



SUNBRIDGE™

Sunbridge is something new.

A fresh approach to regional growth. A place that thoughtfully mixes residential, recreational, and business uses with large stretches of Florida nature.

Coming to life on ~27,000 acres in Central Florida between metro Orlando and the Space Coast, Sunbridge is a regional-scale, multi-decade initiative in the early stages of planning and development.

And it's the latest community from Tavistock Development Company, the creators of Lake Nona.



Neighborhoods

Weslyn Park

Now open on the north side of Cyrils Drive, our newest neighborhood is designed to bring people together with nature and the neighbors. In Weslyn Park, the first phase of the Sunbridge trail network connects to acres of open space, playgrounds, a neighborhood pool, ponds and other amenities, as well as big stretches of Florida nature.

The first phases of Weslyn Park will include 575 homes at completion. A variety of home styles, from classic to contemporary and from townhomes to spacious single-family homes, will be inspired by true Florida architecture. What this means for day-to-day living is a seamless flow between indoor and outdoor spaces and a street scene filled with beauty and variety.

What's here and what's coming

BASECAMP

Now open along Cyrils Drive, a combination info center and activity hub designed to give visitors an immersive experience, indoors and out, and an early glimpse of life at Sunbridge. Open Monday-Sunday 10am-6pm.

WATERFRONT

The Marina Village will be place where bistros and boutiques, workplaces and residences overlook a classic marina.

TRAILS

We've already created two miles of fun, windy trails at Basecamp. And this is just the beginning of what will grow into miles of walkways, wide multi-use pathways and natural single-track trails that stretch throughout Sunbridge.

EDUCATION

Sunbridge's first K-8 school is being planned and scheduled to open in 2024.

Del Webb Sunbridge

Del Webb Sunbridge is a 55+ gated active adult neighborhood. Located on 700 acres near Narcoossee Road on the south side of Cyrils Drive, the neighborhood welcomed its first residents in summer 2020. Del Webb Sunbridge offers a range of flexible, easy-living single-family homes and villas starting from the mid-\$300s.



SUNBRIDGE™

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Basecamp (information center)

6197 Cyrils Drive, St. Cloud, FL 34771

Phone: (321) 329-8540

Hours: Mon-Sun, 10am - 6 pm



Location

In Sunbridge, you're surrounded by nature ... and everything else. Just 12 minutes from the award-winning Lake Nona community, Sunbridge has an ideal location within one of Florida's fastest growing metro areas. In the southeast part of Central Florida, stretching across Orange and Osceola Counties, Sunbridge finds itself close to key economic drivers such as Orlando International Airport, Port Canaveral and the University of Central Florida.

Key Destinations

| | | |
|-------------------------------|-------------|----------------|
| Lake Nona | > 6 miles | • 12 minutes |
| Orlando International Airport | > 16 miles | • 23 minutes |
| University of Central Florida | > 26 miles | • 33 minutes |
| Downtown Orlando | > 26 miles | • 34 minutes |
| Walt Disney World® Resort | > 29 miles | • 35 minutes |
| Port Canaveral | > 50 miles | • 54 minutes |
| Kennedy Space Center | > 59 miles | • 48 minutes |
| Port of Tampa | > 92 miles | • 1 hr 32 min |
| Miami | > 217 miles | • 3 hrs 25 min |

