

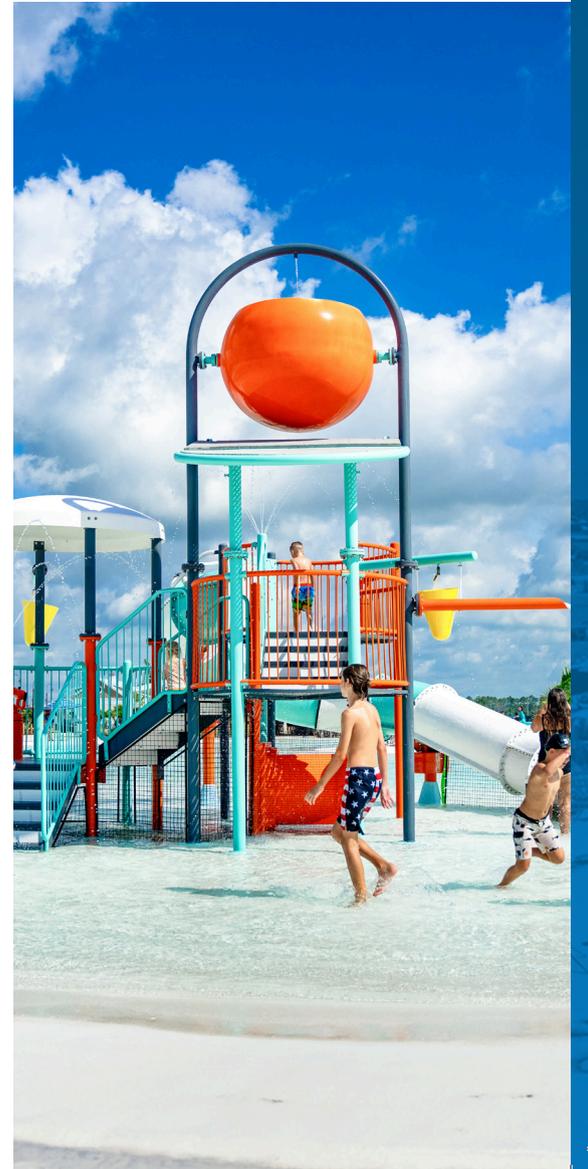


DIAMOND
SPRINGS



Lagoon Living

BRILLIANTLY CONNECTED



Homes that Shine, Community that Thrives.

COMMUNITY LIFE IN A COASTAL OASIS

Welcome to Diamond Springs, where every day reflects a brighter way of living. At the heart of this vibrant community is a breathtaking 4-acre lagoon by MetroLagoons, a centerpiece that pairs with homes from the area's leading builders, resort-style comforts, and a true sense of connection that extends far beyond your front door. Thoughtfully designed for every generation, Diamond Springs is a neighborhood where each home is a brilliant facet of a greater whole. From resident events to spaces made for play, it is a place to escape, refresh, and connect in a lifestyle as distinctive as its name.



Lagoon Living

The lagoon at Diamond Springs is the vibrant heart of the neighborhood, bringing the spirit of the coast to your own backyard. With 4 acres of shimmering blue water, this award-winning amenity offers an everyday escape just steps from home. Spend the afternoon unwinding in a cabana, sink your toes into soft sand, or embrace adventure with paddleboarding and the floating obstacle course. Whether you come to play, discover something new, or simply gather with neighbors, the lagoon is the true jewel of the Diamond Springs lifestyle.

