

SOUTHSHORE
BAY

*Clearly a Better
Place To Live*

THE LAGOON LIFE GUIDE





SOUTHSHORE
BAY

The Community with Elements Like No Other

Welcome to Southshore Bay, the only Lagoon Community by Metro Development Group in Hillsborough County! Here, we are excited to showcase the world's top amenity with a crystalline human-made Lagoon by MetroLagoons. Get ready to enjoy acres of crystal clear blue water for swimming, kayaking, sliding, playing or relaxing by your tropical view. Southshore Bay takes the best of the Florida coastline and brings it inland to the heart of this community as Hillsborough County's only Lagoon amenity. Get ready to live a vacation lifestyle just steps from your front door with homes built by Tampa Bay's top builders.

Homes here are built for everyone, plus a section exclusively for Inspired Active Adults.

As an added bonus — this entire Lagoon Community features our exclusive ULTRAFi technology with the fastest internet and WiFi speeds in the nation. With up to 1 Gigabit of speed throughout the community, around the Lagoon and available inside every home, you can now live in the nation's hottest hot spot.



Lagoon Life

Enjoy the numerous activities or simply enjoy the view. Already hugely popular throughout the world, we are excited to introduce our human-made crystalline Lagoon by MetroLagoons. Southshore Bay is the second MetroLagoons community to feature this incredible and transformative amenity. Featuring over **5 acres of crystal clear blue waters**, residents now have the opportunity to live a coastal lifestyle steps away from their front door.





ENTRANCE



KAYAKS & PADDLE
BOARDS



CABANA COVE
& BAR



THE HUB
PAVILION



WATER OBSTACLE
COURSE



CABANA & TIKI RENTALS



STAGE



SUPERSLIDE



AQUABANAS



SWIM UP
LAGOON BAR



GASPARILLA ISLAND
WITH SPLASH PAD



FOOD &
BEVERAGE SERVICE



FAMILY BEACH



For details visit
MetroLagoons.com

All the Elements For a Great Life



Metro
Lagoon



Smart
Homes



Dog
Park



Top
Builders



EV Cart
Paths



Green
Space



Shaded
Tot Lot*



55+
Community



Lush
Landscaping



Streetleaf
Solar Lights



Miles
of Trails



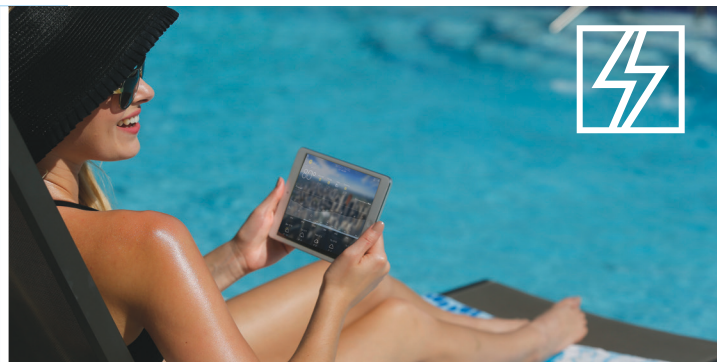
ULTRAFi



Gated
Entry



Play
Field



Hang on Tight This is Fast



ULTRAFi is a first-of-its-kind Internet and TV bundled experience where every resident enjoys fast at-home Internet speeds.

Enjoy 500/500 Mbps 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 TV bundles, and is collected in your quarterly HOA Assessments.

ULTRAFi Includes

Internet

- ✓ 500/500 Mbps Internet Speeds*
- ✓ (1) WiFi Extender
- ✓ (1) WiFi Router



- ✓ Spectrum Cable TV with 175+ Channels
- ✓ (1) HD Cable Boxes and (1) HD Cable Box with DVR
- ✓ (1) Complimentary Apple TV Box*
- ✓ SHOWTIME®
- ✓ Spectrum on Demand

*Base package can be upgraded to include 1 Gigabit at home for an additional monthly fee.

*(1) Apple TV per address to the first owner occupying the home.

For more information contact SouthshoreBay@HiKai.com



Featured Builder



D.R. HORTON

Since 1978, D.R. Horton has been delivering the American dream. We believe in a vision of homeownership for everyone, a home for every stage in life. Today, that tradition lives on and is showcased beautifully in this Lagoon Community with several floorplans to choose from. We are proud to be the #1 Builder in America and invite you to walk through our decorated models today.

