ranch, a quarry and a lake	06
05	Seven lakes from the shell pits	07
06	Stock comes to Waterside	08
07	Streets named for the sea	09
08	The Club and Midway Park	10
09	A Wild Blue timeline	11
10	The homes	13
11	The builders	15
12	Life on the water	16
13	Waterside Place	17
14	Beyond the gates	19
15	Daily life, schools and getting around	20
16	The real estate market	21
17	Buying in Wild Blue	22
18	Districts, flood and insurance	23
19	Selling in Wild Blue	24
20	Questions people ask	25

A GREAT BLUE HERON FISHING THE SHALLOWS AT WATERSIDE



HOMES ALONG THE LAKESHORE IN WILD BLUE AT WATERSIDE

A LETTER FROM MARK

Where the water *comes first*

Turn off University Parkway onto Lorraine Road and the polo fields open up on one side. On the other, past a palm-lined gated entry, the land opens up to wide lakes, grassy shores and a neighborhood of white houses with shuttered windows. That is Wild Blue at Waterside.

A few years ago most of this was quiet ranch land on the Sarasota County side of Lakewood Ranch. Today Wild Blue is one of the most sought-after addresses on the Gulf Coast, with about 500 homes on 550 acres, more than half of the land left as lakes, preserve and trail, and a resort clubhouse on the water.

This guide covers the story of the land, the builders and their architecture, the amenities, Waterside Place, the schools and the market, along with the practical questions about fees, flood risk and value that every buyer should ask.

If Wild Blue is on your list, call me. The drive is beautiful. The details are what make a good decision.



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02 · AT A GLANCE

Wild Blue *in brief*

550

ACRES

The size of the village, with more than half of the land left as lakes, preserve and trail.

505

HOMES

Single-family homes planned at build-out, according to Lakewood Ranch.

2023

OPENING YEAR

The first phase is released in spring. 85 of 94 homesites are committed within 60 days.

5

BUILDERS

Stock Luxury, Stock Custom, John Cannon, AR Homes by Arthur Rutenberg and Anchor Builders.

30,000

SQUARE FEET

The lakefront clubhouse, with two pools, a theater and a putting course.

$2.46M

MEDIAN SALE PRICE

33 closed sales from May through October 2026, per a local brokerage analysis.

East of Lorraine Road, *south of University*

Wild Blue sits in Waterside, the first Lakewood Ranch village in Sarasota County, on the east side of Lorraine Road just south of University Parkway and directly across from the Sarasota Polo Club.

Waterside is the southwestern corner of Lakewood Ranch, which makes it one of the closest parts of the Ranch to University Town Center, downtown Sarasota and the Gulf beaches. University Parkway carries you west to Interstate 75, and Lorraine Road links north to the rest of the Ranch.

Mailing addresses read Sarasota, FL 34240, and the homes are in Sarasota County, so Sarasota County Schools and county services apply. Lakewood Ranch itself is an unincorporated master-planned community that spans both Manatee and Sarasota counties.

The setting is what sets Wild Blue apart. Its streets wrap around lakes, preserve and a winding trail system, and Lakewood Ranch describes the barrier islands of Siesta Key, Lido Key, Longboat Key and Anna Maria Island as roughly 15 to 22 miles from the Ranch. Most beach trips from Wild Blue take 30 to 45 minutes, depending on traffic.



FOUNTAINS IN A LAKE AT WILD BLUE

THE LAY OF THE LAND

20 mi

OF SHORELINE AROUND WATERSIDE'S SEVEN LAKES

34240

ZIP CODE, SARASOTA COUNTY

APPROXIMATE DRIVE DISTANCES

Sarasota Polo Club	1 mi
Waterside Place	3 mi
Lakewood Ranch Main Street	5 mi
University Town Center and Mote SEA	6 mi
Sarasota Bradenton Intl. Airport	13 mi
Downtown Sarasota	16 mi
Lido Key and St. Armands Circle	19 mi
Siesta Key Beach	21 mi
Anna Maria Island	28 mi
Tampa International Airport	60 mi

Road miles are approximate, measured from the Wild Blue entrance on Lorraine Road. Drive times vary with traffic and route.