Lagoon Living includes:

- Acres of pristine blue water
- Kayaking and paddleboarding
- Splash pad for kids
- Floating obstacle course
- Swim-up bar
- The Hub events pavilion
- Food and beverage options
- Watercraft, tiki, and lounge rentals
- Cabana cove
- Amazing resident benefits

For details, visit MetroLagoons.com

MetroLagoons[®]

Adventure

Connect

Escape

Play

Refresh

All the Elements

FOR A GREAT LIFE



Award-Winning
Community



Metro
Lagoon



Dog
Park



Miles
of Trails



Top
Builders



Streetleaf
Solar Lights



Smart
Homes



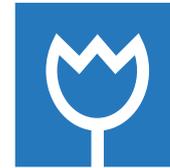
Gated
Entry



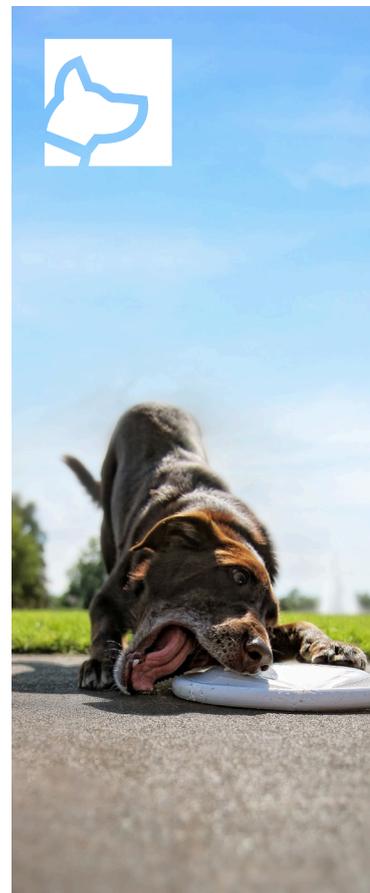
EV Cart
Paths



Green
Space



Lush
Landscaping



Featured Builders



D.R. Horton

From their first home in 1978 to over 1 million homes, their mission remains the same — to deliver quality and affordability across the country. Since 2002, more people have chosen D.R. Horton than any other builder. Today that tradition lives on and is showcased beautifully in this Lagoon Community with a variety of floor plans to choose from.

NORTHFLORIDAINFO@DRHORTON.COM
844-883-2802

Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. From affordable townhomes and single-family homes to move-up and active adult communities, Lennar offers something for every generation. With Lennar Mortgage and Lennar Title, everything you need for a simple, seamless homebuying experience is all under one roof.

LENNARJACKSONVILLE@LENNAR.COM
904-712-3897

Featured Builders



COMING SOON

Dream Finder Homes

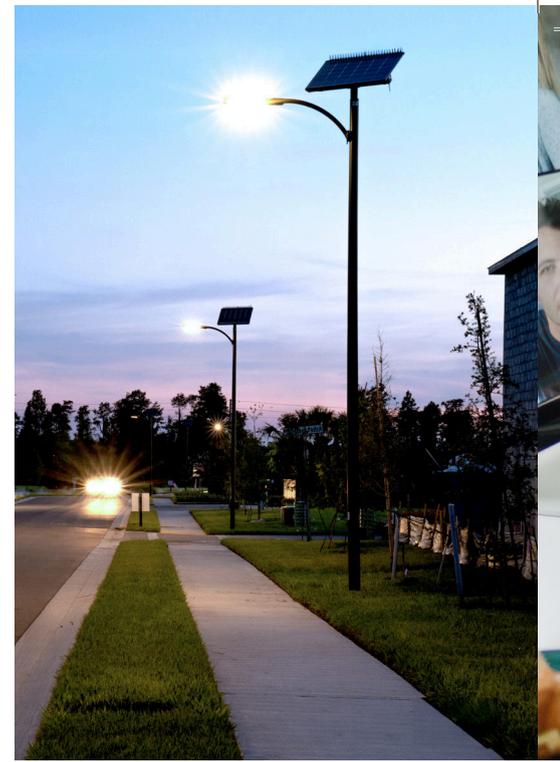
Dream Finders Homes is committed to delivering the highest standards in new home construction. Their innovative designs, quality materials, and flexible options allow buyers to personalize finishes that reflect their lifestyle. With a strong focus on customer satisfaction, Dream Finders builds homes that are designed to exceed expectations. At Diamond Springs, they bring this commitment to life with thoughtfully crafted homes designed for modern living.

