DIAMOND SPRINGS

Lagoon Living, Brilliantly Connected.

RESIDENTIAL DETAILS

Total Lots

+/- 2,400

Phase I (2025 start) : 981 homes

Phase II (2026 start) : +/- 1470 homes

SIZE

1,195 total acres

- 358 acres (East 1)
- 531 acres (East 2)

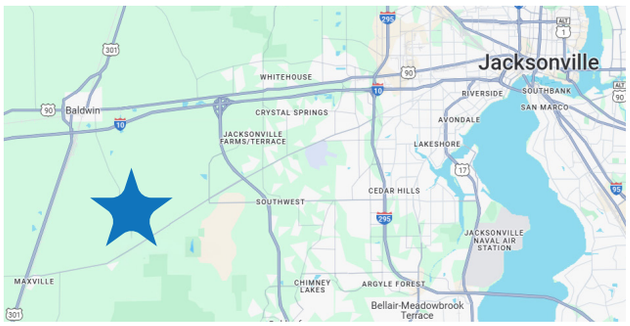
BUILDERS

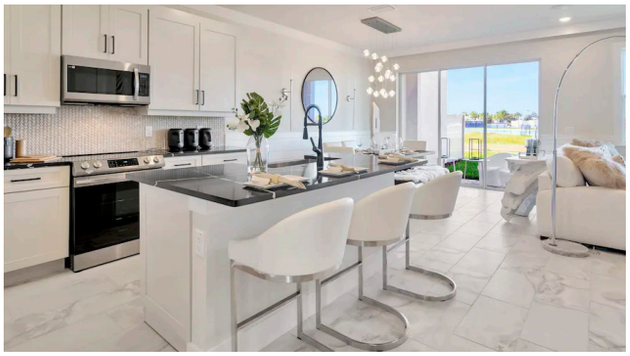
- D.R. Horton (Single family + Townhomes)
- Dream Finders Homes (Single family)
- DRB Homes (Single family)
- Lennar (Single family)

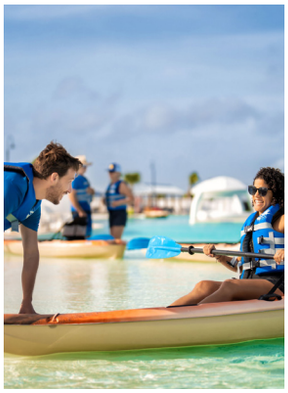
LAGOON INFORMATION

- 17 acres for the entire area with parking lot
- Water acreage: 3-4 acres
- Add-on activities: kayaking/paddle boarding
- On-site swim-up bar
- Floating obstacle course
- Splash pad

Homes that Shine, Community that Thrives.







KEY AMENITIES

- Tucked into over 1,000 acres of serene Florida beauty near Jacksonville, FL
- Lagoon
- ULTRAFi super high-speed internet
- Streetleaf solar streetlights
- Lush landscaping
- Walking + biking trails, nature preserves, picnic areas and overlooks
- Planned sports fields and courts

PERFECTLY POSITIONED

Location: Diamond Springs

- 20 miles from Downtown Jacksonville
- 30 miles from Jacksonville International Airport
- 45 miles from Historic St. Augustine
- 40 miles from pristine Florida, coastline beaches
- Conveniently located to major highways (I95, I295, I10)

JACKSONVILLE FACTS

Affordable Living

Lower cost of living than other major Florida cities.

Coastal Leader

Longest total coastline of any mainland city in the U.S.

Nature Abounds

Largest urban park system in the U.S.

Watery Wonder

1,100 miles of navigable waters, the most in the U.S.

Young & Vibrant

Average age is 36, Florida's youngest city.

JACKSONVILLE DEMOGRAPHICS

Source: U.S. Census Bureau, 2020

- Median Household Income: $68,069
- Owner-Occupied Housing Unit Rate: 57.0%
- Population Growth Potential: Jacksonville's population: 995,566
- Education Level: 90.5% of persons age 25 and over are high school graduates or higher, and 31.0% hold a bachelor's degree or higher.
- Median Value of Owner-Occupied Housing Units: $243,000

DIAMOND SPRINGS

DiamondSpringsFL.com

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Diamond Springs 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, Diamond Springs and all logos are the property of Metro Development Group. All rights reserved.