SEAIRE™



A BREATH OF *Fresh Air*

THE LAGOON LIFE GUIDE

Southshore Bay Lagoon Pictured





Epperson Lagoon Pictured







Southshore Bay Lagoon Pictured



SEAIRE

The Best of Coastal Living, Reimagined.

Acres and acres of crisp clear water will draw you home as Seaire introduces a wonderfully new and exciting lifestyle to Parrish, Florida. As Metro's newest Lagoon community, Seaire features an expansive 4-acre Lagoon at the heart of the community. With crystal clear blue waters, a swim-up bar, palm trees and sandy beaches, Seaire wlll be your tropical getaway, without having to get away.

Beyond the Lagoon's shores, Seaire provides neighborhood retail, hospitality, and connections throughout. And, as a Metro community, you will benefit from innovative perks including solar streetlights and lightning fast ULTRAFi internet service creating an environment shaped for easy, joyful living.

With close proximity to Sarasota, Bradenton, St. Pete and Tampa, and abundant new home choices from award-winning builders, your search is over for the value and conveniences you've been seeking. Let your new coastal lifestyle begin at Seaire.

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 to the Parrish area. Seaire is the fifth MetroLagoons community to feature this incredible and transformative amenity.

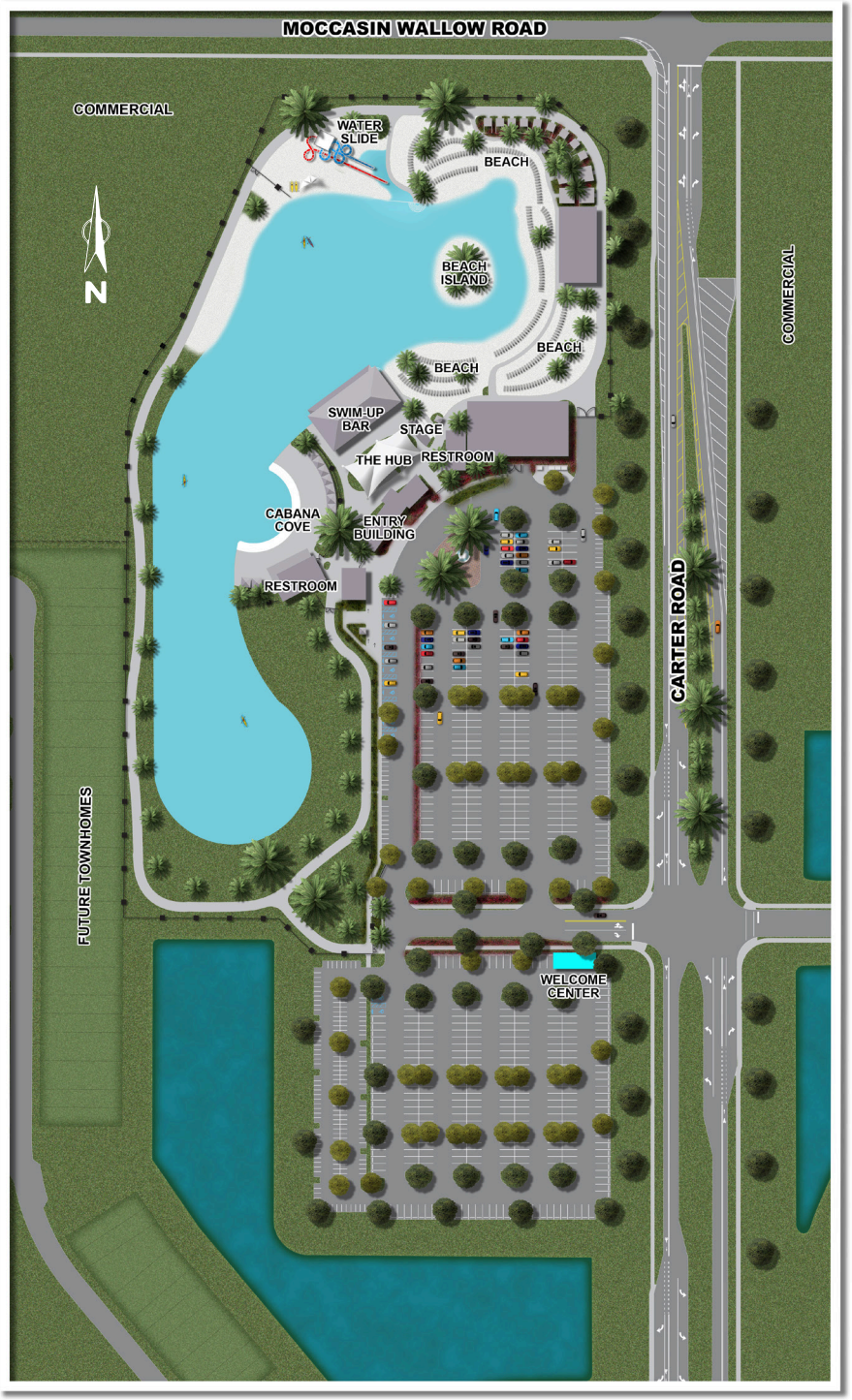
Envision a shimmering oasis providing refreshing clear waters all year long. Indulge in invigorating water courses or relax in a private cabana. With a full-service bar, and shady spaces for gathering, making lifelong friends and memories with your family couldn't be easier. **With over 4 acres of crystal blue waters**, your coastal lifestyle will be just steps away from your front door.