PHONE: 844-616-1158

EMAIL: TAMPA@DRHORTON.COM

Master Community Plan



MODEL CENTER



GATED NEIGHBORHOOD



MAIL KIOSK



DOG PARK



FUTURE TOT LOT



TRAILS



COMMERCIAL



FUTURE DEVELOPMENT



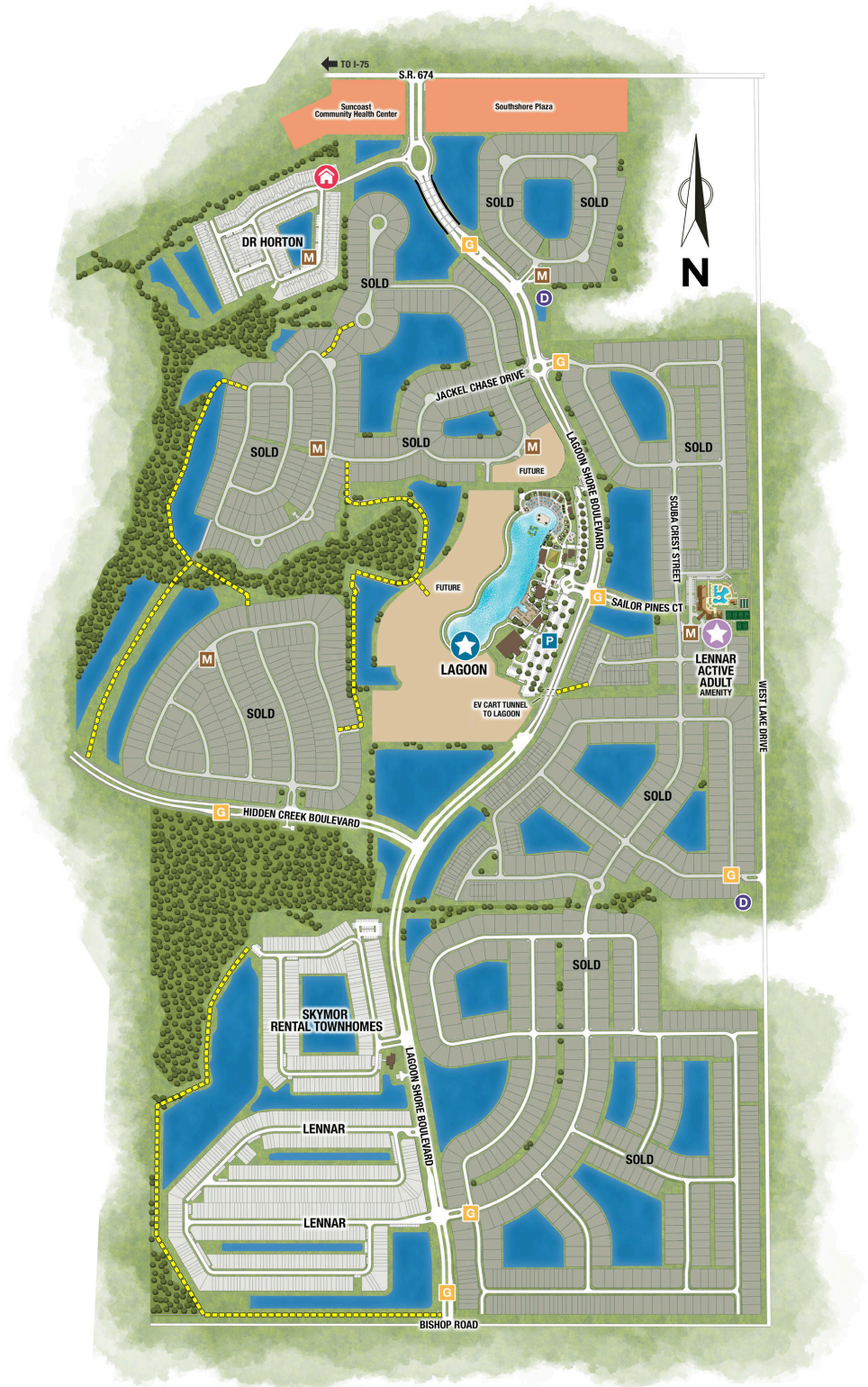
LAGOON

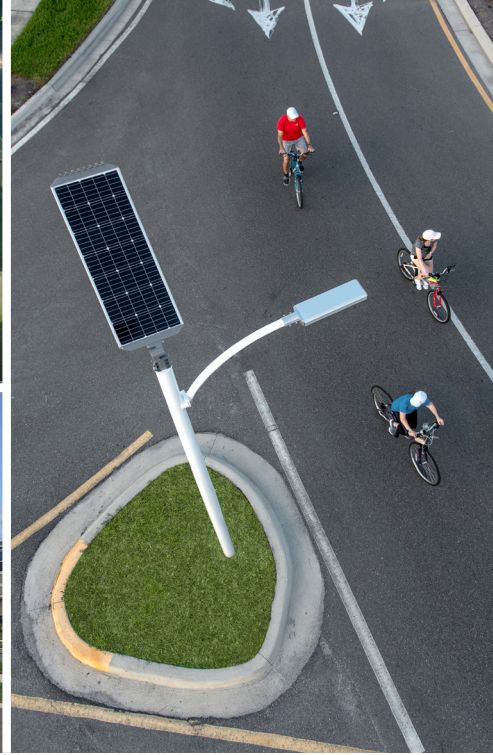


LAGOON PARKING



LENNAR ACTIVE ADULT





streetleaf

Life just got brighter! Streetleaf is available at select Metro communities and is the first-of-its-kind solar streetlight system in the nation. Streetleaf delivers more than modern appeal and nighttime security. Not only does it save energy, it is not reliant on a power grid which reduces dependence on conventional utilities. The smart technology will automatically dim during inactivity and power to full strength when someone walks or drives by. Streetleaf is only one of the many reasons why Southshore Bay is a unique place to call home. Innovation lives here. So should you.

Around town

Take a look at all that Southern Hillsborough has to offer, and with convenient access to US-301, I-75 and the Crosstown Expressway, you're close to Downtown Tampa, top-rated beaches, golf, tennis, shopping, dining and other great Florida destinations. Plus, catch a game from pro or minor league sports, watch the nearby manatees viewing area or enjoy other local hot spots.



SHOPPING

Bealls
Home Depot
Marshall's
Michaels
Office Depot
Walmart
Westfield Brandon Mall



GROCERIES

Publix
Walmart
Winn Dixie
Sam's Club
Sprouts
Aldi
Wawa



LIBRARIES

Sun City Center Library
South Shore Regional Library
Ruskin Branch Library



