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A NEIGHBORHOOD GUIDE · 2026 EDITION

LAKEWOOD RANCH / MANATEE COUNTY / 34202

Living in *Willowbrook*



A gated enclave of 270 townhomes, ponds and preserve in the heart of Lakewood Ranch. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: A WILLOWBROOK POND AND ITS RESIDENT ANHINGA

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Gated, green and minutes from Main Street.

WILLOWBROOK, LAKEWOOD RANCH

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TOWN CENTER PARKWAY · LAKEWOOD RANCH

At the end of the parkway, the road simply stops at a gate.

A LETTER FROM MARK

A quiet street at the end of *Town Center Parkway*

Turn off University Parkway, follow Town Center Parkway north past the shops and offices, and the road simply ends at a gatehouse. Beyond it, three-story townhomes in warm stucco line a single loop, ponds open up behind the buildings, and a wall of preserve closes off the noise of one of the busiest corridors on the Gulf Coast.

Willowbrook is one of the most affordable ways to live in Lakewood Ranch. It carries the address, sits a few minutes from Main Street and University Town Center, and asks no community development district assessment of its owners. It also has a history worth understanding, and I tell it plainly in these pages.

I wrote this guide for two readers. One is deciding whether a Willowbrook townhome is the right first home, second home or investment. The other already owns here and is weighing what comes next. Both deserve the full picture: the setting, the homes, what the monthly fee covers, what has sold and what to ask before you sign.

If a building or a view in these pages catches your eye, call me. Walking the loop with someone who knows what to look for is the best way to see it.



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02 · AT A GLANCE

Willowbrook *in brief*

270

TOWNHOMES

In 51 low-rise buildings, according to the condominium association.

100+

ACRES

With multiple ponds and more than 50 acres set aside as preserve.

2007

CONDOMINIUM DECLARED

Registered with the state in February 2007. Built from 2007 to 2010.

$0

CDD ASSESSMENT

Willowbrook sits outside the Lakewood Ranch district system.

$535+

MONTHLY CONDO FEE

2025 and 2026 listings show $535 to $591 a month, covering cable, internet, water and more.

$218K

AVERAGE SALE PRICE

18 sales in the year to November 2026, per Lakewood Ranch MLS data.

Lakewood Ranch, *at the end of the road*

Willowbrook sits at the north end of Town Center Parkway in East Manatee County, north of University Parkway, inside the Lakewood Ranch address.

The community is reached by a single gated entrance at the end of Town Center Parkway, which runs north from University Parkway just east of Interstate 75. Because the parkway dead-ends at the gate, the only cars on Willowbrook's streets belong to residents and their guests.

The mailing address reads Lakewood Ranch, FL 34202, and buyers know it as part of the Ranch. Technically it is not one of the master-planned villages of Schroeder-Manatee Ranch. KB Home bought the land independently in 2005, and that is why owners pay no Lakewood Ranch district assessment.

Distances are short in every direction. Listings place Main Street about two miles away and University Town Center about three, with Benderson Park, the hospital and the interstate all within a few minutes.

THE SETTING

North of University Parkway
East of Interstate 75
Manatee County

LAKEWOOD RANCH, FL 34202

APPROXIMATE DISTANCES

Lakewood Ranch Main Street	2 mi
Lakewood Ranch Medical Center	2 mi
Mall at University Town Center	3 mi
Lido Beach	15 mi
Siesta Key Beach	under 20 mi
Sarasota Bradenton Intl. Airport	20 min
Tampa International Airport	1 hr

Distances and drive times as described in Willowbrook listings, 2024 to 2026. Times vary with traffic and route.

2005

04 · HISTORY

A plan beside *Cooper Creek*

In the last months of Florida's housing boom, a national builder bought 107 acres off Town Center Parkway and drew up a neighborhood of townhomes only.

A boom-era purchase, *a townhome plan*

The land. In late January 2005, California-based KB Home bought about 107 acres off Town Center Parkway in East Manatee County. Cooper Creek runs along the property, and the Manatee County Property Appraiser's office noted that the builder paid well above the appraised value, a sign of how hot the market had become.

The plan. KB told the Bradenton Herald that June the community would hold about 270 homes and be "strictly townhomes." A sign on the site promised plans starting at 1,154 square feet, a sales office was set for that September, and model homes for the end of the year. Nearby, buyers had just camped out overnight for a chance at condo conversions in Colonial Village.