04 · HISTORY

LORRAINE ROAD, THE POLO FIELDS AND THE WATERSIDE LAKES BEYOND

A ranch, a quarry *and a lake*

Before the gates and the clubhouse, this was timber, cattle and shell country, owned by the same Milwaukee family for a century.

Seven lakes *from the shell pits*

The ranch. In 1905 the Milwaukee lumberman John Schroeder assembled land east of Bradenton for its timber and called it Schroeder-Manatee Ranch. In 1922 he sold it to friends from home, the Uihlein family of the Joseph Schlitz Brewing Company, for a reported two dollars an acre. The Uihleins kept the name, and the company, known as SMR, still owns and develops Lakewood Ranch today.

Cattle, citrus and shell. For most of the century the land was a working ranch. Timber and cattle came first, then sod, trees and crops. In 1978 SMR opened its first shell and aggregate mine, digging the crushed shell and rock that built Florida's roads.

Pits into lakes. Those mining operations left something unusual behind: large, deep lakes. Waterside was planned around seven of them, a byproduct of SMR's shell mining, with about 20 miles of shoreline. Some are as deep as 35 feet, and the largest runs about a mile long. That is why Wild Blue feels so open. Its views cross real water, not a retention pond.

Polo next door. The Uihleins also loved polo, and the family helped found the Sarasota Polo Club on the ranch. Its 2026 season was its 35th. Today the club spans 170 acres across Lorraine Road from Wild Blue, and its Sunday matches from December through April draw an estimated 50,000 spectators a season.

THE LAND, BY THE NUMBERS

1922
THE UIHLEIN FAMILY BUYS THE RANCH

1978
THE FIRST SHELL AND AGGREGATE MINE OPENS

7
LARGE LAKES AT THE HEART OF WATERSIDE

FIGURES FROM SMR HISTORY AND REGIONAL REPORTING

LAKEWOOD RANCH TODAY

SMR broke ground on Lakewood Ranch on February 23, 1994. In RCLCO's Mid-Year 2026 survey it ranked first among multigenerational master-planned communities in the country, a title it has held every year since 2018.



ONE OF WATERSIDE'S FORMER SHELL-MINING LAKES, NOW FRAMED BY WATERSIDE PARK



A CURVING STREET, PRESERVE AND LAKEFRONT HOMES IN WILD BLUE

06 · THE VILLAGE

Stock comes *to Waterside*

Waterside was announced in 2017 as Lakewood Ranch's first village in Sarasota County, a plan for more than 5,000 homes in a dozen neighborhoods strung along the shores of the seven lakes. Its town center, Waterside Place, opened in the fall of 2021 on a peninsula in Kingfisher Lake.

For the luxury end of Waterside, SMR turned to Stock Development, the Naples company founded in 2001 by K.C. and Brian Stock, which had already built a strong following in The Lake Club. In February 2023 Stock introduced Wild Blue to more than 275 Realtors and guests at the Clive Daniel Home showroom in Sarasota.

The plan was different from the Lakewood Ranch many people knew. Rather than the Mediterranean look of earlier villages, Stock's vice president of sales and marketing, Claudine Leger-Wetzel, promised clearer lines, lighter colors and a British West Indies feel. More than half of the 550 acres would stay undeveloped, as lakes, preserves and trails.

Buyers responded. When the first phase was released in the spring of 2023, 85 of its 94 homesites were committed within 60 days. By November 2024 Stock reported about 134 sales and close to $227.5 million in volume, and 2024 brought nearly 100 sales, a record year.

Homesites range from 64 feet wide to one acre, and the gated village is planned for 505 homes. On November 20, 2026, Stock released the final phase of homesites, describing it as an important milestone for the community.

Wild Blue has also become a showcase. Its builders have won top awards in the Suncoast Builders Association Parade of Homes, and thousands of visitors toured its models during the 2025 and 2026 Parades.

