

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
- Education & Technology
- Fun & Adventure
- Energy Savings & Advanced Technology
- Conservation & Stewardship
- 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	7,500 SINGLE-FAMILY HOMES
775 ACRE MOFFITT PASCO LIFE SCIENCES DEVELOPMENT	3,600+ ACRES OF NATURAL, UNDEVELOPED GREEN SPACE
130 ACRE REGIONAL PARK AND LAKE	5 MILES FROM THE NORTH END OF ANGELINE TO THE SOUTH END
78% OF HOMES IN PHASES 1-5 BACK UP TO PRESERVES AND PONDS	100 MILES (UP TO) OF PLANNED TRAILS AND PATHWAYS

Neighborhoods



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



- **Lennar - Sylvan Hollow (Sold Out)**
Townhomes from the High \$200s

- **Lennar - Woodland Trail (Models Are Located at Sylvan Hollow)**
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
Future Pre-K 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, cabanas, and more
Family-friendly events and programs



CITY CENTER & COMMERCIAL

City 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
A City in the Making

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, Metro Lagoons, Angeline and all logos are the property of Metro Development Group. All rights reserved.



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