Next door, not inside. The site sat beside Lakewood Ranch but outside its master plan. That distinction still matters today, because it explains why Willowbrook has no community development district assessment.

The condominium. The Willowbrook Condominium Association was organized in August 2006, and the condominium was registered with the state on February 22, 2007, with 270 units. Construction ran from 2007 into 2010, phase by phase, through the end of the boom and into the downturn that followed.

107

ACRES PURCHASED, 2005

Bought by KB Home in late January 2005, per Manatee County appraiser records cited at the time.

270

UNITS REGISTERED

Willowbrook, A Condominium, state registration of February 22, 2007.

1,154

SQUARE FEET, PROMISED

The starting size on the 2005 site sign. Resale records today show plans from 1,064 square feet of living area.

"It will be strictly townhomes."

A KB HOME REPRESENTATIVE, BRADENTON HERALD, JUNE 2005

A hard chapter, *and the repairs that followed*

Every buyer considering Willowbrook should know its construction history. It was widely reported, it was repaired, and it explains why careful due diligence here pays off.

What happened. Within a few years of completion, owners reported water intrusion, mold and failing balconies. In 2012 Manatee County building inspectors ruled a number of balconies unsafe, residents protested publicly that August and asked KB Home to buy back their units, and the story drew regional news coverage.

The agreement. In September 2012 the condominium association reached a confidential settlement with KB Home. The builder agreed to pay for repairs carried out by a contractor the association selected, DueAll Construction, and to cover temporary housing for owners whose units were vacated during the work.

The aftermath. In 2013 KB Home sued 41 of the subcontractors that had built Willowbrook. In February 2016 the builder reached a statewide settlement with the Florida Attorney General's office over construction defects in Florida homes, without admitting wrongdoing, and stated that it had completed extensive improvements in the Willowbrook community.

Today. A decade on, Willowbrook trades as a well-kept, gated community, and one recent listing notes a roof and air conditioning replaced in 2022. History does not decide value by itself, but it shapes the questions a careful buyer asks: about each building's repair records, the association's reserves and the condition of balconies, stucco and windows.

BEFORE YOU WRITE AN OFFER HERE, REQUEST

- The association's records on repairs to that building
- The most recent reserve study and budget
- Board minutes from the last 12 months
- An independent inspection, with balcony and stucco review
- A moisture assessment around windows and doors
- Insurance quotes in writing before you commit



LAKEWOOD RANCH MAIN STREET FROM ABOVE, ABOUT TWO MILES FROM THE WILLOWBROOK GATE

07 · NEXT DOOR TO LAKEWOOD RANCH

The address, *without the district*

The Ranch. Lakewood Ranch grew from land that Milwaukee lumberman John Schroeder assembled in 1905 and sold in 1922 to the Uihlein family, who still own it through Schroeder-Manatee Ranch. The family broke ground on the master-planned community on February 23, 1994, and today more than 80,000 people live in its villages.

Where Willowbrook fits. Willowbrook was built by KB Home on land it bought on its own, so it is not one of the developer's villages. Owners enjoy the shops, trails, parks and town centers that everyone in the area uses, without the community development district assessments that appear on many Lakewood Ranch tax bills.

The trade-off. Village amenity centers inside the Ranch are generally for their own residents. Willowbrook's amenities are its own: the gate, the pool, the ponds and the preserve, all paid for through the condominium fee.

The draw. Main Street, Waterside Place, University Town Center, Nathan Benderson Park and Mote's new aquarium are all a short drive, which is why so many buyers start their Lakewood Ranch search here.

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270
TOWNHOMES, ONE GATE

A Willowbrook *timeline*

1905	**The ranch.** John Schroeder forms Schroeder-Manatee Ranch on land east of Bradenton.
1922	**The Uihleins.** The Milwaukee brewing family buys the ranch and keeps its name.
1994	**Lakewood Ranch.** Ground is broken on the master-planned community on February 23.
2005	**The land.** KB Home buys about 107 acres off Town Center Parkway in late January.
2006	**The association.** Willowbrook Condominium Association is organized in August.
2007	**Registered.** Willowbrook, A Condominium, is registered with the state on February 22, with 270 units.
2010	**Complete.** The last phases are finished, closing out construction.

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From a builder's plan to a settled neighborhood.