Streets named *for the sea*

A coastal vocabulary. The street names in Wild Blue read like a walk on the beach. Blue Shell Loop, the main street, circles the village past many of its lakefront homesites. Blue Mist Way, Blue Pearl Court, Crystal Waters Drive, Sea Glass Court and Sandpoint Street branch off it, and the Stock sales office sits on Sea Glass Court.

Built around the water. The streets follow the shorelines rather than a grid. Homes are sited for lake, preserve or garden views, and the trail system winds between them, so you can walk from a front door to the lake edge, the clubhouse or Midway Park without crossing a busy road.

A gate and a green edge. The village is gated, and its entry on Lorraine Road is framed by palms, lakes and fountains. Wide landscaped verges, sidewalks and preserve buffers give the streets the open, resort feel that sets Wild Blue apart from denser villages nearby.

What it means for buyers. Lot position is everything here. Two similar houses can differ greatly in value depending on whether they face open water, a preserve or the street, and how the sunset falls across the lake. I walk the lot at the time of day you will live in it.



A COASTAL HOME WITH BAHAMA SHUTTERS ON A WILD BLUE STREET

STREETS TO KNOW

- Blue Shell Loop
- Blue Mist Way
- Blue Pearl Court
- Crystal Waters Drive
- Sea Glass Court
- Sandpoint Street

Blue Shell, Blue Mist, Sea Glass. Even the street signs tell you the water is close.

64 ft

TO ONE ACRE, THE RANGE OF HOMESITE WIDTHS

The Club *and Midway Park*

Wild Blue was planned around two centers of community life: a resort clubhouse on the lake and a sports park shared with the neighboring village.

THE CLUB AT WILD BLUE

30,000

SQUARE FEET ON THE LAKEFRONT

MIDWAY PARK

13

ACRES OF COURTS, PLAY AND DOG PARKS

PUTTING COURSE

9

HOLES ON THE PREMIER PUTTING COURSE

A clubhouse designed to feel like a waterfront resort, a short cart ride from every home.

The Club at Wild Blue. Stock broke ground with Curran Young Construction in October 2025 on a 30,000-square-foot lakefront clubhouse designed with Humphrey Rosal Architects and Clive Daniel Hospitality. Plans include indoor and outdoor dining, two swimming pools, a movie theater with recliners, a comprehensive fitness center and workout studios, a wellness center with cabanas, an indoor golf simulator and a nine-hole putting course, all coordinated by a lifestyle director.

Status. In August 2026 Stock said the clubhouse would open in the fall, and its November 2026 release described the opening as an upcoming milestone. Ask me for the latest timing and membership details.

Midway Park. Stock and Homes by Towne, which builds the neighboring Shellstone village, share this 13-acre park, which celebrated its grand opening on April 12, 2025. It offers tennis, pickleball and basketball courts, a sports pro shop, playgrounds, dog parks and shaded gathering areas, with a full calendar of lifestyle events.

On the water. Residents also have docks and kayak launches, an event lawn and trails along the lakes and preserves. Waterside Park and Waterside Place add a splash pad, concerts and dozens of restaurants a short drive away.

AMENITIES AT A GLANCE

- Lakefront clubhouse
- Resort pool and lap pool
- Indoor and outdoor dining
- Movie theater
- Fitness and wellness center
- Golf simulator
- Nine-hole putting course
- Lifestyle director
- Tennis and pickleball
- Basketball and play areas
- Dog parks
- Docks and kayak launches



A TALL GLASS ENTRY FRAMED IN WHITE STONE

09 · TIMELINE

A Wild Blue *timeline*

1905	**Timber.** John Schroeder of Milwaukee assembles land east of Bradenton as Schroeder-Manatee Ranch.
1922	**The Uihleins.** The Schlitz brewing family buys the ranch for a reported $2 an acre and keeps the name.
1978	**Shell mining.** The first shell and aggregate mine opens. Its pits will become Waterside's lakes.
1991	**Polo.** The Sarasota Polo Club plays its first season on the ranch off Lorraine Road.
1994	**Lakewood Ranch.** SMR breaks ground on the master-planned community on February 23.
2014	**UTC.** The Mall at University Town Center opens at I-75 and University Parkway.
2017	**Waterside.** Lakewood Ranch unveils its first village in Sarasota County, planned around seven lakes.
2021	**Waterside Place.** The lakefront town center opens in the fall on Kingfisher Lake.

