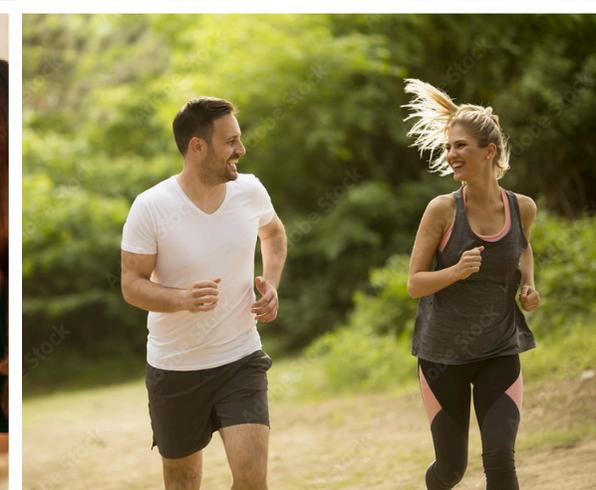




**WHERE
LIFE
FLOWS
A LITTLE
EASIER**

**CURIOSITY
CREEK**



A SMALL ESCAPE WITH ENDLESS WELCOME

Curiosity Creek is a retreat surrounded by the natural beauty of Palmetto, where everyday life feels like a getaway. Here, approximately 1,800 homes will take shape across a variety of styles, including single-family residences, townhomes, and multifamily options, all thoughtfully designed by award-winning builders. It is a place where forward-looking features blend seamlessly with timeless Florida charm, with sustainable touches like solar streetlights and the ease of lightning-fast ULTRAFi internet woven into daily life.

At the heart of the community, a resort-style pool with a lazy river sets the tone for relaxation, while beautifully crafted gathering spaces invite neighbors to connect. Families can splash and play together in a dedicated children's zone and open lawn, while future access to an adjoining county park will bring even more opportunities for recreation and reflection in nature. And with retail and dining conveniences right at the entrance, the things you need most are always close at hand.

Perfectly positioned just minutes from I-75, Curiosity Creek offers easy access to Sarasota, St. Pete, and Tampa, yet feels like a true retreat within reach. Whether you're raising a family or searching for a simpler pace, this is a place to disconnect from the rush and reconnect with what matters most.

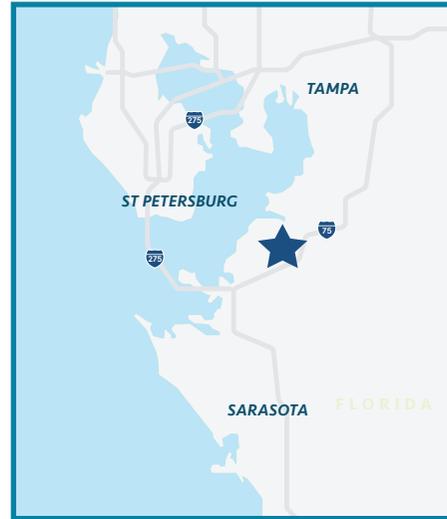
CONNECTIONS COME NATURALLY HERE

Tucked away in Northwest Palmetto, Curiosity Creek offers a serene blend of unspoiled landscapes and small-town charm. This picturesque area is defined by oak-canopied roads, pristine estuaries, and a network of creeks and preserves that wind their way to the Gulf of Mexico. Beloved by nature lovers, the region is a haven where wildlife thrives, and sunsets light up the sky—all just minutes from the convenience of Apollo Beach Airport.

ACCESS TO EDUCATION

Public and charter schools nearby include:

- Tillman Elementary (Pre-K-5)
- Buffalo Creek Middle (6-8)
- Palmetto High School (9-12)
- Parrish Charter Academy (K-8)
- North River Charter Academy (Grades K-8)
- Future: State College of Florida, Parrish Campus



CENTRALLY LOCATED FROM METRO CITIES:

- SARASOTA — 24 MILES**
- ST. PETERSBURG — 26 MILES**
- TAMPA — 38 MILES**



MASTER COMMUNITY PLAN





Ultra Fast, Ultra Connected

ULTRAFi delivers an internet experience where every resident enjoys ultra-fast internet speeds at home.

Enjoy 2GIG/2GIG internet speeds,* which means lightning-fast downloads and uploads that allow the whole family to work and play seamlessly with no interruptions.

ULTRAFi is included in your quarterly HOA assessments.

* 2GIG/2GIG speed based on wired connection

ULTRAFi Includes

Internet

- ✔ * 2GIG/2GIG Internet Speeds*
- ✔ (1) Modem
- ✔ (1) Wireless Router
- ✔ (1) WiFi Pod (extender)
- ✔ Outdoor Community Wi-Fi

For more information contact:
CuriosityCreek@HiKai.com



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.

Learn more at www.streetleaf.com.

