





Welcome to MetroWest

MetroWest is more than a neighborhood — it is a thriving, master-planned community designed for long-term success. Since 1985, it has grown into one of Central Florida's most distinctive commercial and residential environments, blending natural beauty, thoughtful planning, and a diverse mix of people and places.

Guided by the MetroWest Master Association (MWMA), the community is maintained with purpose and professionalism. In keeping with our mission to support a harmonious, diverse community, every detail — from award-winning landscaping to strong public safety programs — reflects a commitment to quality, connection, and long-term value.

For companies, MetroWest offers stability, visibility, and a strong customer base, supported by a community that values excellence and growth. We strive to be Orlando's premiere community by supporting thriving businesses, strong aesthetics, quality schools, and activities that build connection.



MetroWest
MASTER ASSOCIATION

2145 MetroCenter Blvd., 110
Orlando, FL 32835

Tel: 407.601.5995
Email: adm@mwmaorlando.com

Office Hours: 8:30 a.m. – 5:00 p.m.,
Monday through Friday
please call for appointments
www.metrowestcommunity.com

Property
managed by



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THE METROWEST COMMUNITY

Welcome to Our Community

Nearly 28,000 residents and more than 500 businesses call MetroWest home. This creates a strong, built-in customer base and a dynamic commercial ecosystem where companies of all sizes — from startups and independent operators to large corporate offices — can thrive.

MetroWest is centrally located, highly accessible, and recognized for its high standards. Businesses benefit from consistent community maintenance, established design guidelines, and an environment that supports workforce recruitment, customer traffic, and long-term stability.

With a wide range of nearby housing, top-rated schools, and Valencia College just minutes away, MetroWest attracts a strong and diverse talent pool. This synergy between community and commerce ensures MetroWest remains a place where businesses grow and people thrive.



New Business Member Checklist

Welcome to MetroWest — a community where businesses thrive.

To help you open smoothly and confidently, the following checklist outlines the most important steps for establishing your business within MetroWest and staying aligned with community standards.

After Closing

Contact the MetroWest Master Association (MWMA) as soon as your closing is complete to begin your partnership, receive grand opening benefits, and stay informed on community updates. You may reach the MWMA office at 407-601-5995.

Certificate of Title Submission

Email your Certificate of Title (COT) to adm@mwmaorlando.com immediately following closing.

Explore the Community Website

Visit www.MetroWestCommunity.com for essential documents, event details, Public Safety information, and helpful business resources.

Development Guidelines

Review the MWMA Development Guidelines, especially Section 12 on site signage, available under Resources / MWMA Documents on the website.

Signage and Building Modifications

Contact MWMA Management at adm@mwmaorlando.com or 407-601-5995 to apply for signage, exterior changes, landscape, or building modifications.

Grand Opening Visibility

Businesses may request promotional support for grand openings and community announcements. Contact the MWMA office for available options.

Business Branding & Compliance

Ensure any exterior branding aligns with MetroWest's Design Review Board (DRB) standards to maintain consistency and enhance community aesthetics.

Sign Up for Community Updates

Stay informed about meetings, events, and announcements by joining the MetroWest Connect email list - sign up at metrowestcommunity.com.

City Permitting

Check with the City of Orlando for any required permits for new signage or building modifications.

Leaseholder Compliance

Ensure all leaseholders understand that MWMA Policies and Procedures fully apply to them.

Soliciting and Signage Restrictions

No soliciting or signage is allowed within MetroWest communities or businesses without approval from the property or business representative and the MetroWest Design Review Board (DRB).

Marketing and Visibility Opportunities

Explore advertising options in the MetroWest Thrive newsletter and sponsorship opportunities at MetroWest community events. Visit the website or call 407-601-5995 for details.



ECONOMIC LANDSCAPE AND BUSINESS POTENTIAL

MetroWest by the Numbers

MetroWest is home to a dynamic and diverse population that creates a strong foundation for business growth. With thousands of residents, students, professionals, and visitors moving through the community each day, MetroWest offers a built-in customer base and a stable environment for both new and established businesses. This consistent activity fuels demand across retail, dining, wellness, professional services, and entertainment sectors.

