

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

78%
OF HOMES IN PHASES 1-5 BACK
UP TO PRESERVES AND PONDS

7,500
SINGLE-FAMILY HOMES

3,600+
ACRES OF NATURAL,
UNDEVELOPED GREEN SPACE

5
MILES FROM THE NORTH END OF
ANGELINE TO THE SOUTH END

Miles
OF PLANNED TRAILS AND
PATHWAYS

Neighborhoods



• Dream Finders Homes - Canopy Oaks

Single-Family Home Models - 17236 Valleywood Parkway, Land O' Lakes, FL 34638
Homes from the \$500s



• D.R. Horton - Sage Park & Shaded Glen

Townhome Models - 11024 Crescent Deer Dr., Land O' Lakes, FL 34638
Single-Family Homes Models - 17422 Pleasantview Blvd., Land O Lakes, FL 34638
Homes from the High \$300s



• Lennar - Active Adult Collection, & Oak Glade

Active Adult Sales Center - 11233 Banyan Breeze Blvd., Land O' Lakes, FL 34638
Single-Family Models - 10065 Gentle Rain Dr., Land O' Lakes, FL 34648
Homes from the High \$300s

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



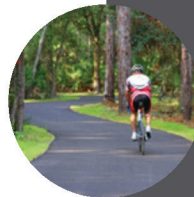
THE FARM

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



SCHOOLS

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



REGIONAL PARK & TRAILS

- Miles of trails and scenic pathways planned throughout the community
- 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



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

AngelineFL.com



METRO
 DEVELOPMENT GROUP

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.

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