ONLINEINQUIRY@DREAMFINDERSHOMES.COM
904-738-0165

DRB Homes

Where luxury, sophistication, and design meet to create the perfect living space. DRB Homes sets the standard for high-end living with our estate homes. Our distinguished residences offer a refined and upscale lifestyle that caters to the most discerning individuals.

JACKSONVILLEINFO@DRBGROUP.COM
904-454-8785



streetleaf

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.



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) Wi-Fi Pod (extender)
- Outdoor Community Wi-Fi

Master Community Plan

-  MODEL CENTER
-  GATED NEIGHBORHOOD
-  MAIL KIOSK
-  LAGOON PARKING
-  PHASE LINES
-  ACCESS ROADS
-  PARK/OPEN SPACES
-  LAGOON

BUILDERS

-  DREAM FINDERS HOMES
-  LENNAR
-  D.R. HORTON
-  DRB HOMES
-  TBD



Around Town

Life at Diamond Springs means you can enjoy the quiet beauty of home while still being within reach of Jacksonville's shopping, dining, and cultural destinations. From everyday conveniences to weekend adventures, you'll find plenty of options just a short drive away, from local parks and favorite restaurants to arts and culture. Just a few local favorites:

SHOPPING

PUBLIX

7749 Normandy Blvd
Jacksonville, FL 32221 (14 miles)

KOHL'S

9701 Crosshill Blvd
Jacksonville, FL 32222 (14.5 miles)

COSTCO

8000 Parramore Rd
Jacksonville, FL 32244 (16.7 miles)

THE HOME DEPOT

9751 Crosshill Blvd
Jacksonville, FL 32222 (15.1 miles)

WALMART

6830 Normandy Blvd
Jacksonville, FL 32205 (14.9 miles)

HOSPITALS

BAPTIST MEDICAL CENTER JACKSONVILLE

800 Prudential Dr
Jacksonville, FL 32207 (12 miles)

ASCENSION ST. VINCENT'S RIVERSIDE

1 Shircliff Way
Jacksonville, FL 32204 (13 miles)

HCA FLORIDA MEMORIAL HOSPITAL

3625 University Blvd S
Jacksonville, FL 32216 (14 miles)

PHARMACIES

CVS

5999 Normandy Blvd
Jacksonville, FL 32221

WALGREENS

7221 Normandy Blvd
Jacksonville, FL 32221

MOVIE THEATERS

EPIC THEATERS AT OAKLEAF

8368 Merchants Way
Jacksonville, FL 32222 (13.2 miles)

AMC ORANGE PARK 24

1910 Wells Rd