From launch *to the last phase*

2023 — **Launch.** Stock unveils Wild Blue in February. In spring, 85 of 94 first-phase homesites are committed within 60 days.

2024 — **Models.** The first on-site models open, and all ten Stock Luxury Homes models are complete by July. Nearly 100 sales make it a record year.

2024 — **Momentum.** By November, Stock reports about 134 sales and close to $227.5 million since opening.

2025 — **Midway Park.** The 13-acre sports park opens April 12. Work on the clubhouse begins in October.

2025 — **Mote SEA.** Mote's new aquarium opens near UTC on October 8.

2026 — **Parade of Homes.** Wild Blue builders win top awards as thousands tour the models.

2026 — **Landmark sale.** Stock Custom Homes sells its Sophia IV estate, first listed at $7.15 million.

2026 — **Final phase.** Stock releases the last homesites on November 20, with the clubhouse opening next.

MIDDLETON
TAMPA BAY

A century of ranch land, and a lakefront village built in four years.

WILD BLUE, 1905 TO TODAY

British West Indies, *made modern*

Wild Blue was designed around one idea: coastal architecture with clean lines and light colors, set among water and palms rather than the Mediterranean look of earlier Lakewood Ranch villages.



BAHAMA SHUTTERS AND A TILE ROOF FRAMED BY PALMS



A SYMMETRICAL WEST INDIES FACADE WITH A BALCONY TOWER

Coastal and West Indies. White stucco, flat concrete tile roofs, Bahama shutters, decorative brackets and raised center towers define most of the village. Many homes add a second-story balcony or a lookout above the entry.

Modern coastal. Stock Luxury Homes introduced new modern elevations in 2025, and several builders now offer clean rooflines, stacked stone, tall glass entries and dark window frames.

Inside. Most homes are one story, with three to four bedrooms, a study, two- to four-car garages and outdoor living rooms with pools, summer kitchens and often a cabana. Lakewood Ranch lists home sizes from about 2,400 to 4,575 square feet.

Estates. The largest homesites hold custom estates. Stock Custom Homes began its first Wild Blue estate, the Sophia IV, in 2025, and it became one of the community's highest sales in 2026.

Clean lines, light colors and a British West Indies look, set among water and palms.

THE DESIGN BRIEF FOR WILD BLUE, AS DESCRIBED BY STOCK DEVELOPMENT



SOFT GRAY STUCCO AND WHITE TRIM ON A COASTAL HOME



STACKED STONE AND A MODERN ROOFLINE

Maintenance included. Lakewood Ranch lists Wild Blue HOA fees at about $800 to $900 a month, with lawn and landscape maintenance included. For many second-home and seasonal owners, that lock-and-leave ease is part of the appeal.

Model homes. Builders opened 16 models for tours by early 2025, and designer-decorated models are sometimes offered for sale furnished. In the summer of 2025, seven decorated models sold in quick succession.

New or resale. With the final phase now released, more buyers will choose between a new build and a resale. A resale brings finished landscaping, a pool and window treatments today. A new build brings your choice of plan and finishes, along with a builder warranty and a longer wait.

What it means for buyers. Similar floor plans can sell for very different prices depending on the view, the lot width and the builder's finish level. I compare those factors side by side before we write an offer.

QUESTIONS TO ASK ABOUT ANY HOME

- Which builder, and which plan
- Lot width and view
- HOA dues and what they include
- Stewardship District assessments
- Clubhouse membership terms
- Builder warranty still in force



A MODERN COASTAL HOME ON A LAKEFRONT HOMESITE

Five builders, *one coastal vision*

Stock Luxury Homes and Stock Custom Homes. Stock Development, founded in Naples in 2001 by K.C. and Brian Stock, created Wild Blue and builds in it through two divisions. The company says it has built more than 6,000 homes along the Gulf Coast. Stock Luxury Homes offers semi-custom plans such as the Birchwood III, Margo III, Wyndam IV and Gardenia II, while Stock Custom Homes designs one-of-a-kind estates.