WILLOWBROOK, 2005 TO TODAY

From repairs *to today*

2012	**Repairs.** Balcony and water intrusion problems surface. The association reaches a repair agreement with KB Home in September.
2013	**Accountability.** KB Home sues 41 subcontractors who built the community.
2014	**UTC.** The Mall at University Town Center opens on October 16, minutes away.
2016	**Settlement.** KB Home reaches a statewide settlement with the Florida Attorney General.
2017	**Rowing.** Nathan Benderson Park hosts the World Rowing Championships.
2025	**Mote SEA.** Mote Marine opens its new aquarium at Benderson Park on October 8. Florida updates its condominium safety laws.
2026	**Today.** Eighteen Willowbrook homes sell in the year to November, averaging about $218,000.

Three stories, *one loop of stucco and palms*

Willowbrook is townhomes only: three-story homes in low-rise buildings, with warm stucco, shingle roofs and arched entries.

FLOOR PLAN

1,064 sq ft

TWO BEDROOMS · 2.5 BATHS

A two-bedroom plan with a two-car tandem garage on the ground floor. A 1,092-square-foot version is also listed.

FLOOR PLAN

1,388 sq ft

THREE BEDROOMS · 2.5 BATHS

The largest living area, found in end and larger units, listed at up to 1,612 square feet of total area.

The layout. Most homes stack three levels. The ground floor holds a two-car tandem garage, storage and, in many plans, a rear patio. The main living floor brings an open kitchen, dining and living area, and the top floor holds the bedrooms, often with a balcony toward the ponds or the preserve.

The plans. Resale records show living areas of about 1,064, 1,092 and 1,388 square feet, with two or three bedrooms and two and a half baths. Larger end units list as much as 1,612 square feet of total area, including the garage.

The look. The buildings draw on the Mediterranean style common across Lakewood Ranch: stucco over concrete block, arched openings, shutters and accent trim. Buildings are painted in a palette of golds, olives and warm earth tones, which keeps the long loop from feeling uniform.

What it means for buyers. Units with views of water or preserve, end units and the larger three-bedroom plans often sell at the top of the range. Updated kitchens, flooring and newer air conditioning make the next biggest difference.

What the monthly fee *takes off your list*

The fee. Listings from 2025 and 2026 show condominium fees from about $535 to $591 a month. Depending on the year and the listing, the fee covers cable television and internet, water, sewer and trash, exterior building maintenance, grounds care, the community pool, reserves and the association's insurance on the buildings.

No district. Because Willowbrook was built outside the Lakewood Ranch master plan, owners pay no community development district assessment, a cost that can add hundreds or thousands of dollars a year in many nearby villages.

Management. The association is run by an elected board with a professional management company. A 2026 listing names Advanced Management Inc. Confirm the current manager and fee for any unit.

Rules to know. Listings describe minimum lease terms of eight to twelve months, generally once a year, pet limits that include size and breed restrictions, and a strict parking and towing policy that sends guests to visitor spaces.

What it means for buyers. Compare total monthly cost, not price alone. A Willowbrook townhome's fee replaces several bills that other owners pay separately.

TYPICALLY INCLUDED

- Cable television and internet
- Water, sewer and trash
- Exterior building maintenance
- Lawn and grounds care
- Community pool
- Reserves and building insurance
- Gated entry and private roads

Coverage varies by year. Request the current budget and declaration for any unit.

$0

CDD ASSESSMENT

A cost many Lakewood Ranch villages carry on the tax bill.

Three streets *and a gatehouse*

White Sage *Loop*

8800 AND 9000 BLOCKS

Black Walnut *Way*

7300 BLOCK

Majestic Elm *Court*

8600 BLOCK

White Sage Loop. The main street of Willowbrook, it curves through the community past most of the buildings, the ponds and the pool. Most addresses here fall in the 8800 and 9000 blocks.

Black Walnut Way. A shorter street of townhomes in the 7300 block, tucked toward the preserve.

Majestic Elm Court. A quiet court of townhomes in the 8600 block, with some units overlooking the water.

The gatehouse. The single entrance at the end of Town Center Parkway is gated, with a landscaped monument and roundabout. Visitor parking is marked throughout, and the association enforces its parking rules strictly.

STREET NAMES TO KNOW

- White Sage Loop
- Black Walnut Way
- Majestic Elm Court
- Town Center Parkway
- University Parkway



A GREAT BLUE HERON ON A LAKEWOOD RANCH LAKE

11 · THE QUIETER RESIDENTS

The neighborhood's *quieter residents*

With more than 50 acres of preserve and a string of ponds, Willowbrook's most constant neighbors have wings. Anhingas spread their wings to dry on the banks, and herons and egrets work the shallows.