MOVIES

AMC The Regency 20
Ruskin Family Drive-In
Goodrich 14 GDX
Xscape Theater Riverview 14



PHARMACIES

CVS
Walgreens



HOSPITALS

South Bay Hospital
St. Joseph's Hospital
Suncoast Community Health Center



RESTAURANTS

Applebee's
Buffalo Wild Wings
Beef 'O' Brady's
Bella Cucina Italian
Bob Evans
BubbaQue's BBQ
China Chen
Circles Waterfront
ESushi & Grille
First Watch
Keke's Breakfast Café
LongHorn Steakhouse
Old Castle Restaurant
Panera
Pita Kebob
Sun City Café
Sandpiper Grille
Taqueria Mi Casita
Texas Roadhouse
The Fish House
Ybor Grille



GOLF COURSES

Cypress Creek Golf Club
Falcon Watch Golf Club
Apollo Beach Golf Club



TENNIS

Freedom Ways Golf & Tennis
Kings Point Tennis Courts
Welch Tennis Courts Inc



EDUCATION

Reddick Elementary School
Beth Shields Middle School
Lennard High School
Creekside Charter Academy
SouthShore Charter Academy
Hillsborough Community College

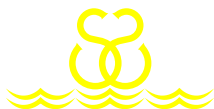


**Please note that map may not be to scale and icon markers are approximations.*



5111 FL-674 Wimauma, FL 33598

Conveniently located on the east side of US-301 on SR-674 (Sun City Center Blvd) in Wimauma, FL. When traveling on I-75 take Exit 240 EAST and continue for 3.5 miles east to entrance on the right.



SOUTHSHORE BAY

MetroDevelopmentGroup.com/Communities/Southshore-Bay



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 MetroPlaces, 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.MetroDG.com.

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

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