John Cannon Homes. A Sarasota luxury custom builder since 1987, John Cannon Homes builds from master-planned communities to the barrier islands and was the top vote-getter in Sarasota Magazine's Best of Sarasota 2026. In October 2026 it sold a Wild Blue home on Blue Shell Loop for $3.79 million, the top sale in the Lakewood Ranch area that week.

AR Homes by Arthur Rutenberg. The Arthur Rutenberg name dates to 1953, when Arthur Rutenberg built his first homes in Clearwater. The local franchise led by Derek Nelson is an original Lakewood Ranch builder. Its Wild Blue plans, including the Beechwood, Lago and Atwater, run from about 3,250 to 3,730 square feet.

Anchor Builders of Southwest Florida. Anchor's one-story designs, such as the Abaco and the Martinique series, include its climate-controlled Florida Basement storage room. Its furnished Martinique III model, at 4,575 square feet, was listed at $5,244,000.

Lee Wetherington Homes. The Sarasota builder was named one of Wild Blue's original preferred builders in November 2022 and appears on Lakewood Ranch's village builder list.

STOCK DEVELOPMENT

6,000+

HOMES BUILT SINCE 2001

JOHN CANNON HOMES

1987

BUILDING IN SARASOTA SINCE

ANCHOR BUILDERS

$5.24M

LIST PRICE OF THE MARTINIQUE III MODEL



A LAKEFRONT ESTATE AT GOLDEN HOUR IN WILD BLUE

12 · LIFE ON THE WATER

Sunsets, kayaks *and the polo fields*

On the lakes. Docks and kayak launches put residents on the water, and the lakes draw herons, egrets, ospreys and the occasional alligator sunning on the shore. Evenings are for watching the sun go down from the lanai.

Polo. The Sarasota Polo Club, directly across Lorraine Road, plays public matches every Sunday from December through April, with Thursday sunset matches in spring. Tailgating at the Sunday matches is a local tradition.

Golf. Wild Blue does not have its own course, but the putting course at the Club and nearby courses such as Tatum Ridge Golf Links, the private Lakewood Ranch Golf and Country Club and Legacy Golf Club are close by.

THE OUTDOOR LIFE

50,000

SPECTATORS AT SARASOTA POLO EACH SEASON

35 ft

DEPTH OF SOME OF WATERSIDE'S LAKES



WATERSIDE PLACE ON ITS PENINSULA IN KINGFISHER LAKE

A town center *on the lake*

Dinner on the water, a farmers market and concerts by the lake, a few minutes from home.

Waterside Place, *on Kingfisher Lake*



SUNSET FROM THE LAKEFRONT TERRACE AT WATERSIDE PLACE

Waterside Place is the heart of Waterside, built on a 36-acre peninsula in the mile-long Kingfisher Lake and opened in the fall of 2021. Its boardwalk, lakefront lawn and pavilion were designed so the water is always in view.

The dining is the draw: Deep Lagoon Seafood and Oyster House, Korê Steakhouse, Osteria 500, Agave Bandido, Forked, Allswell and Good Liquid Brewing and Distilling, with Quincy's Original Lobster Rolls and Kilwins for something quick. Shops, fitness studios and offices fill the streets between them.

The Farmers' Market at Lakewood Ranch gathers more than 100 vendors here, and Waterside Park, an eight-acre island park reached by a pedestrian bridge, adds a playground and splash pad.



THE LAKEFRONT PAVILION



SHOPS AND LOFTS ALONG THE LAKE

PLACES TO KNOW

- Waterside Place
- Waterside Park
- Sarasota Polo Club
- Main Street

Town centers, shopping *and the Gulf*

UNIVERSITY TOWN CENTER

2014

THE MALL AT UTC OPENS AT I-75

MOTE SEA

146,000

SQUARE FEET OF AQUARIUM, OPENED 2025

THE GULF BEACHES

15 to 22 mi

FROM LAKEWOOD RANCH, PER THE DEVELOPER

Close enough to UTC for dinner, far enough east for quiet.