Give wildlife its space, and keep an eye out at dusk. The preserve is part of what you buy here.

50+
ACRES OF PRESERVE



OPEN WATER AND GREEN SPACE ALONG A LAKEWOOD RANCH PARKWAY

Ponds, preserve *and the pool*

Half of Willowbrook's land was left to nature, and the water is never far from a back balcony.

Ponds, preserve *and a pool to yourselves*

The preserve. According to the condominium association, Willowbrook covers more than 100 acres, and more than 50 of them are set aside as preserve and conservation land. The result is a green wall on several sides of the community and a sense of privacy that is rare this close to the interstate.

The ponds. Multiple ponds wind between the buildings, and many units look over water from their balconies. Cooper Creek runs along the property.

The pool. A community pool with a sun deck and covered seating sits near the entrance, maintained through the condominium fee. Listings also mention a playground and space for walking and biking along the loop.

Walking. The sidewalks of White Sage Loop make an easy circuit at sunrise or after dinner, and the quiet of the dead-end parkway makes the loop popular with dog owners.

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A pool, a sun deck and a pond view, shared by one gated neighborhood.

THE OUTDOORS IN BRIEF

50+
ACRES OF PRESERVE

100+
ACRES IN ALL

1
GATED ENTRANCE

Rowing, an aquarium *and miles of trails*



THE LAKEFRONT PAVILION AT WATERSIDE PLACE

Nathan Benderson Park. A short drive south on University Parkway, the park's rowing course hosted the 2017 World Rowing Championships, and its lakeside paths are favorites for walking and running at sunrise.

Mote SEA. Mote Marine Laboratory's Science Education Aquarium opened on October 8, 2025, on a 12-acre campus at Benderson Park. The 146,000-square-foot building is twice the size of Mote's former aquarium.

Lakewood Ranch parks and trails. The Ranch keeps about 46 percent of its land as open space and maintains more than 150 miles of trails. Waterside Park, on Kingfisher Lake, adds a playground and splash pad, and Premier Sports Campus hosts soccer and pickleball.

The Gulf. Lido Beach is about 15 miles west, and Siesta Key Beach lies within 20 miles. Myakka River State Park is a scenic drive to the southeast.

Main Street, Waterside *and University Town Center*

Lakewood Ranch Main Street. About two miles from the gate, Main Street opened in 2005 as the Ranch's first town center. It holds about 15 restaurants, boutiques, the Lakewood Ranch Cinema and The Fish Hole miniature golf, with Music on Main concerts and holiday events through the year.

Waterside Place. The newer town center, opened in late 2021 on a peninsula in Kingfisher Lake, brings lakeside dining and the Farmers' Market at Lakewood Ranch, named the top farmers market in the nation in 2025.

University Town Center. The Mall at University Town Center opened on October 16, 2014, at I-75 and University Parkway, anchored by Saks Fifth Avenue, Macy's and Dillard's, with restaurants and hotels around it.

THREE TOWN CENTERS

2005
MAIN STREET OPENS

2014
UNIVERSITY TOWN CENTER OPENS

2021
WATERSIDE PLACE OPENS

Dinner on Main Street, a movie, and home through your own gate a few minutes later.

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Dining, errands, *schools and getting around*

Errands. Groceries, pharmacies and everyday services cluster along University Parkway and Lakewood Ranch Boulevard, with Publix and Walgreens among the stores listings name as close by. Whole Foods and the shops of University Town Center are close by as well.

Health care. Lakewood Ranch Medical Center, about two miles away, has 180 beds and opened a new five-story patient tower in 2026.

Getting around. Most residents drive. The interstate is minutes away at University Parkway, Sarasota Bradenton International Airport is roughly 20 minutes, and Tampa International about an hour, traffic permitting.

Work. Lakewood Ranch's business parks and town centers employ more than 22,000 people, and downtown Sarasota and Bradenton are each a reasonable commute.



A LIVE OAK SHADES A LAKEWOOD RANCH STOREFRONT

SCHOOLS

Willowbrook is in the School District of Manatee County. Recent listings show assignment to Robert E. Willis Elementary, with some naming Braden River Elementary, along with Braden River Middle School and Lakewood Ranch High School.