Southshore Bay Lagoon Pictured



CONCEPT

This illustration is a conceptual artist rendering and is provided for visualization purposes only.
Actual layouts, materials, colors, and details may vary from what is shown. Final designs are subject to change without notice.

All the Elements For a Great Life

Award Winning Community

Metro Lagoon

Smart Homes

Top Builders

Lush Landscaping

ULTRAFi

Miles of Trails

EV Cart Paths

Green Space

Streetleaf Solar Lights











Resident-Only Events and Classes

Sometimes, the best way to relax is to get out of the house - and Seaire lets you do it a stone's throw from home. Relaxation should never mean boredom, monotony, or too much of the same; your options for relaxation should be every bit as varied as your opportunities for adventure. That's where we come in with our robust arsenal of events, classes, and other activities for residents of Seaire. Some of the events and activities offered at Seaire include but are not limited to:

FITNESS/WELLNESS CLASSES



SEASONAL/HOLIDAY PARTIES



LIVE MUSIC/EVENTS





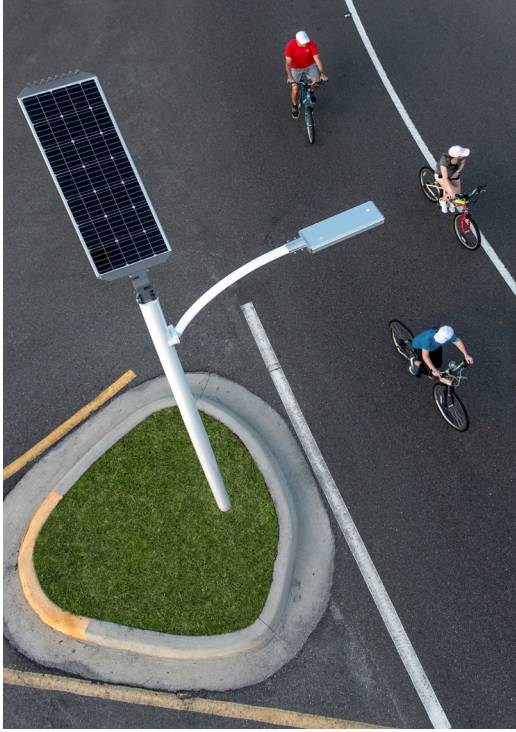












streetleaf

Brighten up your life with Streetleaf, now offered at exclusive Metro communities. It's not just any streetlight system; it's the nation's pioneering solar-powered marvel. Streetleaf isn't just about aesthetics and safety after dark—it's a game-changer. By harnessing solar energy, it's environmentally friendly and liberates you from traditional power grids. Plus, its smart technology ensures optimal energy usage, dimming during inactivity and shining bright when needed. Streetleaf is just one example of Seaire's innovative spirit, making it the perfect place to call home. Join us where innovation thrives—your future is waiting here.

Hang on Tight, This is Fast

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

Enjoy 1Gb/1Gb* 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 is collected in your quarterly HOA Assessments.

ULTRAFi Includes

Internet

- 1Gb/1Gb Internet Speeds*
- (1) Modem
- (1) Wireless Router
- (1) WiFi Pod (extender)
- Community Outdoor WiFi in high traffic areas

*1Gb/1Gb until 1/1/25. 2Gb/2Gb available after 1/1/25.

