

## Where Innovation, Nature and Health Live

At Angeline we believe where you live is just as important as how you live. Spanning 6,200 acres in Pasco County, we're creating an environment for lifelong learning with smart, innovative technologies, world-class amenities, multi-modal connectivity, wonderfully wide-open spaces, and one-of-a-kind experiences for future residents. This progressive vision reimagines the definition of better, total health, and every aspect of Angeline is shaped by six core values:

- Health & Wellness
- Fun & Adventure
- Conservation & Stewardship
- Education & Technology
- Energy Savings & Advanced Technology
- Transportation & Connectivity

## Innovative by Design

We're leading the way for a more connected, more healthy community through innovative technology like ULTRAFi fiber for lightning-fast internet speeds. Our Streetleaf solar streetlights help reduce grid dependence and light pollution. And we'll continue to adopt new technology & enhance residents' quality of life for generations to come.

### By the Numbers

6,200  
ACRES

775  
ACRE MOFFITT PASCO LIFE  
SCIENCES DEVELOPMENT

130  
ACRE REGIONAL  
PARK AND LAKE

7,500  
SINGLE-FAMILY HOMES

3,600+  
ACRES OF NATURAL,  
UNDEVELOPED GREEN SPACE

100  
MILES (UP TO) OF PLANNED  
TRAILS AND PATHWAYS

## Neighborhoods



- **Lennar Active Adult - Medley (Models Open)**  
Single-Family Homes & Villas from the High \$200s



- **Lennar - Sylvan Hollow (Models Open)**  
Townhomes from the High \$200s

- **Lennar - Woodland Trail**  
Townhomes from the High \$200s

- **D.R. Horton - Sage Park (Models Open)**  
Townhomes from the High \$200s

## Planned Milestones



### SPEROS FL

Moffitt's Global Innovation Center  
16-million SF lab, office, manufacturing and clinical spaces  
Magnet for biotech companies and world-renowned medical professionals



### THE FARM

Professionally managed farm  
Fresh, local produce and educational, family-friendly events



### SCHOOLS

NOW OPEN - Angeline Academy of Innovation STEM (Science, Technology, Engineering, and Math) Middle & High School  
Future K-5 School



### REGIONAL PARK & TRAILS

Planned trail network that could span up to 100-miles  
Connects to regional trail system and nature preserves  
Planned sports fields, boardwalks, campsites, picnic areas and overlooks



