

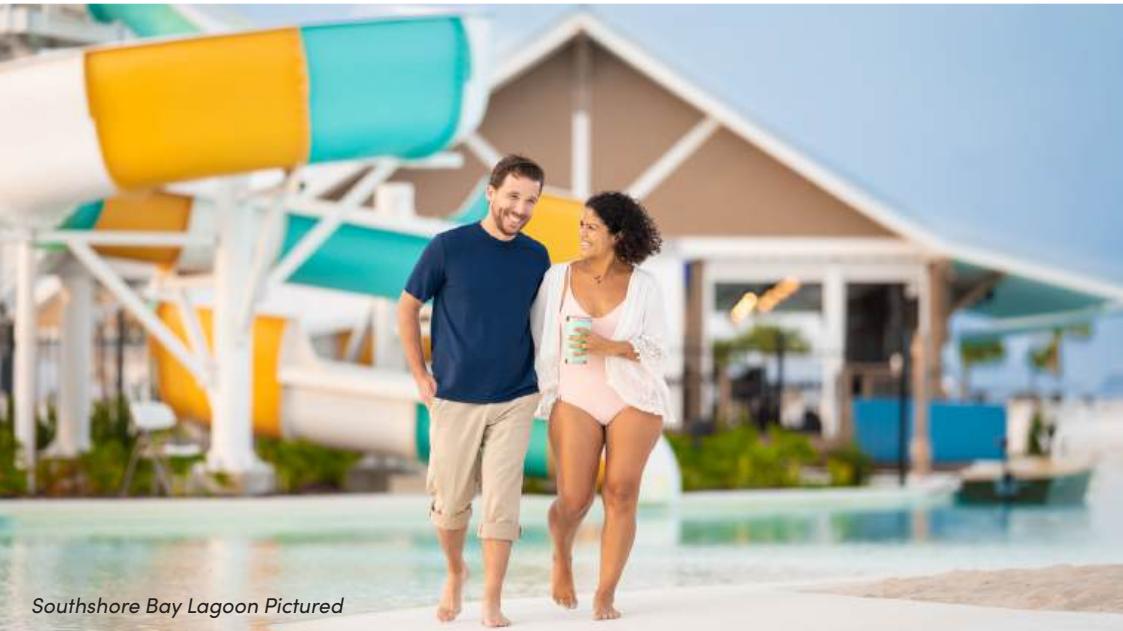


SANDAL KEY

BRING THE
COAST
CLOSER TO
HOME



Epperson Lagoon Pictured



AN INLAND COASTAL PARADISE **NATURALLY GROUNDED**

Sandal Key is a paradise nestled amidst 872 acres of serene nature and landscape. A natural and modern retreat inclusive of a multiacre Lagoon, inviting residents to explore and relax, and a sprawling 75-acre pond with winding trails, perfect for adventure and reflection.

It's a modern lifestyle where you can get away from it all when needed, without leaving anything behind.

Choose from a series of new home options from the nation's best builders, enjoy unparalleled outdoor recreation and resident events, as well as proximity to Tampa, Ocala, and Orlando.

Whether you're an empty nester, a young couple, or in between, if you want to disconnect and then reconnect to what truly matters, answer the call to Sandal Key.

LAGOON LIFE

The Lagoon at Sandal Key is a human-made wonder that's the heart of our community. It is not just a focal point but also a central hub where families, friends, and neighbors can play, unplug, and enjoy life! Already hugely popular throughout Florida, Sandal Key is the sixth MetroLagoons community to feature this incredible and transformative amenity.

Just as the heart needs its soul to truly thrive, our 3.5 acres of crystal-blue waters are beautifully complemented by the natural wonder of Whitehurst Pond, the soul of Sandal Key. This preserved wetland, shaped by the changing seasons, is surrounded by a network of scenic community trails. It's Lagoon living with a natural flair — offering a modern lifestyle that's truly one of a kind.



