



EPPERSON

# Clearly a Better Place To Live

THE LAGOON LIFE GUIDE









EPPERSON

## The Community with Elements Like No Other

Welcome to Epperson, where all of the elements of better living merge into a wonderful new place to call home. Epperson is honored to showcase the FIRST crystal-clear, human-made Lagoon in the United States. The world's most transformative amenity offers 12.5 acres of tropical paradise, with more than 7.5 acres of crystal clear blue water, swim-up bar, palm trees and sandy beaches. Beyond the shoreline, ULTRAFi provides the fastest internet speeds imaginable. When combined with dog parks, tot lots, EV cart paths and more, it is easy to see that Epperson has all the elements for a great life.

# Lagoon Life

Enjoy the numerous activities or simply enjoy the view. Already hugely popular throughout the world, we are excited to introduce Epperson Lagoon by MetroLagoons. Epperson is the first to feature this incredible, game-changing amenity in the United States. With the full amenity center at over 12.5 acres in size, homeowners now have the opportunity to live a coastal lifestyle steps away from their front door.



ENTRANCE



KAYAK AND PADDLE BOARD RENTALS



THE HUB EVENTS PAVILION



WATER OBSTACLE COURSE



SANDBAR SWIM-UP BAR



THE REEF CAFE



CABANA COVE



GASPARILLA ISLAND



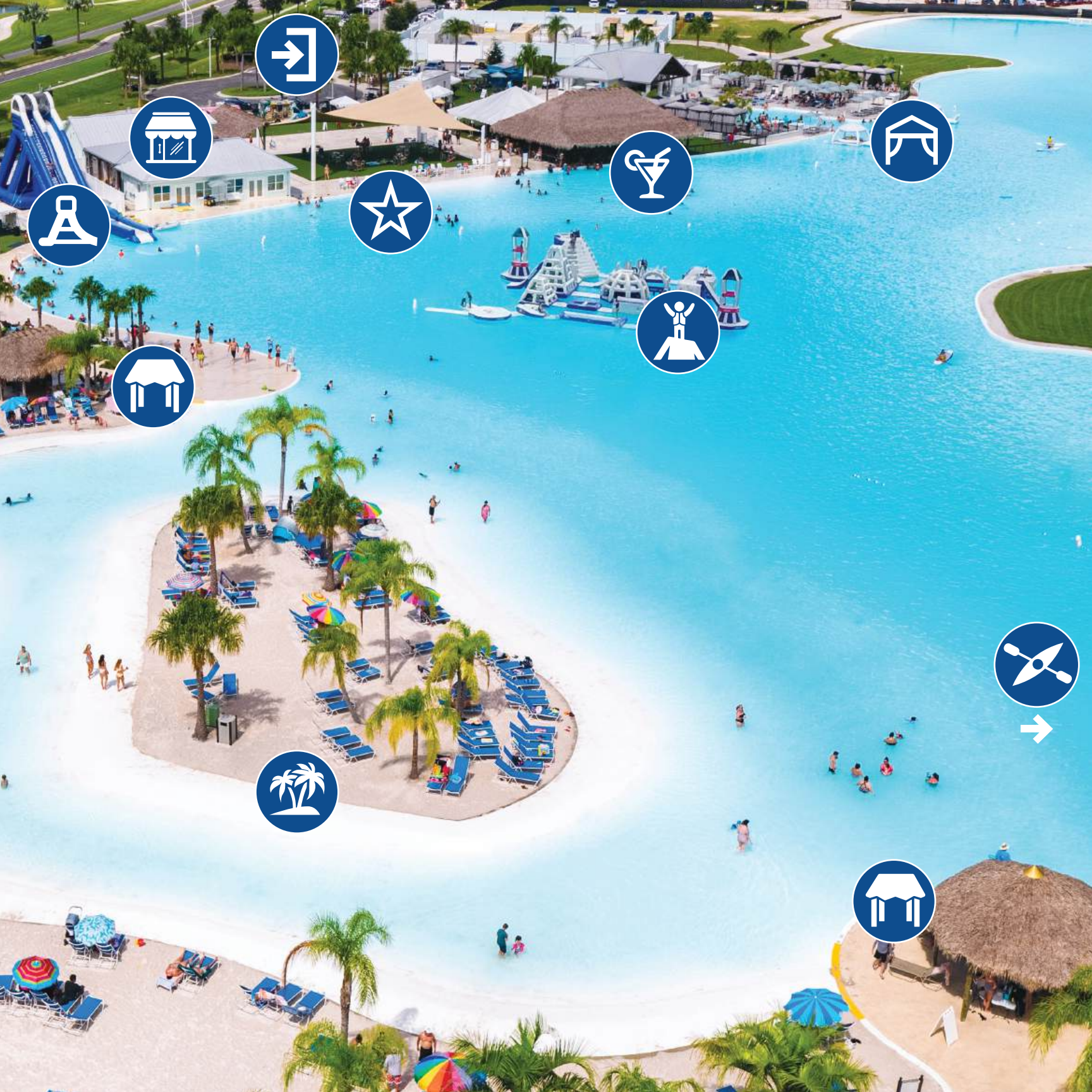
SLIDEZILLA



TIKI RENTALS









# All the Elements For a Great Life



Award Winning Community



Metro Lagoon



Connected City



Shaded Tot Lot



Top Builders



Butterfly Park



Green Space



ULTRAFi



EV Cart Paths



Miles of Trails



Gated Entry



Streetleaf Solar Lights



Lush Landscaping



Dog Park



Play Field



Smart Homes



K-8 Charter School



Fitness Stations



Picnic Pavilion





## The Best Schools

**Innovation Preparatory Academy**, also known as InPrep, is a new state-of-the-art K-8 free charter school in the Epperson community. InPrep uses an award-winning WISH model alongside the newest technology while implementing the importance of health, social and emotional well-being. InPrep has open and accessible spaces that encourage students to collaborate, and that allows for modularization of areas to customize the student learning in an optimal setup for the subject at hand.