Its centrally connected location—minutes from downtown Orlando, major highways, and world-renowned attractions—makes MetroWest an ideal place for companies seeking visibility, accessibility, and long-term opportunity. This strategic placement not only supports steady

customer traffic but also enables seamless access to surrounding commercial districts, regional employers, and major tourism corridors. For employees and clients, MetroWest provides exceptional convenience, reducing commute times and enhancing daily interactions.

The presence of Valencia College strengthens the talent pipeline, providing skilled graduates, internship opportunities, and a vibrant student population that contributes to the local economy. Combined with MetroWest's multicultural community and high residential density, these factors create a market where businesses can flourish and where community and commerce work in harmony.



Market Highlights

Community Snapshot

- 28,000+ residents
- 500+ businesses within MetroWest
- High daily foot and vehicle traffic from commuters, students, and visitors
- Minutes from downtown Orlando, Universal Orlando, and major highways

Workforce & Talent Pool

- Strong mix of professionals, hospitality workers, healthcare staff, educators, and service providers
- Valencia College West Campus supplies ongoing talent and training
- Convenient location supports easy employee recruitment and retention



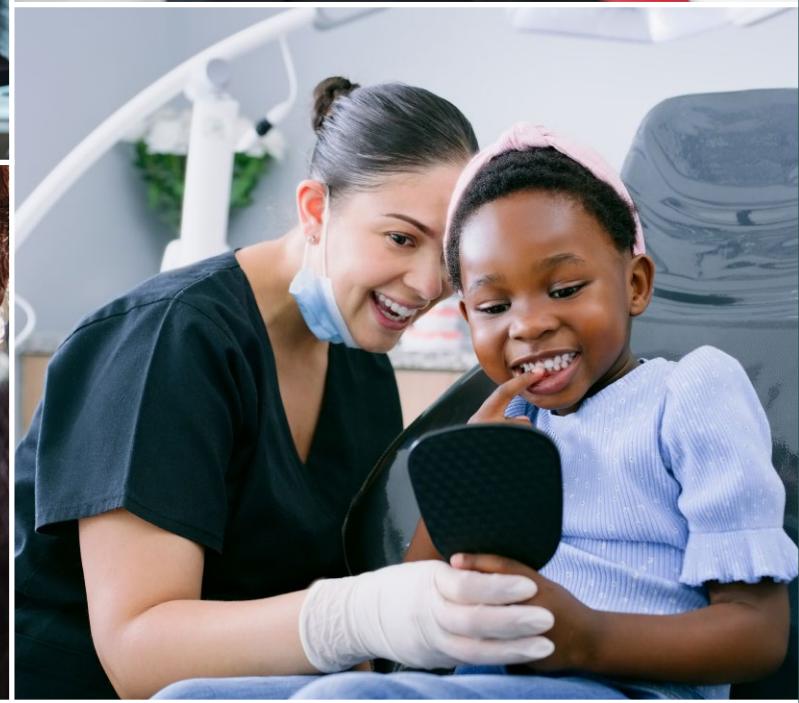
Customer Base & Market Reach

- Diverse population with families, students, and professionals
- Consistent demand for dining, retail, wellness, professional services, and entertainment
- Proximity to tourism corridors contributes to steady visitor engagement



Business Advantage

MetroWest's demographic strength, talent pipeline, and strategic location create a thriving commercial environment—offering visibility, stability, and long-term opportunity for businesses of every size.



Working in MetroWest

MetroWest is home to a thriving business community where local entrepreneurship meets global reach. Independent businesses, professional offices, healthcare providers, retail centers, and service organizations operate alongside recognized names such as Hilton Grand Vacations and Universal Orlando.

