



30TH EDITION



**TOP 50
MASTER-PLANNED
COMMUNITIES**

Special District Financing Metrics (2)

Rank	MPC (1)	MSA (City, State) (1)	Units Sold	Public Financing / District (Y/N)	Sample Avg. Home Price	Annual Prop. Tax (excluding District)	Annual District Tax Payment (calc)	Sample Annual Total Property Taxes (calc)	Est. Prop. Tax as % of Sample Home Price (calc)	Est. Net Const. Proceeds for Sample Lot
1	The Villages	The Villages, Florida	3,029	Y	\$490,000	\$5,812	\$2,810	\$8,622	1.76%	\$31,486
2	Lakewood Ranch	Sarasota, Florida	2,257	Y	\$675,000	\$9,099	\$2,041	\$11,139	1.65%	\$17,911
3	Sunterra	Katy, Texas	1,293	Y	\$465,000	\$8,319	\$6,975	\$15,294	3.29%	\$14,945
4	Summerlin	Las Vegas, Nevada	1,090	Y	\$665,000	\$7,630	\$955	\$8,585	1.29%	\$11,742
5	Bridgeland	Cypress, Texas	985	Y	\$655,000	\$13,197	\$8,482	\$21,679	3.31%	\$112,898
6	Cadence (3)	Henderson, Nevada	964	Y	\$480,000	\$4,972	\$3,189	\$8,161	1.70%	\$32,598
7	Babcock Ranch	Punta Gorda, Florida	945	Y	\$490,000	\$7,891	\$2,360	\$10,252	2.09%	\$20,611
8	Silverleaf	St. Augustine, Florida	896	N						
9	Wellen Park (formerly West Villages)	Venice, Florida	887	Y	\$445,000	\$5,795	\$5,366	\$11,161	2.51%	\$54,998
10	Ontario Ranch	Ontario, California	865	Y	\$690,000	\$7,273	\$7,659	\$14,933	2.16%	\$48,000
11	Mission Ridge	El Paso, Texas	850	Y	\$310,000	\$6,696	\$2,319	\$9,015	2.91%	\$13,625
12	Marvida	Cypress, Texas	835	Y	\$440,000	\$7,780	\$6,600	\$14,380	3.27%	\$74,416
13	Cane Bay Plantation	Charleston, South Carolina	775	N						
14	Tamarron	Katy, Texas	774	Y	\$330,000	\$5,556	\$2,706	\$8,262	2.50%	\$15,135
15	Santa Rita Ranch	Liberty Hill, Texas	742	Y	\$615,000	\$9,918	\$5,228	\$15,145	2.46%	\$56,370
16	Silverado	Aubrey, Texas	721	Y	\$380,000	\$5,499	\$3,724	\$9,223	2.43%	\$42,463
17	Mirada	San Antonio, Florida	703	Y	\$565,000	\$8,080	\$2,389	\$10,468	1.85%	\$27,024
18	Ave Maria	Ave Maria, Florida	652	Y	\$460,000	\$5,091	\$1,447	\$6,538	1.42%	\$11,242
19	Baytown Crossings	Bayton, Texas	638	Y	\$340,000	\$6,554	\$4,930	\$11,484	3.38%	\$21,152
20	Tradition	St. Lucie, Florida	637	Y	\$500,000	\$10,232	\$1,249	\$11,481	2.30%	\$12,286
21	Caldwell Ranch	Rosharon, Texas	633	Y	\$330,000	\$5,043	\$5,412	\$10,455	3.17%	\$29,306
22	Breckenridge Forest	Spring, Texas	630	Y	\$270,000	\$6,004	\$1,823	\$7,827	2.90%	\$17,463
23	Great Park Neighborhoods	Los Angeles-Long Beach-Anaheim (Irvine, CA)	628	Y	\$1,500,000	\$15,765	\$7,634	\$23,399	1.56%	\$100,000
24	Viera	Melbourne, Florida	624	Y	\$585,000	\$6,259	\$1,188	\$7,447	1.27%	\$11,157
25	Summers Corner	Charleston, South Carolina	623	Y	\$380,000	\$8,279	\$850	\$9,128	2.40%	\$9,600
26	Sienna	Missouri City, Texas	606	Y	\$615,000	\$8,783	\$6,611	\$15,394	2.50%	\$81,745
27	Nocatee	Ponte Vedra, Florida	586	Y	\$725,000	\$8,568	\$2,286	\$10,854	1.50%	\$17,514
28	Inspirada	Las Vegas, Nevada	575	Y	\$600,000	\$6,215	\$952	\$7,167	1.19%	\$13,174
29	Tavola	New Caney, Texas	573	Y	\$340,000	\$6,372	\$4,046	\$10,418	3.06%	\$24,926
29	Latitude Margaritaville - Watersound	Panama City Beach, Florida	573	N						
31	Westlake (4)	West Palm Beach, Florida	564	Y	\$650,000	\$11,444	\$0	\$11,444	1.76%	\$2,061
32	River Islands	Stockton, California	554	Y	\$810,000	\$8,293	\$5,195	\$13,487	1.67%	\$53,534
33	Windsong Ranch	Prosper, Texas	551	N						
34	Latitude Margaritaville - Daytona Beach	Daytona Beach, Florida	546	N						
35	Rancho Mission Viejo	San Juan Capistrano, California	532	Y	\$1,200,000	\$12,118	\$8,858	\$20,976	1.75%	\$102,996
36	Riverland	Port St. Lucie, Florida	512	N						
37	Meridiana (5)	Manvel and Iowa Colony, Texas	497	Y	\$395,000	\$9,364	\$3,496	\$12,860	3.26%	\$45,492
38	Nexton	Charleston, South Carolina	492	Y	\$680,000	\$10,555	\$851	\$11,406	1.68%	\$11,250
39	Sterling Ranch	Littleton, Colorado	474	Y	\$825,000	\$4,815	\$5,472	\$10,287	1.25%	\$51,410
40	Sunfield	Buda, Texas	456	Y	\$400,000	\$7,532	\$3,600	\$11,132	2.78%	\$36,893
41	Epperson	Wesley Chapel, Florida	451	Y	\$510,000	\$7,217	\$2,772	\$9,989	1.96%	\$24,795
42	Painted Tree	McKinney, Texas	448	N						
43	Latitude Margaritaville - Hilton Head	Hardeeville, South Carolina	437	N						
44	Radiance at Superstition Vistas	Apache Junction, Arizona	409	Y	\$480,000	\$3,684	\$1,525	\$5,210	1.09%	\$18,732
45	Pecan Square	Northlake, Texas	405	Y	\$415,000	\$6,868	\$2,926	\$9,794	2.36%	\$36,217
46	Union Park	Little Elm, Texas	402	Y	\$505,000	\$9,790	\$2,616	\$12,406	2.46%	\$28,249
47	Elyson	Katy, Texas	400	Y	\$465,000	\$8,095	\$6,573	\$14,668	3.15%	\$26,310
48	Harvest (6)	Argyle, Texas	391	Y	\$500,000	\$7,410	\$4,326	\$11,736	2.35%	\$51,420
49	Sunbridge	St. Cloud, Florida	387	Y	\$570,000	\$6,431	\$1,976	\$8,407	1.47%	\$21,019
50	Jordan Ranch	Fulshear, Texas	385	Y	\$600,000	\$10,103	\$7,800	\$17,903	2.98%	\$68,328
Total Home Sales or MPC's Utilizing Special Taxing Districts/Average			35,882	42	\$555,833	\$7,867	\$3,791	\$11,658	2.23%	\$35,774
Percentage of Home Sales Occurring Within MPC Using Special Taxing Districts					87%					