ALL THE ELEMENTS FOR A GREAT LIFE



Award Winning Community



Metro Lagoon



Smart Homes



Top Builders



Lush Landscaping



ULTRAFi



Miles of Trails



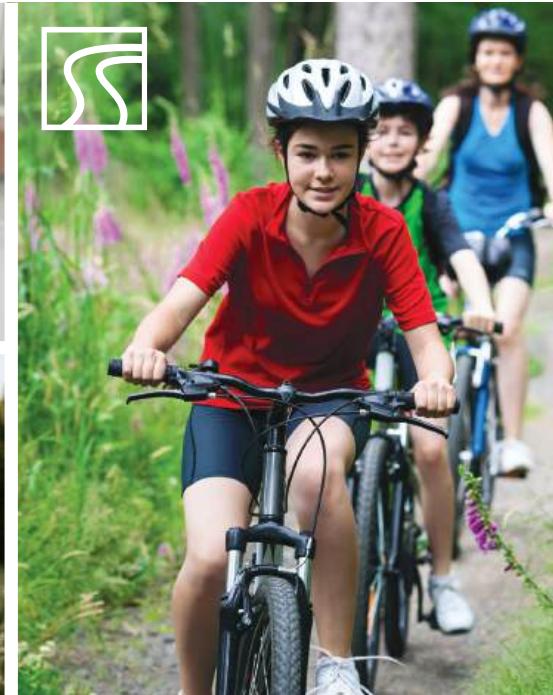
EV Cart Paths



Green Space



Streetleaf Solar Lights



RESIDENT-ONLY EVENTS AND CLASSES

Life is all about balance, and so is the lifestyle at Sandal Key. That's why whether you're in the mood for relaxation, adventure or connection, you have plenty of options here. Even better, they're right outside your door, so everyone can do their own thing. No consensus required for couples and families with all different interests!

Whether it's indoors or outdoors, in nature or by the Lagoon, there's something for everyone, including the following:

FITNESS/WELLNESS CLASSES

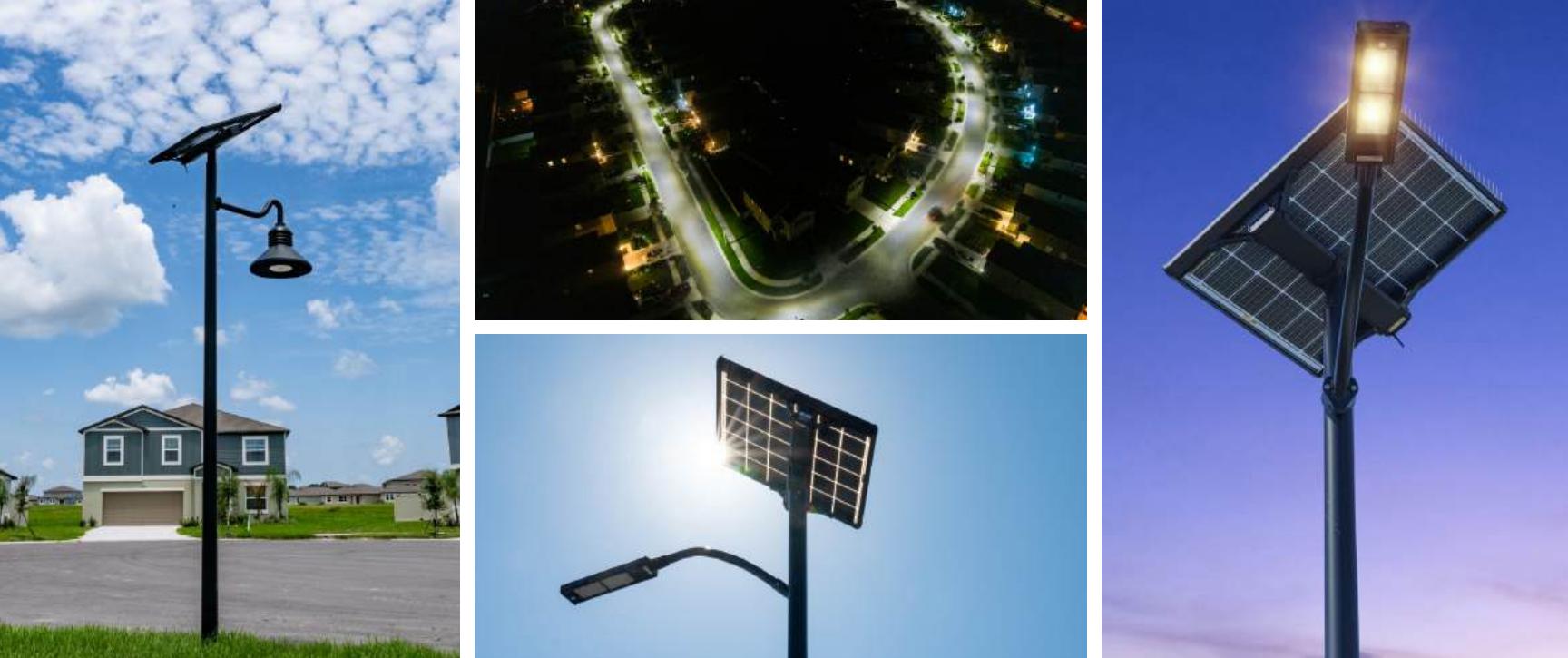


SEASONAL/HOLIDAY PARTIES



LIVE MUSIC/EVENTS





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.

Hang on Tight, This is Fast

ULTRAFi by Metro is a first-of-its-kind Internet experience where every resident enjoys ultra fast at-home Internet speeds.

Enjoy 2Gb/2Gb 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 is collected in your quarterly HOA Assessments.

ULTRAFi Includes

Internet



- ✓ 2Gb/2Gb Internet Speeds
- ✓ (1) Modem
- ✓ (1) Wireless Router
- ✓ (1) WiFi Pod (extender)
- ✓ Outdoor Community WiFi

For more information contact SandalKey@HiKai.com





- MODEL HOMES
- PARKING
- MAIL KIOSK
- GATED NEIGHBORHOOD
- EV CART PATH
- FUTURE TRAIL
- FUTURE DOG PARK
- FUTURE PLAY PARK
- FUTURE RESIDENTIAL
- FUTURE LAGOON

NEARBY METRO DOWNTOWNS:

TAMPA — 50 MILES
OCALA — 60 MILES
ORLANDO — 80 MILES

DISCOVER SMALL TOWN SERENITY

Located in Spring Hill, just 4 miles from Weeki Wachee Springs State Park in western Hernando County, Sandal Key is nestled within the “Nature Coast” of Florida which spans nearly a million acres and represents the authentic essence of the state with its lush forests, expansive prairies, and winding rivers. Despite its natural beauty, conveniences are never too distant, with charming towns scattered throughout.

ACCESS TO EDUCATION

Public and charter schools nearby include:

- Winding Waters (K-8)
- Weeki Wachee High School (9-12)
- Gulf Coast Academy of Science and Technology (6-8)
- Gulf Coast Elementary School (3-5)
- Pasco-Hernando State College
- College of Central Florida, Citrus Campus
- Jersey College, Brooksville Nursing School



FEATURED BUILDERS



KB HOME

Everything we do is focused on our customers and providing a superior homebuying experience. For 65 years, we've been driven by the ideal that the best homes start with the people who live in them. From spacious open floor plans to amazing design choices to ENERGY STAR® certification, we give you more.