LAKEWOOD RANCH MAIN STREET AND ITS LAKE

University Town Center. The Mall at UTC opened in October 2014 at I-75 and University Parkway, anchored by Saks Fifth Avenue, Macy's and Dillard's, with restaurants, hotels and more shopping around it. From Wild Blue it is a short drive west.

Mote SEA and Benderson Park. Mote Marine Laboratory's $130 million Science Education Aquarium opened beside Nathan Benderson Park on October 8, 2025, twice the size of Mote's former aquarium. The park's rowing course has hosted world championships.

Main Street. Lakewood Ranch's original town center, opened in 2005, adds restaurants, shops, a cinema and Music on Main concerts, about a ten-minute drive north.

Beaches and culture. Lido Key and St. Armands Circle, Siesta Key, Longboat Key and Anna Maria Island are all an easy day trip, and downtown Sarasota's arts scene is roughly 30 minutes away.

Dining, errands, *schools and getting around*

Dining. Waterside Place is the everyday choice, Main Street adds neighborhood favorites such as Grove, and University Town Center brings dozens more. According to Stock, Lakewood Ranch's town centers offer more than 68 restaurants and shops.

Errands. Grocery stores, pharmacies, banks and services line University Parkway between Lorraine Road and I-75, so most errands take minutes.

Health care. Lakewood Ranch Medical Center, on the Manatee County side of the Ranch, is a short drive north, and Sarasota Memorial's hospitals and outpatient centers serve the county.

Getting around. Most residents drive, and many use golf carts within the village. University Parkway reaches I-75 in a few minutes, connecting north to Tampa and south to Sarasota and Fort Myers. Lakewood Ranch places Sarasota Bradenton International Airport about 20 minutes away and Tampa International about an hour.

Community. A lifestyle director, social events and a resident mobile app, launched in 2025, help new owners meet their neighbors quickly.

20 min	1 hr	68+
TO SARASOTA BRADENTON INTERNATIONAL, PER LAKEWOOD RANCH	TO TAMPA INTERNATIONAL, PER LAKEWOOD RANCH	RESTAURANTS AND SHOPS IN THE TOWN CENTERS



GROVE ON LAKEWOOD RANCH MAIN STREET

SCHOOLS

Wild Blue is served by Sarasota County Schools. Recent listings show Tatum Ridge Elementary, McIntosh Middle and Booker High as the zoned schools. The district has planned an elementary school in Waterside, though its timing was being reevaluated in early 2026. Private options nearby include The Out-of-Door Academy. Confirm zoned schools for any address with the district before you buy.

What Wild Blue *homes sell for*

Wild Blue sits at the very top of the Lakewood Ranch market. Over the past two years, only The Lake Club has matched its price per square foot.

$2.46M
MEDIAN SALE PRICE
33 sales, May 1 to October 27, 2026.

$769
PER SQUARE FOOT
Median for the same period.

$3.79M
A RECENT TOP SALE
Blue Shell Loop, October 2026.

105
$1M+ SALES
Two years to October 22, 2026.

MARKET SNAPSHOT

MEASURE	FIGURE	NOTES
Median sale price, May to October 2026	$2,460,000	33 closed sales
Typical range, same period	$1.88M to $3.59M	10th to 90th percentile
Median price per square foot	$769	Median 3,222 heated sq. ft.
$1M+ sales, two years to October 2026	105	Median $2,487,000 at $748/sf; 80 above $2M
Active listings, October 18, 2026	10	Median list price about $3.14 million

A local brokerage analysis of closed sales found Wild Blue's median at $2,460,000 from May through October 2026, with most homes between about $1.9 million and $3.6 million. Over the two years ending October 22, 2026, its $1 million-plus homes and The Lake Club's both sold at a median of $748 per square foot, the highest in Lakewood Ranch.

