



SOUTHSHORE
BAY

Clearly
A BETTER PLACE
TO LIVE

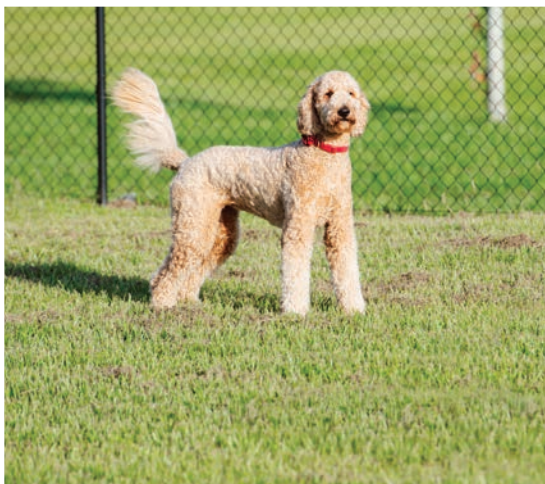
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— Southshore Bay —

CLEARLY A BETTER PLACE TO LIVE

Welcome to Southshore Bay, the newest Lagoon Community by MetroPlaces! Here, we are excited to showcase the world's top amenity with a crystalline man-made Lagoon by MetroLagoons. Get ready to enjoy acres of crystal clear blue water for swimming, kayaking, sliding, playing or relaxing by your tropical view. Southshore Bay takes the best of the Florida coastline and brings it inland to the heart of this community as Hillsborough County's only Lagoon amenity. Get ready to live a vacation lifestyle just steps from your front door with homes built by Tampa Bay's top builders.

Homes here are built for everyone, plus a section exclusively for Inspired Active Adults. As an added bonus — this entire Lagoon Community features our exclusive ULTRAFi technology with the fastest internet and WiFi speeds in the nation. With up to 1 Gigabit of speed throughout the community, around the Lagoon and available inside every home, you can now live in the nation's hottest hot spot.



SOUTHSHORE BAY *Lagoon*

Enjoy the numerous activities or simply enjoy the view. Already hugely popular throughout the world, we are excited to introduce our man-made crystalline lagoon by MetroLagoons. Southshore Bay is the second MetroLagoons community to feature this incredible and transformative amenity. Featuring over **5 acres of crystal clear blue waters**, residents now have the opportunity to live a coastal lifestyle steps away from their front door.





ENTRANCE



PADDLEBOARD &
KAYAK RENTALS



THE HUB
EVENT
PAVILION



AQUAGLIDE FLOATING
ADVENTURE
COURSE



STAGE



SUPERSLIDE



SWIM UP
LAGOON
BAR



GASPARILLA ISLAND
WITH SPLASH PAD



FOOD &
BEVERAGE
SERVICE



FAMILY BEACH



CABANA
COVE &
BAR



CABANA &
TIKI RENTALS



AQUABANAS



For details visit
MetroLagoons.com

— All the Elements — FOR A GREAT LIFE



Metro
Lagoon



Smart
Homes



Dog
Park



Top
Builders



Golf Cart
Paths



Green
Space



Shaded
Tot Lot*



55+
Community



Lush
Landscaping



Streetleaf
Solar Lights



Miles
of Trails



ULTRAFi

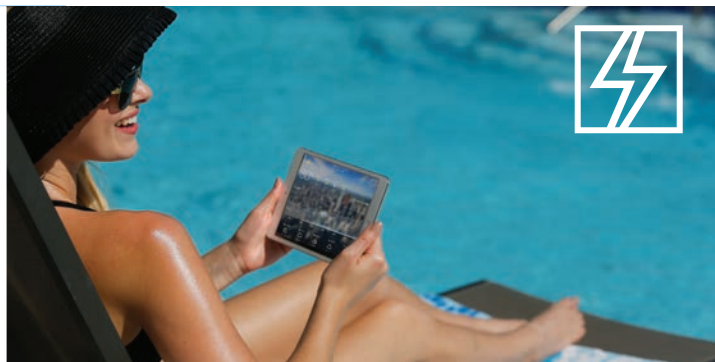


Gated
Entry



Play
Field

*Coming Soon



Hang On Tight THIS IS FAST



ULTRAFi by MetroPlaces is a first-of-its-kind Internet and TV bundled experience where every resident enjoys fast at-home Internet speeds.

Enjoy up to 500/500 Mbps symmetrical speeds at home. This means lightning-fast downloads and uploads that allow the whole family to play, watch, game, surf and stream with no interruptions.

