

# IMAGINE MORE





# GOOD VIBES



Get the life you always imagined — right alongside the life you never expected. **At Wellen Park, you can brighten your days in hundreds of ways.**

The good vibes and fun times are catching.  
The beauty of Florida's West Coast is boundless.  
And the fun only slows down when you decide it's time. Discover a place where something wonderful is always around the bend.



# DYNAMIC DISTRICTS



---

## DISCOVER OUR DISTRICTS

From sunup to sundown, you'll find smiles for miles, spread across our districts, throughout our neighborhoods, and along our waterside trails.



DISTRICTS



Ever growing and always flourishing, Wellen Park is a master-planned community with a **visionary approach to living well.**



---

## IT'S ALL IN THE NEIGHBORHOODS

From beautiful residences to awesome amenities — not to mention amazing residents — each of our neighborhoods is crafted so that the well life reigns supreme.



# LIVING WELL



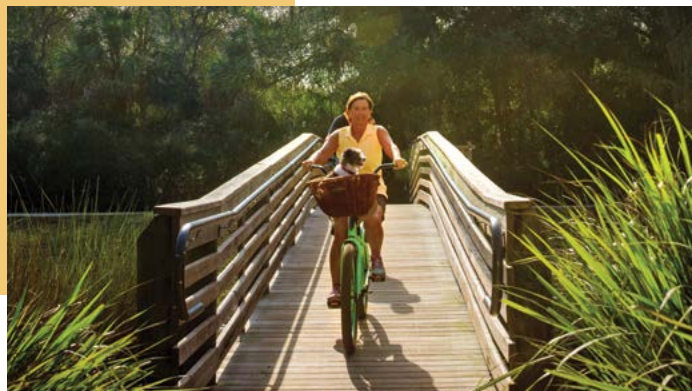
## WATERSIDE VIBE

Your next water adventure is just around the bend at Wellen Park, where a dynamic downtown lake, numerous beautiful beaches, and the Mayakka River are freely flowing and ever-refreshing.



## PARKS & TRAILS

With a network of parks and trails connecting our neighborhoods, taking a walk on the Wellen side is second nature.



# HERE, GOOD VIBES RUN FREE



Wellen Park is a vibrant community where **everyday fun flourishes**, and the **spirit of wellness thrives**. That's why living here truly feels like your best day ever, every day.

# GETTING TOGETHER



At Wellen Park, friends are like family and family is never far. Each day, residents embrace **exciting opportunities** to get together and embark on **new adventures**.

---

## COOLTODAY PARK

Baseball fans have plenty to cheer about at Wellen Park, the new home of the Spring Training Facility for the Atlanta Braves. When it isn't hosting games, CoolToday Park is the perfect place for concerts, movie nights, happy hours, and other fun events for the community.



---

## ARTS & CULTURE

Discover for yourself why Sarasota County is ranked so highly for its esteemed theaters, galleries, and music scene.



# BRIGHT DESTINATIONS



From **boutique shops** to **live music**, **all-day eateries** to stunning **lakefront sunsets**, there are hundreds of ways to brighten your days at Wellen Park. Daytime fun, **date night glitz**, and **weekend wonder** are all more than welcome here.



## MARKETPLACE

Running errands just became a lot easier, with The Marketplace centrally located on Tamiami Trail. Featuring plenty of parking, restaurants, shops, and a Publix grocery store, this plaza has all the perks.

## DOWNTOWN WELLEN

Soon to be part of the Wellen way of life, this welcoming, walkable destination arriving in 2022 will have something special for everyone, from great eateries to stylish shops and exquisite sunsets.



# GROUNDS FOR GROWTH

At Wellen Park, **holistic growth** is part of our way of life. With some of the state's top educational centers and state-of-the-art medical facilities, our residents can feed their **curiosity**, pursue their **passions**, and cultivate their **wellbeing**.



## SCHOOLS & EDUCATION

From the A-rated public school district to renowned continuing education opportunities, learning is a purposeful part of living well.

## HEALTHCARE

Wellen Park is a hub for all-things health and wellness. With numerous hospitals and health centers nearby and even more to come, the best care is just around the corner.



**YOUR**

**BEST**

**DAY**

**EVER**

**EVERY**

**DAY**





**WELLEN**  
**PARK**

**WELCOME CENTER**

12275 Mercado Drive, Venice, FL 34293 | 941.960.7805

**WELLEN**PARK.COM