Charter, magnet and private options nearby include Lakewood Ranch Preparatory Academy and the Out-of-Door Academy's Uihlein Campus. School zones change, so confirm the assignment for any address with the district before you buy.

What Willowbrook *homes sell for*

Willowbrook is consistently one of the most affordable gated communities in Lakewood Ranch, with prices clustered tightly by floor plan.

$218K

AVERAGE SALE PRICE

18 sales in the year to November 2026, Lakewood Ranch MLS data.

97%

OF LIST PRICE

Average sale to list ratio over the same period.

91

DAYS TO SELL

Average market time over the same period.

RECENT CLOSED SALES, FEBRUARY TO JULY 2026

STREET	SALE PRICE	BEDS / BATHS	LIVING SQ. FT.	CLOSED
White Sage Loop	$270,000	3 / 2.5	1,388	Feb 2026
White Sage Loop	$215,000	2 / 2.5	1,064	Mar 2026
White Sage Loop	$215,000	2 / 2.5	1,092	May 2026
White Sage Loop	$210,000	2 / 2.5	1,064	May 2026
White Sage Loop	$217,390	3 / 2.5	1,388	Jun 2026
White Sage Loop	$213,000	2 / 2.5	1,064	Jul 2026

Closed sales in 2026 have ranged from about $210,000 for a two-bedroom plan to $270,000 for a three-bedroom unit. Over the year to November 2026, the average sale price was about $217,900 against an average asking price of about $225,200.

For context, the median Lakewood Ranch condominium sold for about $310,000 over a recent twelve-month period, so Willowbrook offers an entry point well below the wider market. One analysis ranked it the most affordable condominium community in Lakewood Ranch.

Rentals are active as well. A two-bedroom townhome leased for $1,900 a month in April 2026. Data sites draw the community differently, so for pricing I build comparisons by floor plan, view, condition and building.

Buy the unit, *and the association*

In a condominium, you buy a home and a share of a shared enterprise. The best Willowbrook purchases weigh both.

Know the floor plan

Two-bedroom plans of about 1,064 and 1,092 square feet trade differently from three-bedroom plans of about 1,388. Compare like with like.

Read the documents

Ask for the declaration, rules, budget, reserve study, recent minutes and any planned special assessment before your inspection period ends.

Look at the building, not just the unit

Ask the association what repairs have been completed on that building and when, and have your inspector look closely at balconies, stucco and windows.

Check the rules against your plans

Leasing minimums, pet limits and parking rules matter if you plan to rent, keep a larger dog or own more than two cars.

Budget the whole month

Add the condominium fee, taxes and an HO-6 insurance policy to the mortgage. The fee covers more here than in many communities.

A BUYER'S EDGE

In a condominium, the association is part of the house. Read its records as closely as you walk its rooms.

MARK MIDDLETON

Flood, insurance *and condo rules*

Willowbrook sits inland, beside a creek and preserve. Flood risk is modest, but condominium rules and insurance deserve a careful look.

Flood zone. One local brokerage lists Willowbrook in FEMA Flood Zone X, a moderate to low risk designation, and recent listings describe it as high and dry with no hurricane damage. Reporting from 2005 noted that parts of the site lie in the Cooper Creek flood plain, so zones can differ by building. Request the flood zone determination for the specific unit.

Insurance. The association insures the buildings, and owners carry an HO-6 policy for interiors, contents and liability. Wind mitigation features, roof age and the master policy's deductible all shape cost. Get quotes early.

Florida's condo laws. After the 2021 Surfside collapse, Florida required structural integrity reserve studies and milestone inspections for many condominium buildings. In 2025 the Legislature narrowed both to buildings of three or more habitable stories and set a December 31, 2025, deadline for studies. Ask how the rules apply to Willowbrook's buildings and request any study and the current reserve funding plan.

Special assessments. Ask whether any assessment is planned or under discussion, and read the last year of board minutes.

BEFORE YOU WRITE AN OFFER, REQUEST

- Flood zone determination for the unit
- Master insurance policy and deductible
- Reserve study and funding plan
- Any structural study or inspection report
- Planned or pending special assessments
- HO-6 insurance quotes in writing

Flood risk here is modest. Condominium homework is not.

MARK MIDDLETON

When every plan looks alike, presentation and documentation decide the sale.

Sell the setting, *document the facts*

Buyers come to Willowbrook for value, the gate and the location, and most of them compare several units in the same week. The homes that sell best stand out on presentation and answer the hard questions before they are asked.