Sunbridge Area Statistics

TOTAL AREA:
27,447 ACRES SPANNING TWO COUNTIES

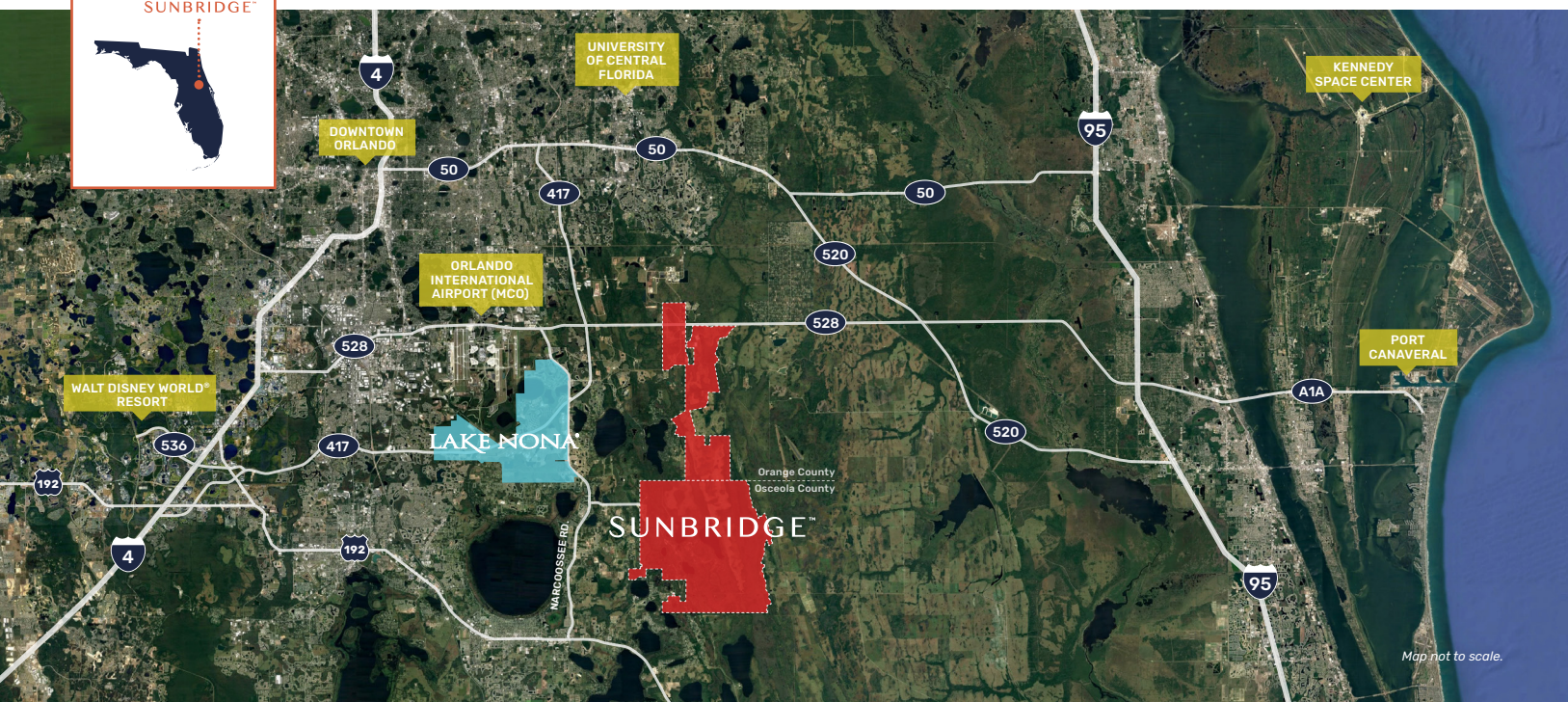
Within Orange County

- 7,887 acres
- 5,720 single-family homes
- 1,650 multi-family units
- 490 hotel rooms
- 5,470,000 square feet of office
- 2,900,000 square feet of industrial
- 880,000 square feet of retail
- 104 acres of civic

Within Osceola County

- 19,560 acres
- 16,980 single-family homes
- 12,340 multi-family homes
- 5,000 hotel rooms
- 5,720,000 square feet of office
- 1,820,000 square feet of commercial
- 1,000,000 square feet of industrial
- 360 acres of civic

FACT SHEET Q1 2022



Map not to scale.