ULTRAFi Includes

Internet

- ✓ 500/500 Mbps Internet Speeds*
- ✓ (1) WiFi Extender
- ✓ (1) WiFi Router

TV

- ✓ Spectrum Cable TV with 175+ Channels
- ✓ (1) HD Cable Boxes and (1) HD Cable Box with DVR
- ✓ (1) Complimentary Apple TV Box*
- ✓ SHOWTIME®
- ✓ Spectrum on Demand
- ✓ Included in your quarterly HOA assessments

*Base package can be upgraded to include 1 Gigabit at home for an additional monthly fee.

*(1) Apple TV per address one time only.

For more information contact: ULTRAFi@MetroPlaces.com



Featured Builders



D.R. HORTON

Since 1978, D.R. Horton has been delivering the American dream. We believe in a vision of homeownership for everyone, a home for every stage in life. Today, that tradition lives on and is showcased beautifully in this Lagoon Community with several floorplans to choose from. We are proud to be the #1 Builder in America and invite you to walk through our decorated models today.

PHONE: 844-616-1158

EMAIL: TAMPA@DRHORTON.COM

MEDLEY BY LENNAR

AT SOUTHSORE BAY

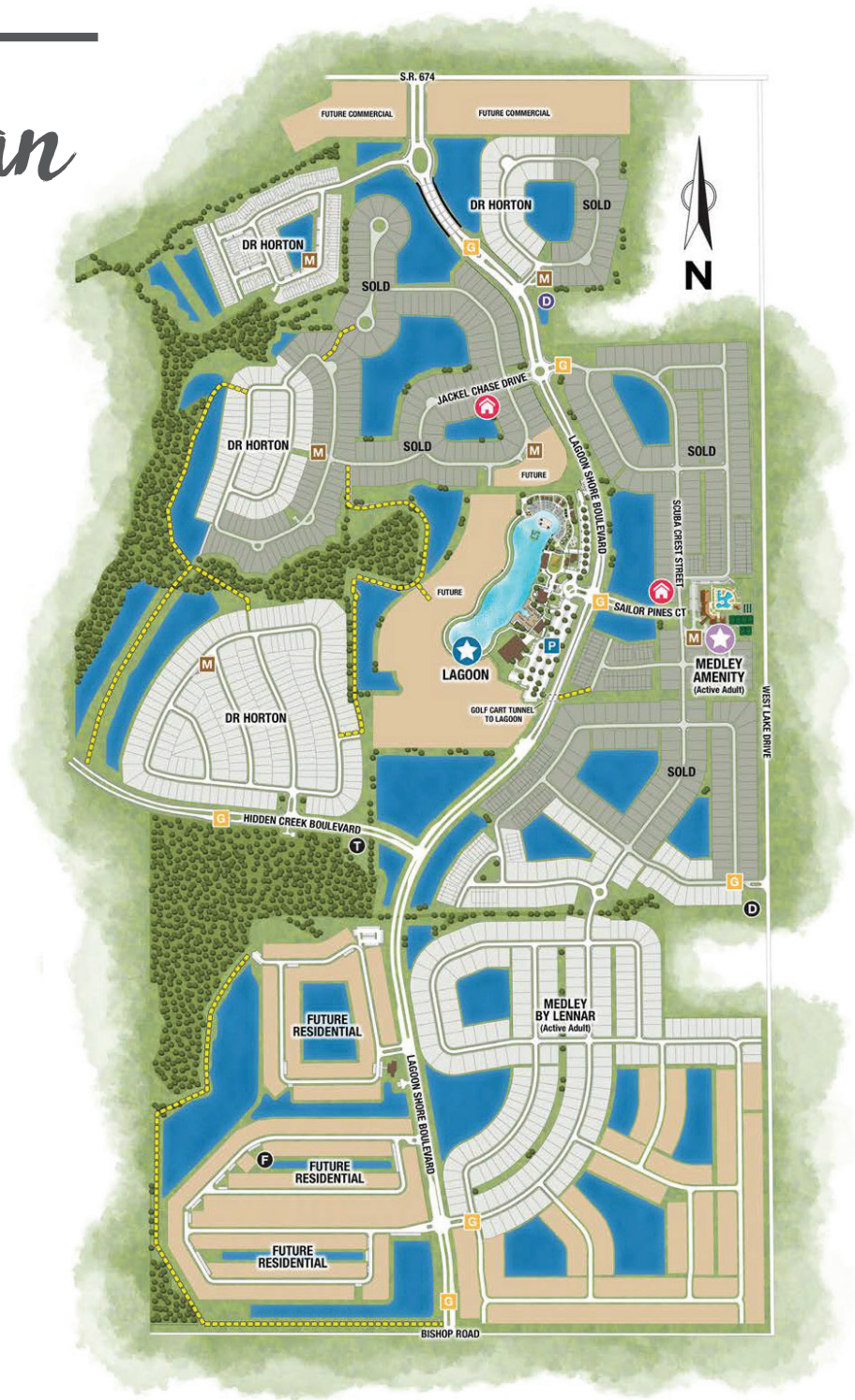
Medley at Southshore Bay is an active adult community for residents 55 and better. It offers a variety of water-inspired activities and amenities, such as a clubhouse, fitness center, resort-style swimming pool and more. Residents can also enjoy the 5-acre MetroLagoons® amenity as well as trails and parks.