Businesses benefit from MetroWest's high visibility, strong consumer base, and central location, just minutes from downtown Orlando, major highways, and world-renowned attractions. This accessibility enhances customer convenience, employee commutes, and client interactions.

Valencia College contributes to a strong workforce pipeline, offering education, skilled training, and internship opportunities that support business growth.

With high community standards, consistent maintenance, and a reputation for quality, MetroWest provides a stable, supportive environment where companies can flourish. This is a community where business and community thrive together.

MetroWest provides ongoing support to help businesses operate confidently and successfully.

Business Support Resources Include:

- ✓ Design Review Board (DRB) guidance for exterior improvements and signage
- ✓ Marketing and advertising opportunities through MetroWest publications
- ✓ Event sponsorships that increase visibility and community engagement
- ✓ Public Safety support, including regular patrols, safety assessments, interactive connections with officers, and Crime Prevention Through Environmental Design (CPTED).
- ✓ Grand opening recognition opportunities
- ✓ Direct support from MWMA staff for compliance, documents, and onboarding
- ✓ MetroWest is committed to maintaining a professional, attractive, and successful business environment — and supporting every member along the way.

Recreation & Lifestyle

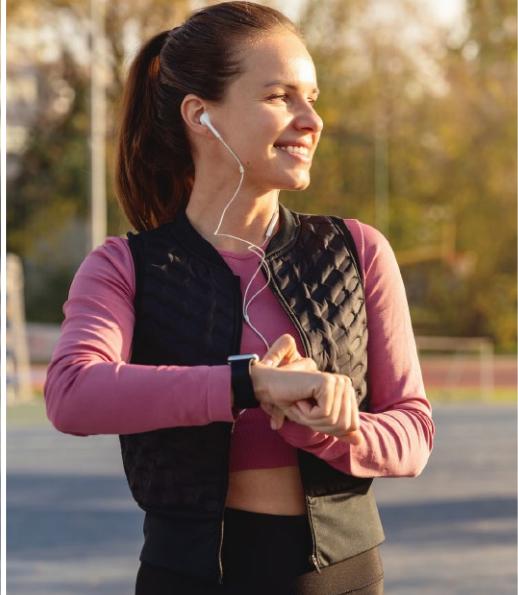
Recreation and quality of life play an important part in MetroWest's appeal — not only for residents, but for employees and clients as well.

The renowned MetroWest Golf Club — designed by Robert Trent Jones Sr. — offers a scenic and challenging experience ideal for team outings, client entertainment, and employee wellness.

Wide sidewalks, multi-use trails, and community amenities such as pools, tennis courts, and dog-friendly paths create a welcoming atmosphere that supports a balanced lifestyle. These features help businesses attract and retain talent by offering a work environment surrounded by comfort, activity, and natural beauty.

Nearby dining, shopping, and world-class entertainment — including Orlando's theme parks and I-Drive — provide endless options for employee engagement, business lunches, and off-site meetings.

Here, recreation isn't just part of the community — it enhances the full work-life experience.







EVENTS, NEIGHBORS, AND COMMUNITY PRIDE

Connecting in MetroWest

MetroWest thrives on strong connections between neighbors, families, and businesses. Community events such as festivals, concerts, food truck gatherings, and safety programs bring people together and strengthen engagement across the area.

Businesses benefit from these connections through increased visibility, opportunities to support local causes, and meaningful ways to interact with customers.

The MetroWest Master Association keeps the community informed through its website,

newsletters, and social channels — making it easy to stay updated on meetings, initiatives, and opportunities to participate.

Public Service Officers serve as active community partners, reinforcing MetroWest's commitment to safety and well-being. Their presence helps protect businesses, support daily operations, and maintain a secure environment.

Connection here is more than social — it builds pride, strengthens community ties, and supports a vibrant place to live, work, and grow a business.



Stay connected with the latest MetroWest news, events, and community updates by signing up for our *MetroWest Thrive* newsletter at www.metrowestcommunity.com



Community Events

Booms & Beats

MetroWest's signature celebration brings thousands together for live music, food, and an impressive fireworks display. Businesses are encouraged to participate through sponsorships, vendor opportunities, and community engagement.