Orange Park, FL 32073 (19.7 miles)

ARTS & CULTURE

CUMMER MUSEUM OF ART AND GARDENS

829 Riverside Ave
Jacksonville, FL 32207 (23.7 miles)

JACKSONVILLE CENTER OF THE PERFORMING ARTS

300 Water St
Jacksonville, FL 32202 (24.4 miles)

MUSEUM OF SCIENCE AND HISTORY

1025 Museum Cir
Jacksonville, FL 32207 (24.6 miles)

THE FLORIDA THEATER

128 E Forsyth St. #300
Jacksonville, FL 32202 (25.3 miles)

PARKS & RECREATION

BENT CREEK GOLF COURSE

10440 Tournament Ln
Jacksonville, FL 32222 (14.3 miles)

BRANAN FIELD WILDLIFE PARK

11900 Branan Field, Rd
Jacksonville, FL 32222 (12.3 miles)

CRYSTAL SPRINGS PARK

10151 Crystal Springs Rd
Jacksonville, FL (11.9 miles)

BOONE PARK

3700 Park St
Jacksonville, FL 32205 (17.9 miles)

DINING

GATOR'S DOCKSIDE OAKLEAF

8316 Merchants Way
Jacksonville, FL 32222 (13.2 miles)

BONO'S PIT BAR-B-Q

705 Lane Ave S
Jacksonville, FL 32205 (15 miles)

JIMMY HULA'S OAKLEAF

9711 Applecross Rd
Jacksonville, FL 32222 (13.1 miles)

CRACKER BARREL

502 Chaffee Point Blvd
Jacksonville, FL 32221 (14.3 miles)

CHILI'S

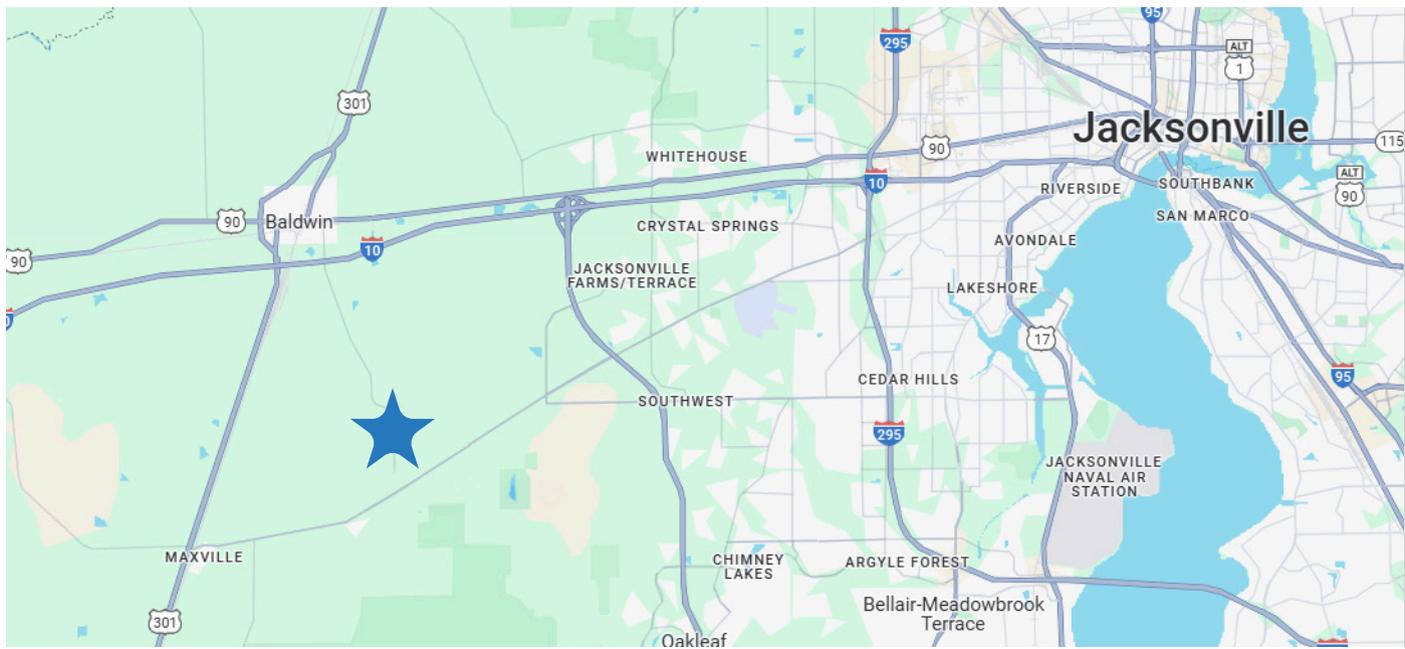
9530 Applecross Rd
Jacksonville, FL 32222 (13.6 miles)

CINCO DE MAYO MEXICAN

11043 Cystal Springs Rd
Jacksonville, FL 32221 (13.8 miles)

FAMOUS AMOS RESTAURANT

8265 Normandy Blvd
Jacksonville, FL 32221 (12.8 miles)



Convenient connections to I-10, I-95, and I-295 keep
the best of Jacksonville within easy reach.



DIAMOND SPRINGS

DiamondSpringsFL.com



MetroLagoons

Since 2003, Metro Development Group has transformed land into lifestyle across Florida. By partnering with trusted investors and award-winning builders, they've developed over 60,000 lots in more than 70 communities. Their innovative master-planned communities are designed to enhance the way people live and improve overall quality of life. 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 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, MetroLagoons, Diamond Springs and all logos are the property of Metro Development Group. All rights reserved.