PHONE: 877-386-1986

EMAIL: LENNARTAMPA@LENNAR.COM

Master Community Plan

-  **MODEL CENTER**
-  **GATED NEIGHBORHOOD**
-  **MAIL KIOSK**
-  **DOG PARK**
-  **FUTURE TOT LOT**
-  **FUTURE PLAY FIELD**
-  **TRAILS**
-  **FUTURE DEVELOPMENT**
-  **LAGOON**
-  **LAGOON PARKING**
-  **MEDLEY AMENITY
(Active Adult)**



Around TOWN

Take a look at all that Southern Hillsborough has to offer, and with convenient access to US-301, I-75 and the Crosstown Expressway, you're close to Downtown Tampa, top-rated beaches, golf, tennis, shopping, dining and other great Florida destinations. Plus, catch a game from pro or minor league sports, watch the nearby manatees viewing area or enjoy other local hot spots.



SHOPPING

Bealls
Home Depot
Marshall's
Michaels
Office Depot
Walmart
Westfield Brandon Mall



GROCERIES

Publix
Walmart
Winn Dixie
Sam's Club
Sprouts
Aldi
Wawa



PHARMACIES

CVS
Walgreens



MOVIES

AMC The Regency 20
Ruskin Family Drive-In
Goodrich 14 GDx
Xscape Theater Riverview 14



LIBRARIES

Sun City Center Library
South Shore Regional Library
Ruskin Branch Library



HOSPITALS

South Bay Hospital
St. Joseph's Hospital



RESTAURANTS

Applebee's
Buffalo Wild Wings
Beef 'O' Brady's
Bella Cucina Italian
Bob Evans
BubbaQue's BBQ
China Chen
Circles Waterfront
ESushi & Grille
First Watch
Keke's Breakfast Café
LongHorn Steakhouse
Old Castle Restaurant
Panera
Pita Kebob
Sun City Café
Sandpiper Grille
Taqueria Mi Casita
Texas Roadhouse
The Fish House
Ybor Grille



GOLF COURSES

Cypress Creek Golf Club
Falcon Watch Golf Club
Apollo Beach Golf Club



TENNIS

Freedom Ways Golf & Tennis
Kings Point Tennis Courts
Welch Tennis Courts Inc



EDUCATION

Reddick Elementary School
Beth Shields Middle School
Lennard High School
Creskide Charter Academy
SouthShore Charter Academy
Hillsborough Community College



**Please note that map may not be to scale and icon markers are approximations.*



Life just got brighter! Streetleaf is available at select MetroPlaces communities and is the first-of-its-kind solar streetlight system in the nation. Streetleaf delivers more than modern appeal and nighttime security. Not only does it save energy, it is not reliant on a power grid which reduces dependence on conventional utilities. The smart technology will automatically dim during inactivity and power to full strength when someone walks or drives by. Streetleaf is only one of the many reasons why Southshore Bay is a unique place to call home. Innovation lives here. So should you.



5111 FL-674 Wimauma, FL 33598

Conveniently located on the east side of US-301 on SR-674 (Sun City Center Blvd) in Wimauma, FL. When traveling on I-75 take Exit 240 EAST and continue for 3.5 miles east to entrance on the right.



SOUTHSHORE BAY

SouthshoreBay.MetroPlaces.com



MetroLagoons

A Tampa-based company founded in 2003, Metro Development Group is committed to bringing some of the most innovative technologies and amenities to home builders and home buyers. With the introduction of MetroPlaces, Connected City, ULTRAFi and MetroLagoons, Metro Development Group continues to be the gold standard in the development of master planned communities. For more information, please visit www.MetroDevelopmentGroup.com.

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Southshore Bay lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations. Metro Development Group, MetroPlaces, ULTRAFi, Streetleaf, MetroLagoons, Southshore Bay and all logos are the property of Metro Development Group. All rights reserved.

