

## IT'S ALL HERE! AWARD-WINNING LIVING



### EXPERIENCE AN EVERYTHING'S INCLUDED LIFESTYLE YOU'LL LOVE!

Each day is a great day at award-winning North River Ranch. Enjoy a have-it-all lifestyle that celebrates active living and an ongoing connection. Our thoughtfully planned neighborhoods and the variety of homes from acclaimed home builders, offer something for everyone, whether you're a first-time buyer, looking for something bigger, or wanting to right-size. Choose from single-family homes, villas and townhomes designed for how people live today.



#### Ride Far and Wide

Experience the world in a whole new way by exploring the beauty of your surroundings on two wheels with North River Ranch's convenient and user-friendly Bike Share Program. Whether you're enjoying a leisurely ride with the family or getting a workout in, our program has everything you need to get started. And if you're looking to kick up the excitement, don't miss out on the fun at the newly opened Bike Pump Park. It's easy to stay active here.



#### Play All Day

Three amenity campuses make play a key part in the full NRR lifestyle. There's always something exciting happening! Refresh yourself at the multiple pools and enjoy water-centric activities. Play catch with your furry friends at the Bark Park, or gather buddies for a game of soccer at the event lawn, challenge friends to Pickleball, or join a workout at the Avid FitPod stations. Day to night, North River Ranch gets it right. Head to The Trailhead to learn more about the 24 Things and Counting To Do that make NRR the place to call home.

#### Explore More

Experience the beauty of the outdoors at NRR. Enjoy the sunshine as you get your steps in along our scenic trails. Learn about the thoughtfully integrated Natural & Native landscaping that honors Florida's unique environment. The surroundings create a tranquil atmosphere, allowing you to rejuvenate your body and clear your mind. Immerse yourself in the natural beauty that contributes to a healthy lifestyle.



### Quick Facts

\*at completion

MASTER PLAN				
2,640 Acres	6,000+ SF Homes, Townhomes, Villas, & Apartments*	705+ Acres of Conservation Land	26+/- Miles of Trails*	1 Hospital/Medical Facility*
3 Sparkling Pools	1-GIG SuperStream Internet	3+ Clubhouses/Activity Centers	2 Village Centers*	1 Middle School

CURRENT PHASE					
1,824 New Homes	13 Model Homes	20+ Miles of Trails	1 Bark Park	3 Bike Shares	3 Parks
5 Acclaimed Builders	5 Avid FitStations	3 Sparkling Pools	1 Grocery Store	1 Trailhead	3 Pickleball Courts





# NEW NEIGHBORHOODS!

North River Ranch continues to grow with new neighborhoods! New homebuyers love Longmeadow and Wildleaf, and there will be new offerings and more of what shoppers want at Crescent Creek. Plus, there are still opportunities at Riverfield. See the possibilities for you to make NRR your new home.