FEATURED BUILDERS



DRB HOMES

DRB Homes at Curiosity Creek offers spacious, well designed homes that blend comfort and luxury. With features like open family rooms, modern kitchens, and luxurious primary suites, DRB creates the perfect setting for your lifestyle. Enjoy flexible layouts and high-end finishes, all crafted for relaxation and convenience.

HOMES & TOWNHOMES
Phone: 813-252-0074
Email: Tampainfo@drbgroup.com



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.

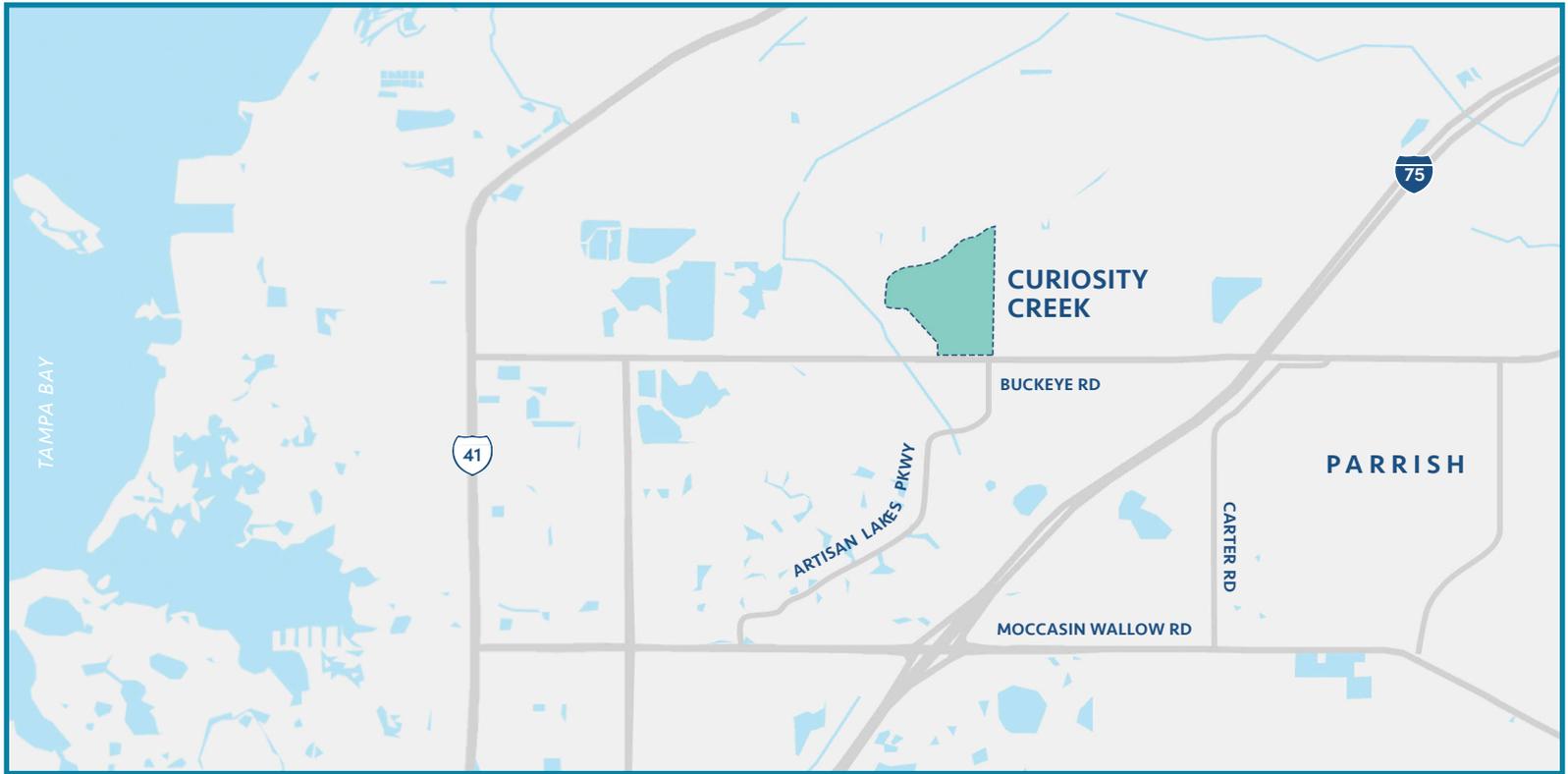
HOMES
Phone: 844-261-0038
Email: ManateeSarasota@DRHorton.com



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



CURIOSITY CREEK ENTRANCE IS AT STREET INTERSECTION AT BUCKEYE RD & ARTISAN LAKES PKWY
PALMETTO, FL

CURIOSITY CREEK

BY METRO DEVELOPMENT GROUP



MetroLagoons

CuriosityCreekFL.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 Curiosity Creek 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, Curiosity Creek and all logos are the property of Metro Development Group. All rights reserved.

OCTOBER 2025