



Newland is proud to be a part of Brookfield Properties. We are one of the largest developers of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. [newlandco.com](http://newlandco.com) | [nashcommunities.com](http://nashcommunities.com)



7012 Sail View Lane  
Apollo Beach, FL 33572  
813.235.0154 • WaterseFL.com



## COMMUNITY MAP

Located just off Big Bend Road in Apollo Beach, you're close to all the year-round aquatic activities of this charming coastal town. Within 1 mile to I-75, take advantage of all the employment opportunities and recreational highlights of Tampa Bay, including Busch Gardens, Adventure Island, and The Florida Aquarium.

- | Letter | Location                        |
|--------|---------------------------------|
| A      | DOWNTOWN TAMPA & RIVERWALK      |
| B      | TAMPA BAY HISTORY CENTER        |
| C      | THE UNIVERSITY OF TAMPA         |
| D      | YBOR CITY                       |
| E      | RAYMOND JAMES STADIUM,          |
| F      | INTERNATIONAL MALL              |
| G      | ZOO/TAMPA AT LOWRY PARK         |
| H      | BUSCH GARDENS                   |
| I      | THE UNIVERSITY OF SOUTH FLORIDA |
| J      | WESTFIELD MALL, BRANDON         |
| K      | FORT DE SOTO PARK               |
| L      | ST. PETE BEACH                  |
| M      | DOWNTOWN ST. PETERSBURG         |
| N      | CLEARWATER BEACH                |



SO MANY WAYS TO  
*Feel the Magic*

## THE LANDING CLUB & CAFÉ

Everyone knows that The Landing Club & Café is the social hub of our community. Inside, visit the café to enjoy food and drinks. Outside, dip into our community pool featuring lap lanes made for the perfect workout. Or, check out our weekly events to meet up with old friends or make new ones.

## THE WATERSET CLUB

Indulge in a stunning clubhouse experience that takes you on an escape! The Waterset Club is home to a resort-style pool, lap pool, two water slides, fitness center, multiple sports courts, a playground, a game room, and plenty of gathering spaces.

## PARKS & TRAILS

You can enjoy the year-round sunshine with friends, family, and neighbors and more than 12 miles of trails that connect the entire community. The little ones can even have their fun in the sun at our parks and playgrounds throughout the community.

## FITNESS CENTERS

Our two facilities offer flexible hours and a range of equipment like treadmills, ellipticals, bikes, and free weights. If you prefer getting your heart pumping outdoors, we have a fitness trail complete with 10 outdoor Fit Stations.

## THE LAKESIDE

However you find the magic, there's something here for you. Watch the kids play on the playground or at the splash pad. Play fetch at the dog park or relax in the shade. Then, grill up the perfect picnic with friends in the park.

## SCHOOLS

Waterset is part of the top-rated Hillsborough County Public School District. The community is also home to the SouthShore Montessori School, Kids 'R' Kids Preschool, the Waterset Charter School, educating students K-8, and a Hillsborough County Magnet School will be opening in 2022.



# Model Homes



## AMENITIES

- 1

**THE LANDING**  
Café  
Community Information  
Community Pool  
Fitness Center  
Shade Pavilion & Play Area  
Pier Overlooking Lake  
Playground
- 2

**THE LAKESIDE**  
Children's Splash Zone  
Playground  
Grand Lawn  
Dog Park  
32-Acre Lake  
Outdoor Fit Stations  
Sunning Deck
- 3

**THE WATERSET CLUB**  
Resort-style Pool  
Lap Pool  
Fitness Center  
Tennis  
Basketball  
Pickleball  
Sand Volleyball  
Playground  
Game Room  
Gathering Room
- 4

**WATERLINE STATION**  
Community Pool  
Playground



COMPLETED NEIGHBORHOODS

FUTURE RESIDENTIAL

FUTURE AGE-QUALIFIED

SINGLE-FAMILY HOMES

Cardel Homes

David Weekley Homes

Homes by WestBay

Park Square Homes

MODEL HOMES

PARKS/PLAYGROUNDS

SCHOOLS

SouthShore Montessori (PreK-5)

Kids 'R' Kids Preschool

Waterset Charter School (K-8)

TRAILS

FUTURE TRAILS

FUTURE ROADS

Hillsborough County Magnet School (PreK-8)

OPENING 2022

Proposed Hillsborough County School