Values have held up as the village matured. One Blue Shell Loop home that sold for about $2.59 million in 2024 resold for $3 million in January 2026, according to public sales records reported by Your Observer. At the top end, Stock's Sophia IV estate was first listed at $7.15 million.

Because new construction and resales trade side by side, builder base prices, lot premiums and finished upgrades all shape what a resale is worth. With the final phase released in November 2026, the resale market will matter more each year.

Data sources define the village differently, and small sample sizes move medians quickly. For pricing a specific home, I build comparisons by builder, plan, lot width and view.

Choose the view, *then the house*

In Wild Blue the homesite matters as much as the floor plan. The first decision is which kind of setting fits the way you live.

Start with the setting

Open lake, preserve, garden or an estate homesite of up to an acre. Each comes at a different premium and a different sunset.

Pick the builder, not just the plan

Five builders bring five design philosophies, finish levels and warranty programs. Tour models from each before you commit.

Know the total monthly cost

Add HOA dues, Stewardship District assessments, clubhouse fees and insurance to the mortgage before you compare homes.

Compare new and resale

New builds offer choice and a warranty. Resales offer a finished home now, often with a pool, landscaping and window treatments in place.

Check the documents

Review the HOA rules, rental restrictions and any architectural guidelines for pools, docks and additions.



ROYAL PALMS FRAME A COASTAL ENTRY COURT

A BUYER'S EDGE

In Wild Blue, the view out the back can matter as much as the plan inside.

MARK MIDDLETON

Districts, flood *and insurance*

Wild Blue is new construction built to the modern Florida Building Code, but its fees, its lakes and its insurance still deserve a careful look before you buy.

HOA dues. Lakewood Ranch lists Wild Blue HOA fees at about $800 to $900 a month, including lawn and landscape maintenance. Ask for the current budget, what it covers and how clubhouse costs will be shared once the Club opens.

The Stewardship District. Roads, drainage, lakes and common areas in Lakewood Ranch are financed and maintained through the Lakewood Ranch Stewardship District. Its operations and debt assessments appear on the Sarasota County tax bill. Ask for both figures for the exact address.

Flood and drainage. Waterside's lakes are part of a planned stormwater system, but flood zones and elevations still vary from lot to lot, especially on the lakefront. Ask for the elevation certificate, the FEMA flood zone and the finished floor height.

Insurance. Newer homes with impact-rated openings and modern roofs often insure more favorably. Wind mitigation reports, roof type and flood zone all shape premiums, so get quotes early.

BEFORE YOU WRITE AN OFFER, REQUEST

- HOA budget, rules and dues history
- Stewardship District assessments
- Flood zone and elevation certificate
- Storm and claim history
- Wind mitigation report
- Builder warranty documents
- Survey and permit records
- Insurance quotes in writing



TILE ROOFS AND LANAIS ALONG THE LAKESHORE



A MODERN ENTRY OF WHITE STONE AND GLASS

Stand out from *the model homes*

Every resale in Wild Blue competes with new construction down the street, with decorated models and builder incentives. The homes that sell best show buyers what new construction cannot: a finished home, mature landscaping, a pool and a lake view that is no longer available.

Presentation matters at this price point. A Wild Blue home deserves editorial photography, twilight and aerial views that show the water, and copy that sells the village, the Club and Waterside Place as much as the floor plan.

Then the facts close the sale. Have the builder warranty, upgrade list, HOA documents, district assessments and wind mitigation report ready. Price against both recent resales and current builder offerings, and the right buyer will see the value.

A SELLER'S FILE

- Builder, plan and upgrade list
- Builder warranty transfer details
- HOA documents and dues
- Stewardship District assessments
- Wind mitigation report
- Survey, permits and utility costs
- The home's own story

A SELLER'S EDGE

Sell what the model cannot: the finished home, the grown-in garden and the view.

MARK MIDDLETON

Wild Blue, *answered*

Where is Wild Blue at Waterside?

In Lakewood Ranch, on the east side of Lorraine Road just south of University Parkway, across from the Sarasota Polo Club. It is in Sarasota County, ZIP code 34240.

Who developed Wild Blue?