For more information contact Seaire@HiKai.com



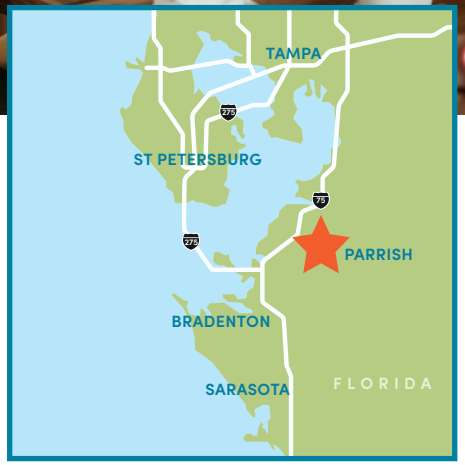
Embrace Coastal Convenience











NEARBY METRO DOWNTOWNS:

BRADENTON — 11 MILES
ST. PETERSBURG — 25 MILES
SARASOTA — 26 MILES
TAMPA — 36 MILES
NAPLES — 142 MILES
MIAMI — 258 MILES

DISCOVER THE UNBEATABLE CONVENIENCE OF PARRISH, FLORIDA

Seaire introduces a reimagined coastal lifestyle to a convenient, central location in Parrish, Florida. Perfectly situated roughly 30 minutes from Tampa, St Pete and Sarasota with convenient access to Interstate 75 and Interstate 275, Parrish is quickly becoming a popular choice for families of all ages with nearby schools, public parks, shopping, restaurants and family activities.

ACCESS TO EDUCATION

Public and charter schools nearby include:

- Barbara A. Harvey Elementary (Pre-K-5)
- Buffalo Creek Middle School (6-8)
- Parrish Community High School (9-12)
- Future: State College of Florida, Parrish Campus

Master Community Site Plan



Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Seaire 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. October 2026

Featured Builders













DREAM FINDERS HOMES

Dream Finders Homes is a national home builder committed to helping buyers have a unique experience by personalizing each home to fit their lifestyle while also offering quality and affordability. We believe owning your DREAM home should always be within reach!

SINGLE FAMILY HOMES & TOWNHOMES

Phone: 813.733.6548
Email: Tampaosc@dreamfindershomes.com

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 and townhomes. Our distinguished residences offer a refined and upscale lifestyle that caters to the most discerning individuals.

SINGLE FAMILY HOMES

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.

SINGLE FAMILY HOMES & TOWNHOMES

Phone: 844.261.0038
Email: ManateeSarasota@DRHorton.com







LENNAR

As one of the nation's leading homebuilders since 1954, Lennar's commitment to Quality, Value and Integrity forms the underlying foundation. The entire home buying process is simplified, with a family of companies to help with mortgage, title and insurance needs.

SINGLE FAMILY HOMES & TOWNHOMES

Phone: 888.208.0257
Email: LennarTampa@Lennar.com













M/I HOMES

M/I Homes combines quality craftsmanship and thoughtful design to create homes that fit your lifestyle. Featuring open-concept layouts, energy-efficient features, and flexible spaces, our Parrish communities offer comfort, style, and value in a convenient Florida location.

SINGLE FAMILY HOMES

Phone: 941.225.2111
Email: SalesSarasota@MiHomes.com

PARK SQUARE HOMES

A trusted, family-owned builder with over 40 years of experience, delivering beautifully designed homes built with quality, care, and lasting value. Park Square Homes is known for creating thoughtfully crafted homes that fit every lifestyle—making homeownership both attainable and memorable.

SINGLE FAMILY HOMES

Phone: 844.774.4636
Email: Orlando@ParkSquareHomes.com







PERRY HOMES

Since 1967, Perry Homes has been dedicated to exceptional craftsmanship, innovative design, and lasting customer satisfaction. That tradition continues at Seaire, where Perry offers thoughtfully designed homes featuring open-concept living, energy-efficient details, and premium finishes that elevate everyday living.

