# PARRISH FLORIDA
# RELOCATION GUIDE

## 2026
SPACE, VALUE,
OPPORTUNITY

WHAT TO KNOW
BEFORE MOVING
TO PARRISH

## THE RELOCATION GUIDE

*WHY PEOPLE ARE MOVING EAST*

## AND WHY IT MATTERS

MORE SPACE, NEWER
HOMES, AND A
DIFFERENT TRADE-OFF

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# FROM ADAM'S DESK

## WHY PARRISH DESERVES A CLOSER LOOK



ADAM HANCOCK

Parrish isn't trying to be Lakewood Ranch — and that's exactly why it's on so many buyers' radars in 2026.

This area sits in a newer growth corridor where development is still unfolding, prices remain more approachable, and space hasn't been fully compressed yet. For buyers who value **square footage, lot size, and timing** over polish and walkability, Parrish offers a very different kind of opportunity.

Most homes here are newer construction, which means modern layouts, updated infrastructure, and more house for the money compared to communities farther west.

The trade-off is simple: you're buying into **where growth is going**, not into a fully finished lifestyle.

If you're considering a move to Florida and want **space instead of density, value instead of branding, and upside instead of refinement,** Parrish deserves a closer look.

This guide isn't meant to sell you on Parrish — it's meant to help you decide **whether it fits your budget, timeline, and expectations for this next chapter.**



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# Parrish (daily life)



Parrish offers a different version of Florida living — one centered on **space, newer homes, and room to breathe**. It's not a master-planned lifestyle hub, but for many buyers, that's exactly the appeal.

Daily life here feels quieter and more spread out. Most neighborhoods are newer construction, with larger floor plans, wider streets, and a more suburban rhythm. You won't find walkable town centers or built-in social hubs, but you will find **more house for the money and less congestion.**

Growth in Parrish is still unfolding, which shapes how life works day to day. Shopping, dining, and entertainment are improving, but many errands still require a short drive. For buyers who are comfortable trading convenience for value and space, that trade-off often feels worthwhile.

What draws people to Parrish is simplicity. Life is less scheduled, less structured, and less busy. Many residents appreciate the quieter pace, newer infrastructure, and the feeling of being early in the area's long-term growth.

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f you're looking for **space over polish, value over amenities, and a suburban lifestyle that's still evolving**, Parrish can make a lot of sense.

**It's not about having everything built in — it's about having room to grow into what's coming next.**

**Best for buyers who prioritize space, value, and timing — not walkability or a finished lifestyle.**

# FAVORITE NEIGHBORHOODS

## NORTH RIVER RANCH

North River Ranch appeals to buyers who want a true neighborhood feel with a more established rhythm. Compared to newer Parrish communities, it's built out enough that daily life feels clearer and more predictable. Larger lot sizes, schools, and trails already in place make it a good fit if you want space, value, and a sense of progression.

## OAKFIELD

Oakfield stands out for its focus on water and outdoor living. Rather than pure suburban sprawl, lakes and green space are woven into the layout, giving the community a more scenic, intentional feel. It works well for buyers who want space, views, and a neighborhood that feels designed, even as it continues to grow.

## COASTERRA

Coasterra leans more modern than many Parrish communities. With contemporary floor plans and a slightly higher emphasis on livability and design, it appeals to buyers who want Parrish's value but with a more polished, forward-looking feel. This is a good fit if newer construction and clean design matter to you.

## FIRETHORN

Firethorn is a strong option for buyers who want room and water views without a busy amenity environment. The focus here is on larger homesites and a quieter pace rather than town-center activity. It tends to attract buyers who prioritize outdoor space, value, and simplicity.

## RYE RANCH

Rye Ranch fits buyers who prioritize privacy and acreage over amenities. It offers a more rural, open-land feel with larger lots and fewer built-in social spaces. This is a good match if you want room to spread out and don't need walkability or community hubs.