Stock Development of Naples, on land owned and planned by Schroeder-Manatee Ranch, the developer of Lakewood Ranch. Sales began in 2023.

Who builds there?

Stock Luxury Homes, Stock Custom Homes, John Cannon Homes, AR Homes by Arthur Rutenberg and Anchor Builders. Lee Wetherington Homes was also named an original builder.

How many homes are there?

About 505 single-family homes on 550 acres. The final phase of homesites was released in November 2026.

What do homes cost?

Closed sales from May through October 2026 had a median of about $2.46 million, with most between $1.9 million and $3.6 million. Estates sell higher.

What are the HOA fees?

Lakewood Ranch lists about $800 to $900 a month with maintenance included, plus Stewardship District assessments on the tax bill.

Is there a clubhouse?

A 30,000-square-foot lakefront clubhouse with two pools, a theater and a putting course was set to open as of late 2026. Midway Park opened in 2025.

Is Wild Blue gated?

Yes. The village has a gated entry on Lorraine Road, with sidewalks and trails throughout.

Which schools serve it?

Sarasota County Schools. Recent listings show Tatum Ridge Elementary, McIntosh Middle and Booker High. Confirm for any address.

Is there golf?

There is no course inside Wild Blue, but the Club has a nine-hole putting course, and several courses are a short drive away.

How far are UTC and the beaches?

University Town Center is about six miles west. Lido Key and Siesta Key are roughly 20 miles, usually 30 to 45 minutes by car.

The best answers come on a drive. Let's tour Wild Blue together.

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ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across the Tampa Bay region and Florida's Gulf Coast, including Manatee and Sarasota counties. He specializes in historic, character and waterfront homes and helps clients compare communities, from Lakewood Ranch's lakefront villages to Tampa Bay's historic neighborhoods. He has lived in Dunedin since 2013, serves on the Florida Realtors® and National Association of Realtors® Boards of Directors, and is Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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Where this guide's *facts come from*

- Stock Development news releases on Wild Blue at Waterside (2023 to November 2026), including sales, Midway Park, the clubhouse and the final phase
- Lakewood Ranch: Waterside Wild Blue village page, builder list and village matrix (2025 to 2026)
- Your Observer: Wild Blue adds luxury homes to Waterside (February 2023) and weekly Lakewood Ranch sales reports (2026)
- Your Observer and Sarasota Magazine: Waterside, its seven lakes and Waterside Place (2017 to 2024)
- SRQ Magazine: Lee Wetherington Homes named a Wild Blue preferred builder (November 2022)
- Sarasota Magazine: Lakewood Ranch history and Best of Sarasota 2026
- Wikipedia and Your Observer: Lakewood Ranch and Schroeder-Manatee Ranch history
- Sarasota Polo Club: season information and history (2026)
- Local brokerage analyses of Lakewood Ranch sales by community (October 2026)
- LWRHome.com: Wild Blue at Waterside active listings (October 18, 2026)
- Lakewood Ranch: builder model listings for Anchor Builders, AR Homes and John Cannon Homes
- Stock Development, John Cannon Homes and Arthur Rutenberg company histories
- Mote Marine Laboratory, WUSF and Sarasota Magazine: Mote SEA opening (October 2025)
- Visit Sarasota and Lakewood Ranch: Waterside Place dining and Waterside Park
- Listing data and Your Observer: Sarasota County school assignments and the planned Waterside elementary school
- Lakewood Ranch: beach distances, airport times and Stewardship District guide

Information is deemed reliable but not guaranteed and should be independently verified. Homesite availability, builder offerings, HOA dues, district assessments, clubhouse timing, school assignments, flood zones and market figures change and vary by source. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs show homes and places in and near Wild Blue at Waterside and are not offered for sale unless otherwise noted. If your property is currently listed with another broker, please disregard this material. It is not our intention to solicit the offerings of other real estate brokers. Compass is a licensed real estate broker in Florida and abides by Equal Housing Opportunity laws. Mark Middleton, Broker Associate, Compass Florida, LLC.

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Thinking about Wild Blue? Let's walk it together.

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