SINGLE FAMILY HOMES

Phone: 813.820.5649
Email: Seaire.SalesOffice@PerryHomes.com





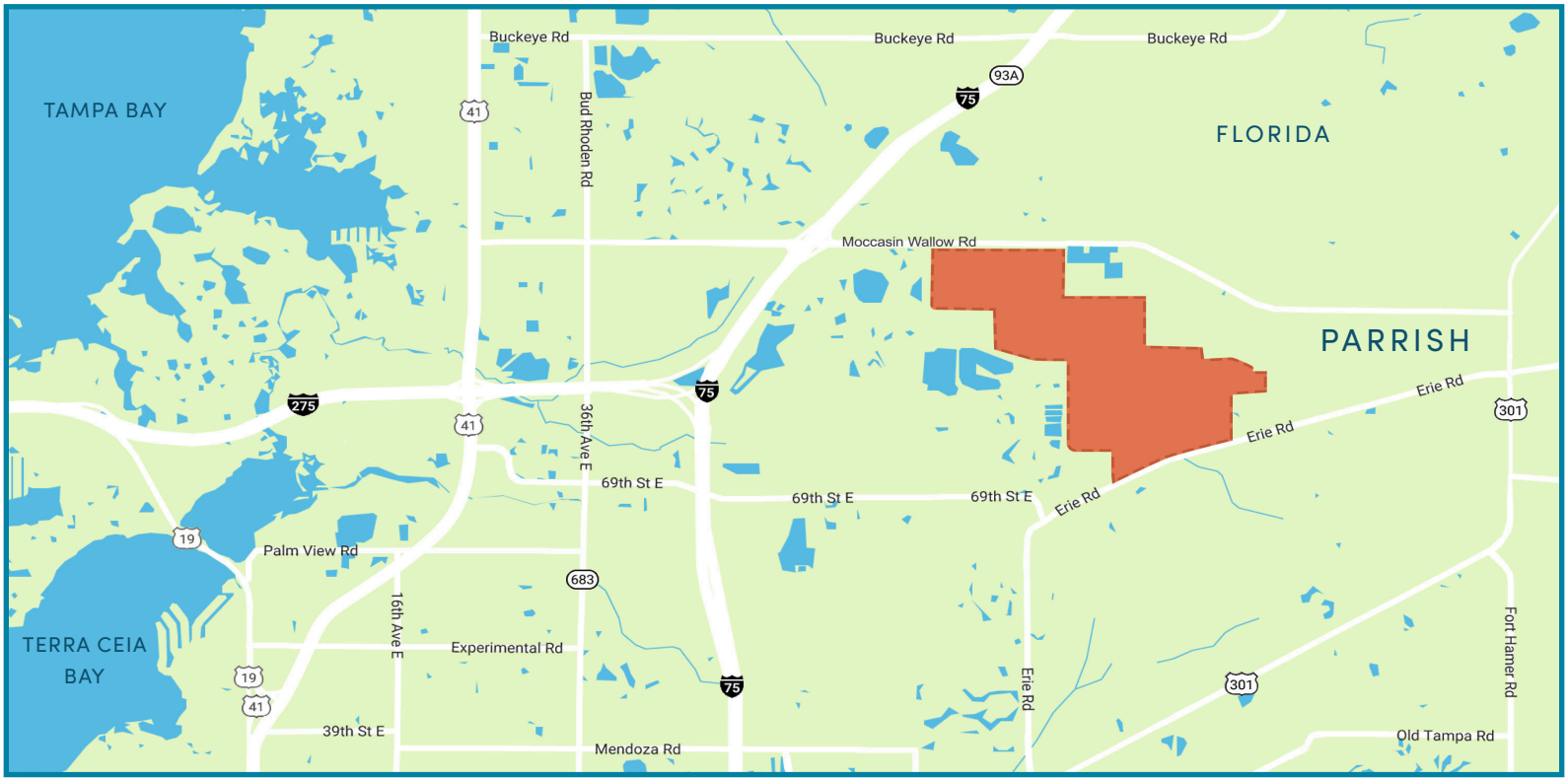


PULTE HOMES

With over 70 years of homebuilding excellence, Pulte Homes delivers innovative designs and exceptional quality that stand the test of time. Every Pulte home in Seaire is thoughtfully crafted with modern features, smart technology, and flexible floor plans to fit the way you live today. Discover where innovation meets craftsmanship, creating a home you'll love for years to come.

SINGLE FAMILY HOMES

Phone: 941.253.2532
Email: wfloss@pulte.com



Seaire entrance is one mile east of I-75 Exit 229 on Moccasin Wallow Road.

SEAIRE™

MetroDevelopmentGroup.com/Communities/Seaire/

METRO DEVELOPMENT GROUP | 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.MetroDevelopmentGroup.com.

EQUAL HOUSING OPPORTUNITY

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October 2026