# FAVORITE NEIGHBORHOODS

## CANOE CREEK

Canoe Creek appeals to buyers who want a traditional suburban neighborhood with newer homes and a family-oriented feel. Compared to some of Parrish's larger, more spread-out communities, it feels more contained and straightforward. It's a good fit if you want new construction and community amenities without stretching too far east.

## WOODLAND PRESERVE

Woodland Preserve leans toward buyers who value privacy, natural surroundings, and a quieter pace. Rather than a large amenity-driven layout, the focus is on green space, trails, and a tucked-away feel. It works well for those who want newer homes in a calmer, less built-up setting.

## DEL WEBB SUNCHASE

Del Webb Sunchase represents the next phase of Del Webb's 55+ communities in the Parrish area. Compared to Del Webb Catalina, it offers a similar low-maintenance, active adult lifestyle at a more approachable price point. This often appeals to buyers who want Del Webb structure while prioritizing value.

## SEAIRE

Seaire is positioned as a modern, design-forward option within Parrish. With contemporary architecture and newer planning concepts, it stands apart from more traditional suburban neighborhoods. This tends to fit buyers who want Parrish pricing with a cleaner, more current aesthetic.

## RUTLAND RANCH

Rutland Ranch attracts buyers looking for value-driven new construction with access to everyday amenities. It offers a straightforward suburban layout with newer homes and community features that support daily life. This works well if affordability and simplicity matter more than lifestyle branding.









Some of our favorite restaurants in the Parrish area.

# FAVORITE PLACES TO EAT

01.

## C & K Smokehouse BBQ

12125 US HWY 301 N, PARRISH, FL 34219

02.

## Good Liquid Brewing Company

8980 US 301 N, PARRISH, FL 34219

03.

## Oar & Iron

8710 US 301 N, PARRISH FL 34219

04.

## Riverhouse Waterfront

995 RIVERSIDE DR, PALMETTO, FL 34221

05.