## Cardel Homes

### Single-Family Homes

2,010-2,862 Sq. Ft. • 3-5 Bed • 2-4 Bath • 2-3 Car Tandem • From the Mid \$400s+

**Longmeadow Model – 10549 Longmeadow Avenue, Parrish, FL 34219**

**Riverfield Model – 8510 Arrow Creek Drive, Parrish, FL 34219**



Representation Only

## Cardel Homes

### Villas

1,920-2,302 Sq. Ft. • 3 Bed • 2.5 Bath • 2 Car

**Crescent Creek – 11635 Chariton Lane, Parrish, FL 34219**



## David Weekley Homes

### Single-Family Homes

1,844-2,878 Sq. Ft. • 3-5 Bed • 2-3 Bath • 2-3 Car • From the \$400s+

**Riverfield – 8428 Arrow Creek Dr, Parrish, FL 34219**



Representation Only

## David Weekley Homes

### Townhomes

1,885-2,145 Sq. Ft. • 3 Bed • 2-3.5 Bath • 2 Car

**Crescent Creek – 10620 Crescent Creek Crossing, Parrish, FL 34219**



## Neal Communities

### Single-Family Homes

1,533-2,428 Sq. Ft. • 2-4 Bed • 2-3.5 Bath • 2-3 Car

Celebration Series From the Mid \$400s • Cruise Series From the \$400s

Cove Series From the Low \$500s

**Wildleaf - 10025 Hammock Brook Drive, Parrish, FL 34219**

**Townhomes Coming Soon to Highview.**



## Neal Communities

### Villas

1,433-1,530 Sq. Ft. • 2 Bed • 2 Bath • 2 Car

Coral Series From the \$340s+

**Wildleaf – 10025 Hammock Brook Drive, Parrish, FL 34219**



Representation Only

## Pulte Homes

### Single-Family Homes

1,707-2,946 Sq. Ft. • 2-5 Bed • 2-4 Bath • 2 Car • From the \$400s+

**Longmeadow - 10557 Longmeadow Avenue, Parrish, FL 34219**



## Homes by WestBay

### Single-Family Homes

2,535-3,518 Sq. Ft. • 3-5 Bed • 3-5 Bath • 3 Car • From the \$600s+

**Longmeadow - 10545 Longmeadow Avenue, Parrish, FL 34219**





## CAMP CREEK IS OPEN!

North River Ranch is adding amenities! The newest recreational hub is Camp Creek. Sprawling over 12+ acres, it features indoor and outdoor adventures. Enjoy the double-loop slide and resort-inspired pool and deck. Get moving at the Bike Pump Park and Pickleball courts. Meet up with neighbors at the game room or get ahead of tasks in the quiet workspaces. There's something for everyone here! Get the latest information on the NRR website or visit the Camp Creek Clubhouse for information: 11645 Camp Creek Trail, Parrish, FL 34219.



### Market Walk

Get ready for our new retail and dining amenity! Market Walk is an open courtyard with various retailers and services. This retail amenity is designed to give you more convenience, freeing up your time to catch up with neighbors and live well.

### NEW ADDITIONS!

Fifth Third Bank is now open. Keep an eye out for Market Walk Dental, Ann Spa & Nails, Papa Johns, Great Clips, and Yan Kitchen opening soon. Even more retail, restaurants and services are to come later in the year. Stay tuned!



**FIFTH THIRD**



### HCA Healthcare

HCA Florida North River Ranch Emergency is on track for opening later in 2025. This makes state-of-the-art healthcare at the mixed-use Village Center even more accessible and convenient. The provider is currently hosting hiring events for clinical, imaging, and ancillary positions.



# Community News



Barbara A. Harvey K-8 North River Ranch Campus

## Touring is Believing

### MEET THE LAWSONS

More and more people are putting down new roots at North River Ranch. "We love the neighborhood feel of everything here, too. There's a real sense of connection." The Lawsons love it here, and we know you will, too. You can read why they chose North River Ranch as their forever home at [NorthRiverRanch.com/news](http://NorthRiverRanch.com/news).

## NRR FUN DAYS



### Annual Events

- Tons of Fun
- NRR Winterfest
- Touch-a-Truck
- FunDays!
- Spring Saturday
- NRR Fit Day



## SCHOOL NEWS

It's official! The new middle school will be the Barbara A. Harvey K-8 North River Ranch Campus, serving the upper grade classes while the existing Elementary School will serve the lower grades. Coming in 2025/2026.



## MEALS ON WHEELS

Together, we collected almost 2200 lbs. of food in 2024, and we know with your help, we can exceed that in 2025! Follow the NRR social pages to learn how you can help us exceed that this year.

## DASH'S CORNER North River Ranch's Mascot Tickles Your Funny Bone!



## NORTH RIVER RANCH

For the Fun & Fullness of Life

11645 Camp Creek Trail, Parrish, FL 34219

941-328-1210

[NorthRiverRanch.com](http://NorthRiverRanch.com)

#NorthRiverRanch

## Let's Connect!

Stay in the loop about everything North River Ranch!

Sign up for community news. Like us on Facebook. Share with us on Instagram.

Watch our YouTube Channel.



## 1-GIG SuperStream Internet

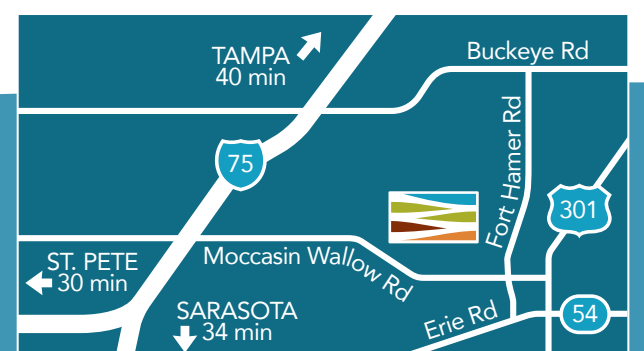


North River Ranch keeps you online and up to speed with a 100% fiber-optic network.

Single-family Homes, Townhomes, and Villas from \$300s to \$800s+  
MODELS OPEN DAILY



NEALCOMMUNITIES



NEALLAND & NEIGHBORHOODS

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