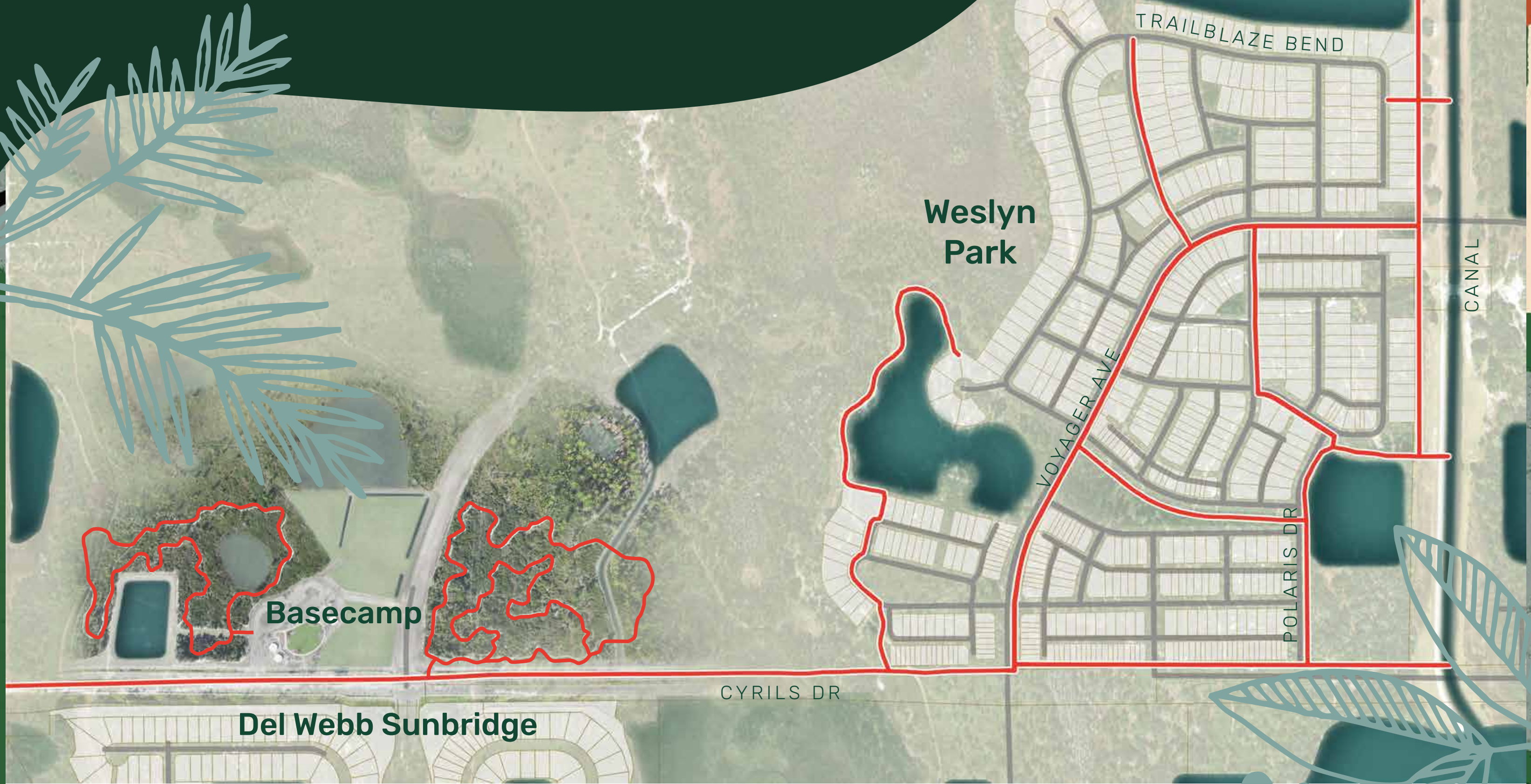
Acorn Park

The grassy, splashy, shady, sunshine-y centerpiece of Weslyn Park.





Sunbridge Nature Trails



The entire community will be crisscrossed with walkways, wide paths and natural trails perfect for evening strolls, rigorous hikes and exciting mountain biking excursions.

We believe nature should be loved, cared for and explored. We've already created two miles of fun, windy trails in Basecamp. And this is just the beginning of what will grow into miles and miles of walkways, wide multi-use pathways and natural single-track trails that stretch throughout Sunbridge.