Source: RCLCO Real Estate Advisors & Launch Development Finance Advisors, LLC

(1) Per RCLCO's Top Selling Master-Planned Communities Report - Year-End 2023.

(2) Estimates Only. Figures are not intended to represent the financing history of the specific MPC. Figures were derived from publicly available information including but not limited to: public offering statements, sales data, developer websites, district websites, county treasurer's websites, property tax billings, and county assessor's websites. MPC's frequently contain multiple financing districts, and the data included in the table assumes a sample property in a single district. Table only reflects data for MPC's with special taxing districts.(3) Sample annual district tax payment includes annual payments for administration, operations, and maintenance of the special taxing districts in addition to annual debt service

(4) Bridgeland is located in both a municipal utility district and a water control and improvement district; sample annual district tax payment and estimated net construction proceeds are inclusive of both special taxing districts.

(5) According to the Redevelopment Association of Nevada, the Henderson Redevelopment Agency provided a \$208 million tax increment subsidy to Cadence to finance infrastructure costs. Allocation of subsidy across lots is an estimate only.

(6) Utilizes revenue bonds and therefore does not increase the annual property tax payment to the end user.

(7) Also located in Tax Increment Reinvestment Zone #2.

(8) The City of South Jordan, UT requires the special assessment bonds to be paid off by the developer at the time the lot is sold to a builder.

LEARN MORE AT WWW.RCLCO.COM/TOP-SELLING-MPCS