**The Kirkland Ranch Academy of Innovation** is for students from 9th - 12th grade and is expected to educate 1,000 students beginning in the 2022-2023 school year. The 184,000 square foot facility will offer advanced Career and Technical Education to prepare students for high-salary, high-skill careers that are in demand in areas such as digital multimedia, engineering and robotics, biomedical sciences, building construction, and cyber security.

In addition, four more top-rated schools are within two miles of the community.



# Resident-Only Events and Classes

Sometimes, the best way to relax is to get out of the house - and Epperson lets you do it a stone's throw from home. Relaxation should never mean boredom, monotony, or too much of the same; your options for relaxation should be every bit as varied as your opportunities for adventure. That's where we come in with our robust arsenal of events, classes, and other activities for residents of Epperson. Some of the events and activities offered at Epperson include but are not limited to:

## FITNESS/WELLNESS CLASSES



## SEASONAL/HOLIDAY PARTIES



## LIVE MUSIC/EVENTS





# 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 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 costs less than traditional Internet and TV bundles, and is included in your quarterly HOA Assessments.

## 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

\*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](mailto:ULTRAFi@MetroPlaces.com)





# Featured Builders



## BALCARA GROUP

Beacon at Epperson by Balcara Group brings an entirely new rental lifestyle to the Epperson community. The luxury rental townhomes are equipped with spacious interiors, private garages, and unparalleled nature views along with access to a private Lodge, social rooms, a gym, and a playground.

### TOWNHOMES

Email: [Balcara.Epperson@BalcaraGroup.com](mailto:Balcara.Epperson@BalcaraGroup.com)

## DRB HOMES

Distinctive Estate Homes for the buyer who wants it all. The finest finishes and layouts to fit your Florida lifestyle. Starting at 2,772 sq. ft. to over 5,200 sq. ft., you have room and features in which to luxuriate.

### HOMES & TOWNHOMES

Phone: 813-252-0074

Email: [TampalInfo@DRBGroup.com](mailto:TampalInfo@DRBGroup.com)

## D.R. HORTON

More than 35 years ago, Donald R. Horton had a vision of modern, livable and cost-friendly new homes built with unmatched efficiencies and uncompromising quality. Today that tradition lives on and is showcased beautifully in this Lagoon Community with several floor plans to choose from.

### HOMES & TOWNHOMES

Phone: 866-475-3347

Email: [Tampa@DRHorton.com](mailto:Tampa@DRHorton.com)





## LENNAR

As one of the nation's leading homebuilders since 1954, Lennar's commitment to Quality, Value and Integrity forms the underlying foundation. The entire home buying process is simplified, with a family of companies to help with mortgage, title and insurance needs.

### HOMES

Phone: 888-208-0257

Email: [LennarTampa@Lennar.com](mailto:LennarTampa@Lennar.com)

## M/I HOMES

For more than forty years, M/I has fulfilled the dreams of over 120,000 homeowners, and grown to become one of the nation's leading homebuilders.

### HOMES

Phone: 813-331-5888

Email: [SalesTampa@MIHomes.com](mailto:SalesTampa@MIHomes.com)

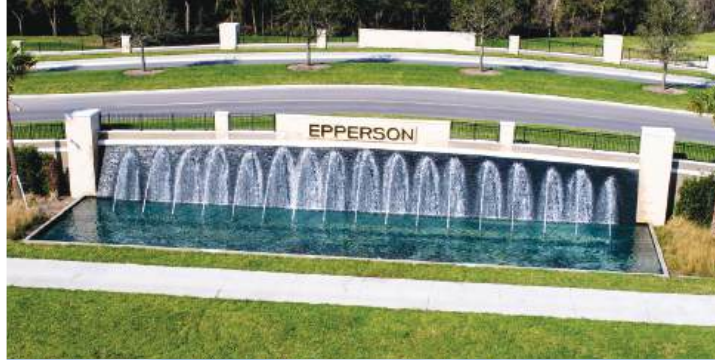
## PULTE HOMES

With insightful design features and easy personalization options, everyday moments are more enjoyable in your new Pulte home.

### HOMES

Phone: 813-670-8332





# streetleaf

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 Epperson is a unique place to call home. Innovation lives here. So should you.



# Master Community Plan

-  MODEL CENTER
-  GATED NEIGHBORHOOD
-  MAIL KIOSK
-  PLAY FIELD
-  TOT LOT
-  DOG PARK
-  BUTTERFLY PARK
-  SCHOOL
-  TRAILS
-  FUTURE DEVELOPMENT

-  LAGOON
-  LAGOON PARKING
-  EAGLE PARK & LAKE HOUSE



 WESLEY CHAPEL ELEMENTARY SCHOOL  
 THOMAS E. WEIGHTMAN MIDDLE SCHOOL  
 WESLEY CHAPEL HIGH SCHOOL  
 LESS THAN 2 MILES

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Epperson 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. 5.24





Take I-75 to EXIT 282 (Overpass Road). Head EAST on Overpass Road for 2 miles.



# EPPERSON

Epperson.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](http://www.MetroDevelopmentGroup.com).



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