



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



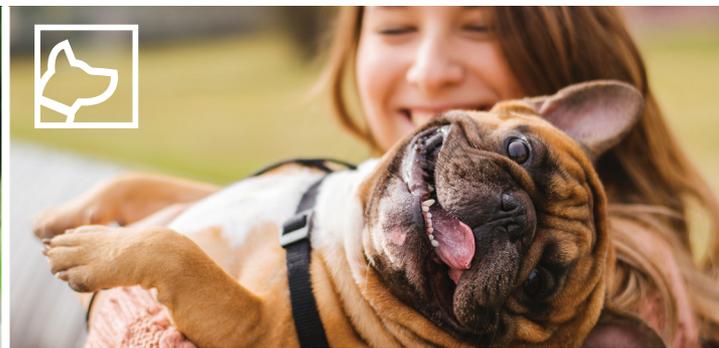
K-8 Charter  
School



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



# Ultra Fast, Ultra Connected

ULTRAFi delivers an internet experience where every resident enjoys ultra-fast internet speeds at home.

Enjoy 2 Gig/2 Gig internet speeds,\* which means lightning-fast downloads and uploads that allow the whole family to work and play seamlessly with no interruptions.

ULTRAFi is included in your quarterly HOA assessments.

\* 2 Gig/2 Gig speed based on wired connection

## ULTRAFi Includes

### Internet

\* 2 Gig/2 Gig Internet Speeds\*

(1) Modem

(1) Wireless Router

(1) WiFi Pod (extender)

Outdoor Community Wi-Fi

\*1 Gig/1 Gig until 1/1/25. 2 Gig/2 Gig available after 1/1/25.

For more information contact:

[Epperson@HiKai.com](mailto:Epperson@HiKai.com)



# Featured Builders

**COMING SOON**

## AMERICRAFT HOMES

With over 40 years of experience, AmeriCraft Homes is dedicated to building quality, thoughtfully designed homes that fit modern lifestyles. Every home combines style, functionality, and lasting value for families at every stage of life.

TOWNHOMES



## 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: [TampaInfo@DRBGroup.com](mailto:TampaInfo@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)**



# streetleaf

Now featured in select communities, Streetleaf solar-powered streetlights help make your neighborhood safer, brighter, and more sustainable. More than just lighting, they create inviting streets where kids and pets can play, neighbors can connect, and families feel at ease after dark. Powered by the sun, they reflect a forward-thinking community that values comfort, security, and the environment. With smart technology that dims when not needed and shines bright when it matters most, Streetleaf makes your new home an even brighter choice. Join us where innovation thrives—your future is waiting here.

Learn more at [www.streetleaf.com](http://www.streetleaf.com).

# 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. 03/26



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



# EPPERSON

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



**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 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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