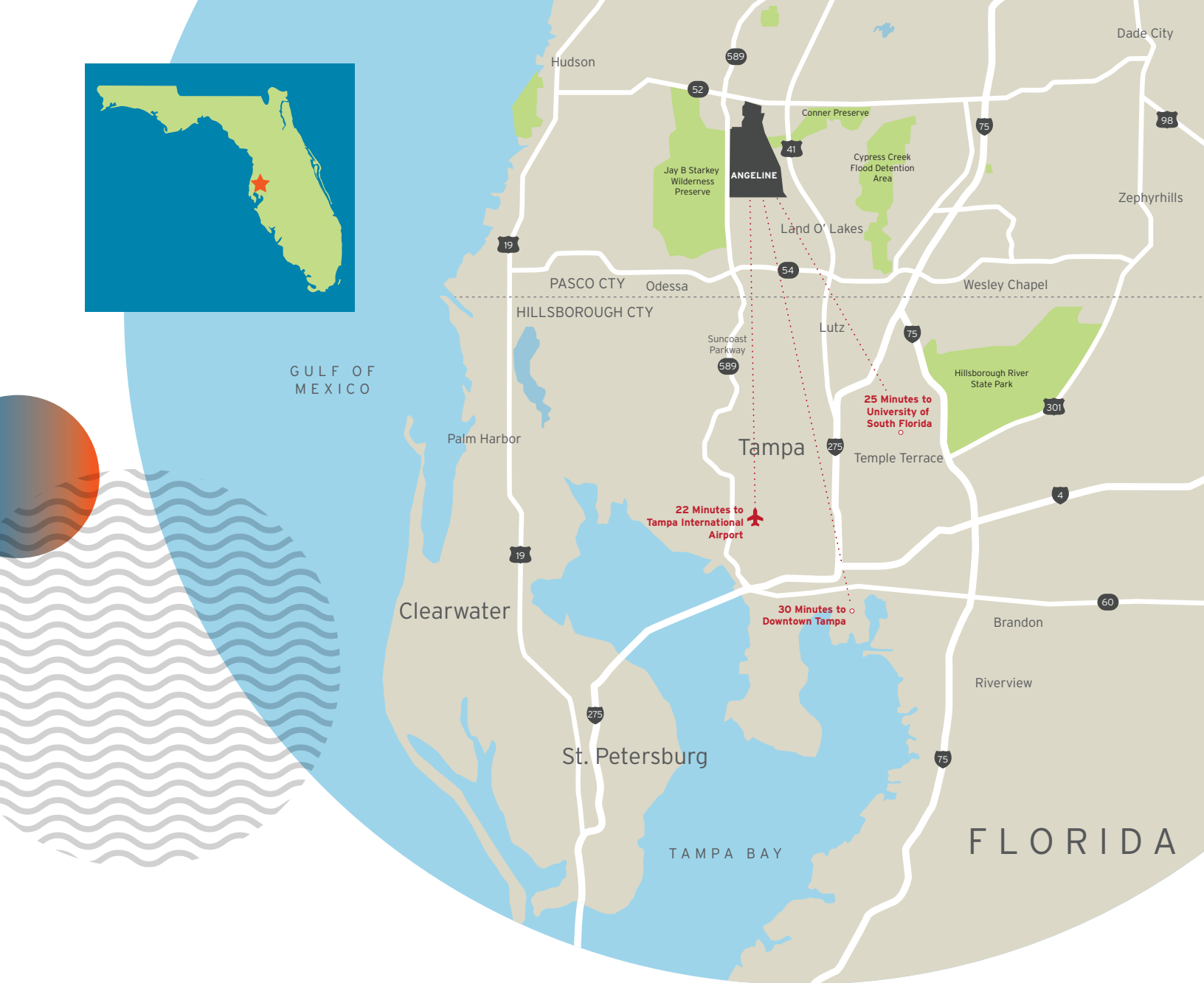
### LAGOON

Acres of clear blue water and white sandy beaches  
Swim up bar, floating obstacle course, paddleboards, and more  
Family-friendly events and programs



### TOWN CENTER & COMMERCIAL

Town Center with potential for 4 million SF of office, dining, and entertainment  
Additional 2 million SF of future commercial space



## Convenient. Connected.

Angeline is set to become the new heartbeat of Pasco County when the master plan is realized, and it's all conveniently connected to the greater Tampa Bay region. Angeline's proximity to Interstate 275 and the Suncoast Parkway make it easy to get here and get around to major area destinations.

## Key Destinations

Saint Leo University: 21 miles | 30 minutes  
 University of South Florida: 23 miles | 25 minutes  
 Busch Gardens: 25 miles | 35 minutes  
 Raymond James Stadium: 28 miles | 35 minutes  
 Downtown Tampa: 30 miles | 30 minutes  
 Port of Tampa: 30 miles | 40 minutes  
 Tampa International Airport: 32 miles | 22 minutes  
 Downtown St. Petersburg: 49 miles | 50 minutes  
 Area Beaches: 35-60 miles | 45 min – 1 hour

**ANGELINE**  
 Where Innovation, Nature and Health Live

[MetroPlaces.com/Angeline](https://MetroPlaces.com/Angeline)  

 **MetroPlaces**

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Angeline 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, Angeline and all logos are the property of Metro Development Group. All rights reserved.



JANUARY 2024