HOMES

Phone: 813-387-9682



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: 844-261-0038

Email: ManateeSarasota@DRHorton.com



COMING SOON

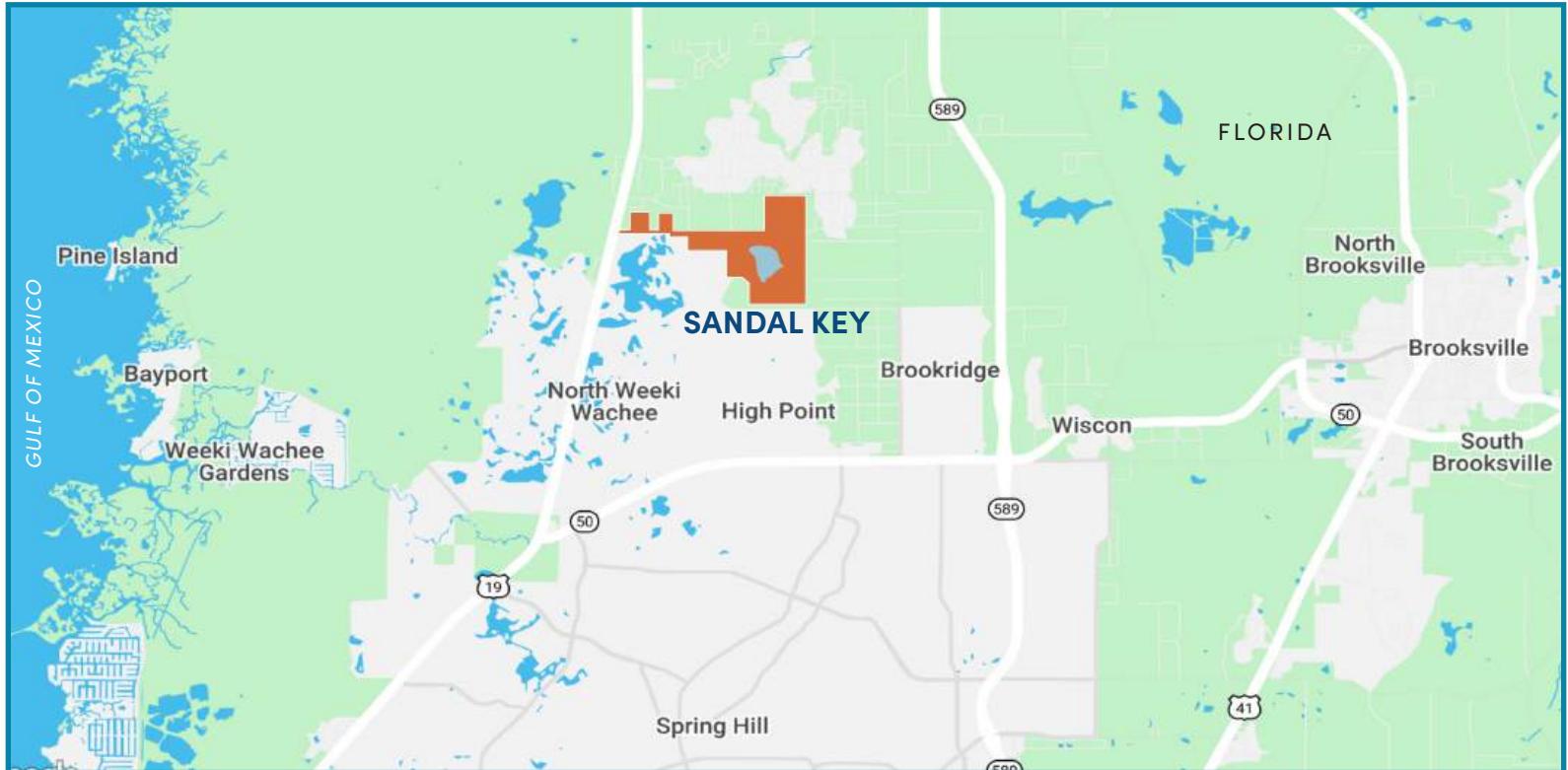
LENNAR

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes. Lennar also provides mortgage financing, title and closing services.

HOMES

Phone: 888-208-0257

Email: LennarTampa@Lennar.com



SANDAL KEY ENTRANCE IS 8 MILES NORTH OF SPRING HILL JUST OFF US-19



SANDAL KEY



MetroLagoons

SandalKey.com



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.



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

JANUARY 2026