

### 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

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** 

MILES FROM THE NORTH END OF ANGELINE TO THE SOUTH END

#### Miles

OF PLANNED TRAILS AND

## 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 0' Lakes, FL 34638 Single-Family Homes Models - 17422 Pleasantview Blvd., Land 0 Lakes, FL 34638 Homes from the High \$300s



#### Lennar - Active Adult Collection, Oak Glade & Sawgrass Ridge

Active Adult Sales Center - 11233 Banyan Breeze Blvd., Land 0' Lakes, FL 34638 Single-Family Models - 10065 Gentle Rain Dr., Land O' Lakes, FL 34648 Single-Family Models - 17398 Pleasantview Blvd., 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



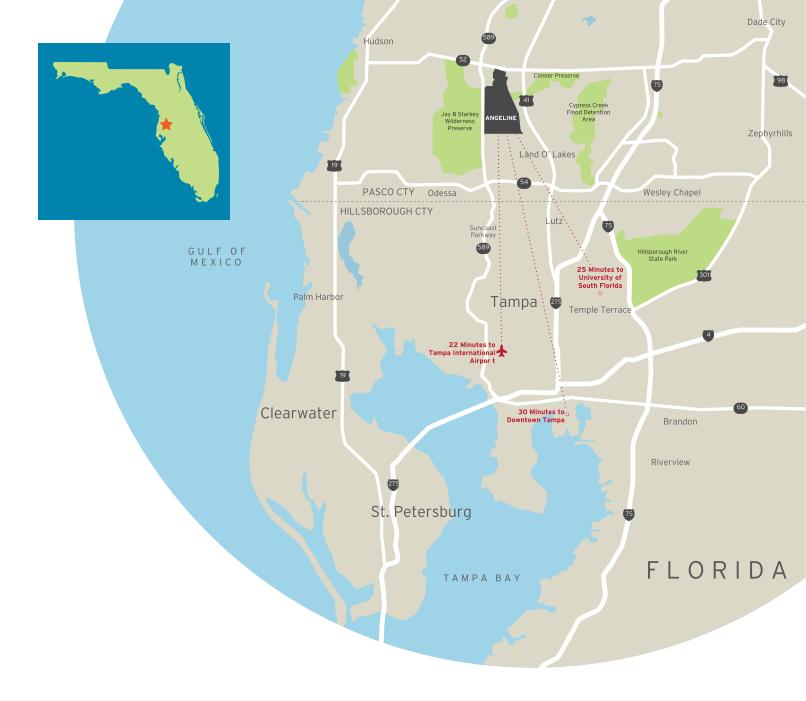
#### LAGOON

- 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