## Woody's River Roo Pub

5717 18th St E, Ellenton, FL 34222



# NEARBY PLACES TO STAY

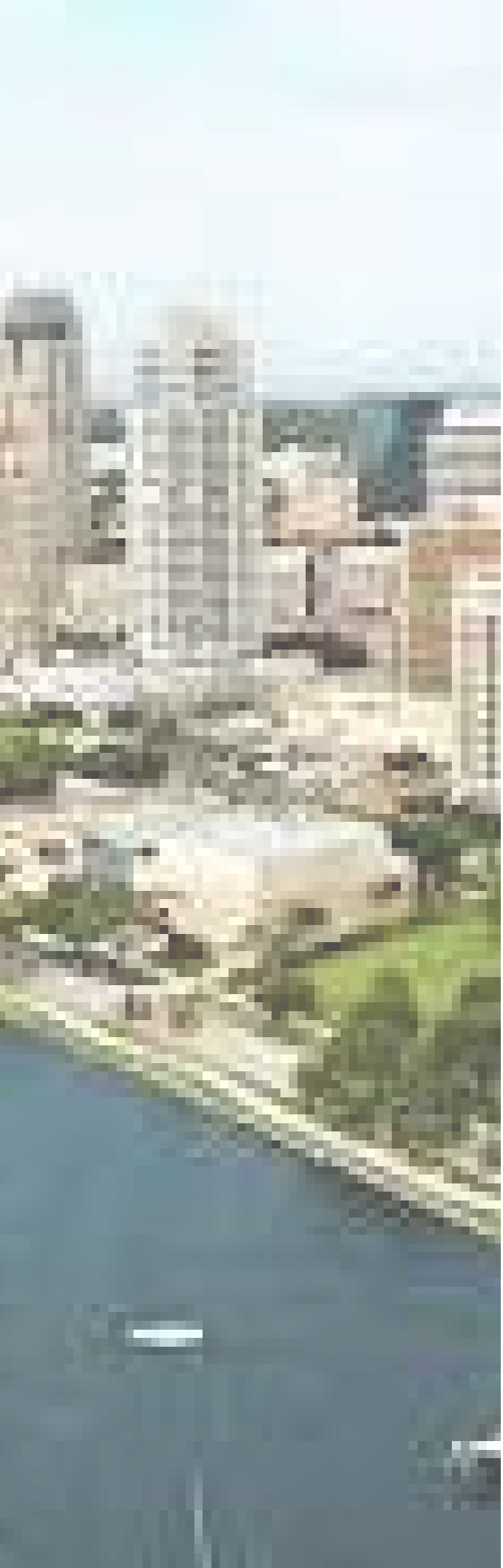
**HYATT PLACE SARASOTA LAKEWOOD RANCH**

**ART OVATION SARASOTA**

**THE WESTIN SARASOTA**

**MANATEE PALMS**

**PALMETTO MARRIOTT RESORT & SPA**



# FAVORITE PLACES TO VISIT

## SOUTH TAMPA

📍 *Parrish to South Tampa: 44 Miles*

## HISTORIC VENICE ISLAND

📍 *Parrish to Historic Venice Island: 39 Miles*

## DOWNTOWN ST PETE

📍 *Parrish to Downtown St. Pete: 29 Miles*

## FT DESOTO PARK

📍 *Parrish to Ft Desoto Park: 30 Miles*

## SANIBEL ISLAND

📍 *Parrish to Sanibel Island: 122 Miles*

## ST AUGUSTINE

📍 *Parrish to St. Augustine: 211 Miles*

## KEY WEST VIA FT MYERS FERRY

📍 *Lakewood Ranch to Key West: 376 Miles*

# Favorite Things To Do

- Fort Hamer Park
- Florida Railroad Museum
- Historic Old Parrish
- Manatee Mineral Springs Park
- Lakewood Ranch Farmer's Market



# ANNUAL WEATHER CALENDAR

Parrish FL 2026

| | Jan | Feb | Mar | Apr | May | Jun |
|---|---|---|---|---|---|---|
| Average high in °F | 72 | 74 | 77 | 82 | 87 | 89 |
| Average low in °F | 50 | 53 | 56 | 62 | 67 | 73 |
| Days with precipitation | 6 | 5 | 6 | 4 | 5 | 12 |
| Av. precipitation in inch | 3.04 | 2.14 | 2.77 | 3.16 | 3.05 | 8.33 |

| | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|
| Average high in °F | 90 | 90 | 88 | 84 | 78 | 74 |
| Average low in °F | 74 | 74 | 73 | 67 | 58 | 53 |
| Days with precipitation | 15 | 15 | 12 | 5 | 3 | 5 |

# What To Do From Here?

## 01



### Schedule a Call

Calendly.com/TheSunshineStateCo/30min

## 02



### Email Us

info@TheSunshineStateCo.com

## 03



### Read More

www.TheSunshineStateCo.com/Blog

# ABOUT THE FLORIDA RELOCATION GUIDE

Relocating to Florida is exciting, but with so many areas to compare, it can also feel overwhelming. That's where The Florida Relocation Guide comes in — helping you move past surface-level information and understand how different parts of Florida actually live.

The Florida Relocation Guide is built for buyers who want clarity before they commit. Instead of just showcasing homes, the focus is on day-to-day reality — community layout, lifestyle trade-offs, growth patterns, and long-term livability.

The channel is designed to help you compare places logically. Whether you're weighing master-planned communities, newer growth corridors like Parrish, or more established areas closer to the coast, the goal is always the same: give you the context needed to make a confident decision.

What sets The Florida Relocation Guide apart is perspective. Videos break down not just popular destinations, but also emerging markets, value alternatives, and the reasons buyers choose one area over another. It's not about hype — it's about fit.

With years of experience and over $500 million in real estate sales that began with someone watching a video, The Florida Relocation Guide has helped thousands of families, professionals, and retirees navigate their move with confidence.

The approach is simple: provide honest, current, and practical insight so relocating to Florida feels clearer and more manageable. If you're serious about moving to Florida and want guidance rooted in real-world experience, this is where your research should continue.



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# THANK YOU

Thanks for exploring the 2026 Parrish Florida Relocation Guide!







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