Show the view and the preserve with editorial photography, and use aerial images to show how close Main Street and University Town Center really are. Then have the condominium documents, recent repairs, air conditioning and water heater records and insurance details ready.

Pricing here is precise. With so many similar plans, a home priced a few thousand dollars above its true comparison can sit for months, while a well-presented, correctly priced unit draws attention quickly.

A SELLER'S FILE

- Condominium documents and budget
- Recent board minutes
- Records of repairs to the building
- Air conditioning and water heater history
- Wind mitigation report
- Updates and their dates
- Utility and fee history

Willowbrook, *answered*

Where is Willowbrook?

At the north end of Town Center Parkway, off University Parkway, in East Manatee County. The address is Lakewood Ranch, FL 34202.

Is it part of Lakewood Ranch?

It carries the Lakewood Ranch address and sits in the middle of it, but it was built by KB Home outside the master plan, so it pays no Lakewood Ranch district assessment.

How many homes are there?

The association describes 270 townhomes in 51 low-rise buildings on more than 100 acres.

Is it gated?

Yes. The single entrance is gated, and the community has private roads, a pool and visitor parking.

Who built it?

KB Home, which bought the land in 2005 and built the community from 2007 to 2010.

What do homes cost?

Eighteen homes sold in the year to November 2026 for an average of about $218,000. 2026 closings ranged from about $210,000 to $270,000.

What does the fee cover?

Listings show $535 to $591 a month, covering items such as cable and internet, water, sewer, trash, exterior maintenance, grounds, the pool and building insurance. Confirm the current budget.

Can I rent my home?

Yes, within the rules. Listings describe minimum leases of eight to twelve months, generally once a year.

Are pets allowed?

Yes, with limits on number, size and breed. Check the current rules for your pet.

What about the construction history?

Defects reported after completion were repaired under a 2012 agreement between the association and KB Home. Ask for building records.

Which schools serve it?

Recent listings show Robert E. Willis Elementary, Braden River Middle and Lakewood Ranch High. Confirm with the district.

How far is the beach?

Listings place Lido Beach about 15 miles away and Siesta Key Beach within 20 miles. Traffic decides the drive time.

The best answers come on a walk around the loop. Let's plan yours.

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ABOUT MARK

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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 gated enclaves 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.**

GRI · CIPS · CRB · SRS · PSA · ABR · RSPS · SFR

TALK WITH MARK

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Where this guide's *facts come from*

- Willowbrook Condominium Association, community website (accessed November 2026)
- Florida condominium registration records: Willowbrook, A Condo, project PR72590, February 22, 2007
- Bradenton Herald, "Creekside townhomes set for East Manatee," June 2005
- Lakewood Ranch Life and Sarasota-area brokerage community pages on Willowbrook (2025 to 2026)
- Your Observer: Willowbrook coverage, 2012 to 2013
- Builder Online, Insurance Journal and WUSF reporting on Willowbrook repairs (2012 to 2013)
- Florida Attorney General settlement with KB Home, February 2016, as reported by Construction Dive, WPTV and the Jacksonville Daily Record
- Stellar MLS listing data for Willowbrook as published on public brokerage sites, 2024 to 2026
- Redfin, Homes.com, Coldwell Banker and Compass public sale records for White Sage Loop, 2026
- Bex Realty and ZFC Real Estate, Willowbrook market statistics from Lakewood Ranch MLS data (November 2026)
- Homes by Marco, most affordable condo communities in Lakewood Ranch (2026)
- Florida Lux Real Estate, Lakewood Ranch trailing twelve-month sales by property type (2026)
- Schroeder-Manatee Ranch and Lakewood Ranch Community Fact Sheet (2026)
- Mote Marine Laboratory, Mote SEA opening (October 2025)
- Florida Senate and Florida Realtors, HB 913 (2025) condominium law summaries
- School District of Manatee County; school assignments as listed in 2025 and 2026 MLS records

Information is deemed reliable but not guaranteed and should be independently verified. Unit counts, condominium fees, rules, school assignments, flood zones and market figures change and vary by source. Distances are approximate. Construction history is summarized from published news reports and public statements and is not a representation about the condition of any unit or building. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs from Mark Middleton's collection, straightened and cropped, with no filters applied. 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 Willowbrook? Let's walk it together.

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PEOPLE. PLANET. PURPOSE.