National Night Out

This annual event builds strong partnerships between MetroWest Public Safety, local law enforcement, residents, and businesses. It promotes safety awareness and brings the community together in an interactive, supportive environment.

Annual School Donations

The MetroWest Master Association supports local elementary schools with annual contributions that strengthen academic programs and provide valuable resources.

Giving Hearts

Through the Giving Hearts initiative, residents and businesses support Edgewood Children's Ranch. Since 2014, thousands of dollars have been donated to help children and families in need. Businesses are invited to participate in this meaningful community tradition.



MetroWest



TOGETHER, WE THRIVE SAFELY

Public Safety & Resources

MetroWest is committed to safety, service, and shared responsibility. The MetroWest Master Association partners with public agencies, local law enforcement, and residents to keep the community secure and welcoming.

MetroWest's award-winning public safety programs feature bike patrol initiatives and officers trained in CPTED (Crime Prevention Through Environmental Design), CPR, safe driving, self-defense, drone operations, and community assessments. These programs strengthen community partnerships and uphold the core values that make MetroWest a model for excellence.

Beyond safety, residents benefit from an extensive network of resources. From animal services and environmental stewardship to volunteer opportunities and community programs, support is never far away. Every service reflects a larger promise: to protect the quality of life, preserve beauty, and ensure peace of mind for everyone who calls MetroWest home.

Contact MetroWest

Public Safety Service Office

Email: safetydir@mwmotorlando.com

Phone: (407) 473-2021

KNOW WHO TO CALL

Important Numbers

EMERGENCY

DIAL 911

MetroWest / Local Services

MetroWest Master Association / Public Safety Service Office

(407) 601-5995

adm@mwmaorlando.com

Fire Station 12

1588 Park Center Dr
(407) 246-4412

Animal Services

Animal Control (Orange County)

(407) 836-3111

orangepreountyanimalservicesfl.net

Crime Prevention & Reporting

Crime Free Database

(Username and password provided once Crime Free Certified)
crime-free-association.org

Crimeline – Report Crimes & Check Warrants

(800) 423-TIPS (8477)

crimeline.org

Crimeline – Warrants

(800) 423-TIPS (8477)

crimelinewarrants.com

National Crime Prevention Council

ncpc.org

Law Enforcement / Records

Orange County Corrections (Inmate Search)

apps.ocfl.net/bailbond/default.asp

Orange County Criminal Records

myclerk.myorangeclerk.com

Orange County Sheriff

(407) 836-4357

ocso.com

Orlando Police Department – Non-Emergency

(321) 235-5300

cityoforlando.net/police

OPD Southwest Sub-Station

6440 Raleigh St

(407) 246-2817

Florida Department of Law Enforcement

(Criminal History/Public Records)

(850) 410-7000

fdle.state.fl.us

City of Orlando Contacts

City of Orlando (General)

(407) 246-3181

cityoforlando.net

City of Orlando — Code Enforcement

(407) 246-2686

codeenforcement@orlando.gov

Wildlife, Health & Safety

Florida Fish & Wildlife

(888) 404-FWCC (3922)

myfwc.com

Poison Control

(800) 222-1222

floridapoisoncontrol.org

Utilities

OUC

(407) 423-9018

(800) 848-7445

customerservice@ouc.com

Community Information

SMS Emergency Alert System

Sign-up via email: mwma.admin@cfl.rr.com

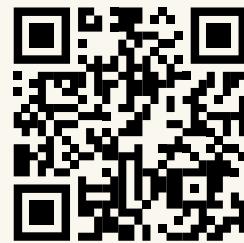
Digital Welcome Packets for New Residents / New Businesses

metrowestcommunity.com



Connect with us!

Scan the QR Code with your
mobile device to visit our website.



MetroWest
MASTER ASSOCIATION

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