

WILLOW CREEK AT CALA HILLS – DEVELOPMENT

TBD SW 21ST CIRCLE, OCALA, FL 34471

EXECUTIVE SUMMARY

LAND FOR SALE



OFFERING SUMMARY

Sale Price: \$5,000,000

Lot Size: 22.0 Acres

Zoning: PUD-04

Market: Multi-family

PROPERTY OVERVIEW

Nestled in the heart of Ocala, Willow Creek at Cala Hills presents an exceptional opportunity for residential development within one of the area's most desirable established communities. This ±22-acre site is fully entitled and ready for the next phase of growth, with city water and sewer already to the property and an HOA in place.

The approved site plan offers flexibility for a mix of 66 townhomes and 33 single-family homes, or alternatively, 68 single-family homes—allowing developers to tailor the product mix to meet market demand. The property benefits from existing community infrastructure, attractive surrounding neighborhoods, and convenient access to major corridors, employment centers, and retail amenities. With survey and site plan in hand, Willow Creek at Cala Hills offers a rare "plug-and-play" opportunity for builders or investors seeking a prime infill development site in the core of Ocala's rapid residential expansion zone.

Ocala & Marion County Growth Highlights

Top Growth Market: Ocala ranks among Florida's Top 10 Fastest-Growing Metros and has been recognized by the U.S. Census Bureau for its consistent population and job growth. **Population Surge:** Marion County's population exceeds 400,000 and continues to grow at over 2% annually, fueled by in-migration from across the U.S. **Strong Employment Base:** Anchored by healthcare, logistics, and advanced manufacturing, Ocala is home to major employers like FedEx, Chewy, Amazon, Cardinal LG, and Reilly Arts Center's expanding cultural hub. **Connectivity:** Centrally located within 90 minutes of Orlando, Tampa,

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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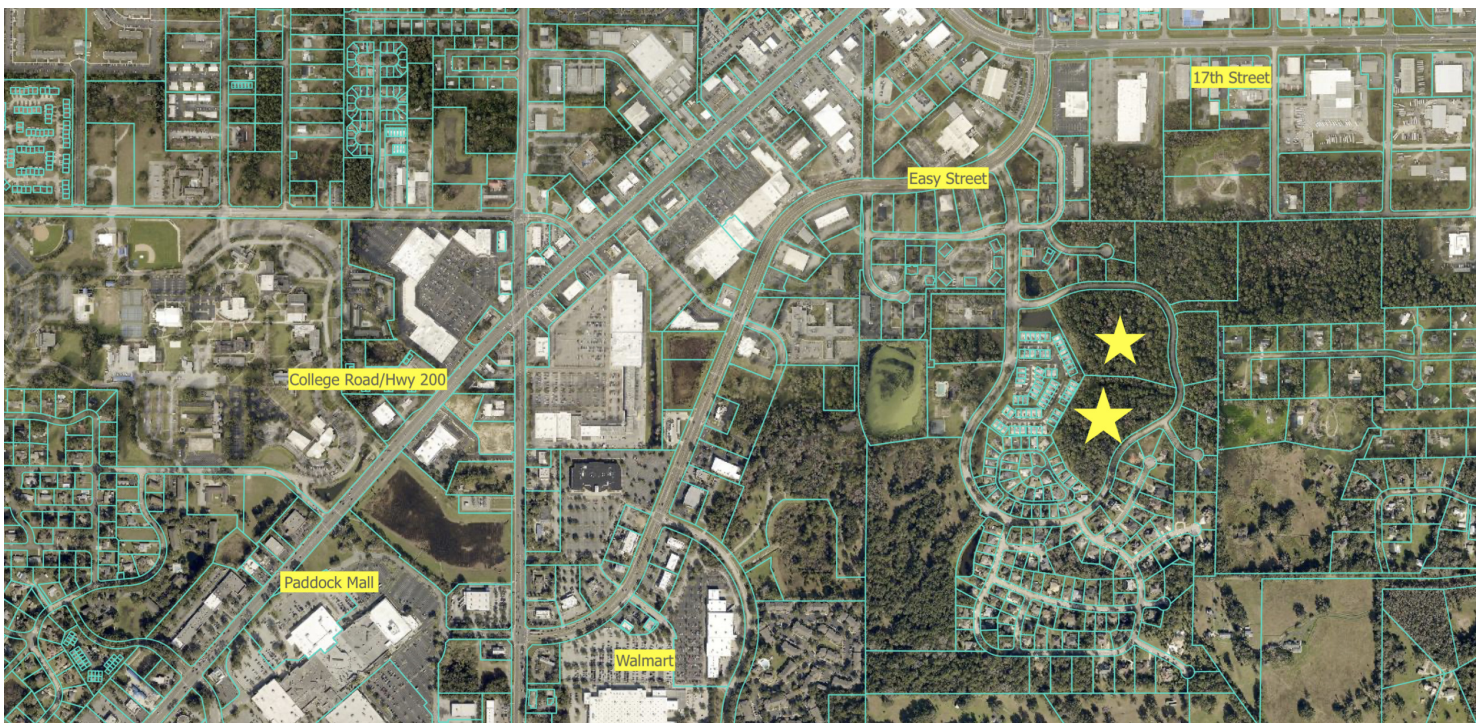


WILLOW CREEK AT CALA HILLS – PRIME INFILL DEVELOPMENT OPPORTUNITY

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AREA PHOTO AND SURROUNDINGS

LAND FOR SALE



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ADDITIONAL PHOTOS

LAND FOR SALE



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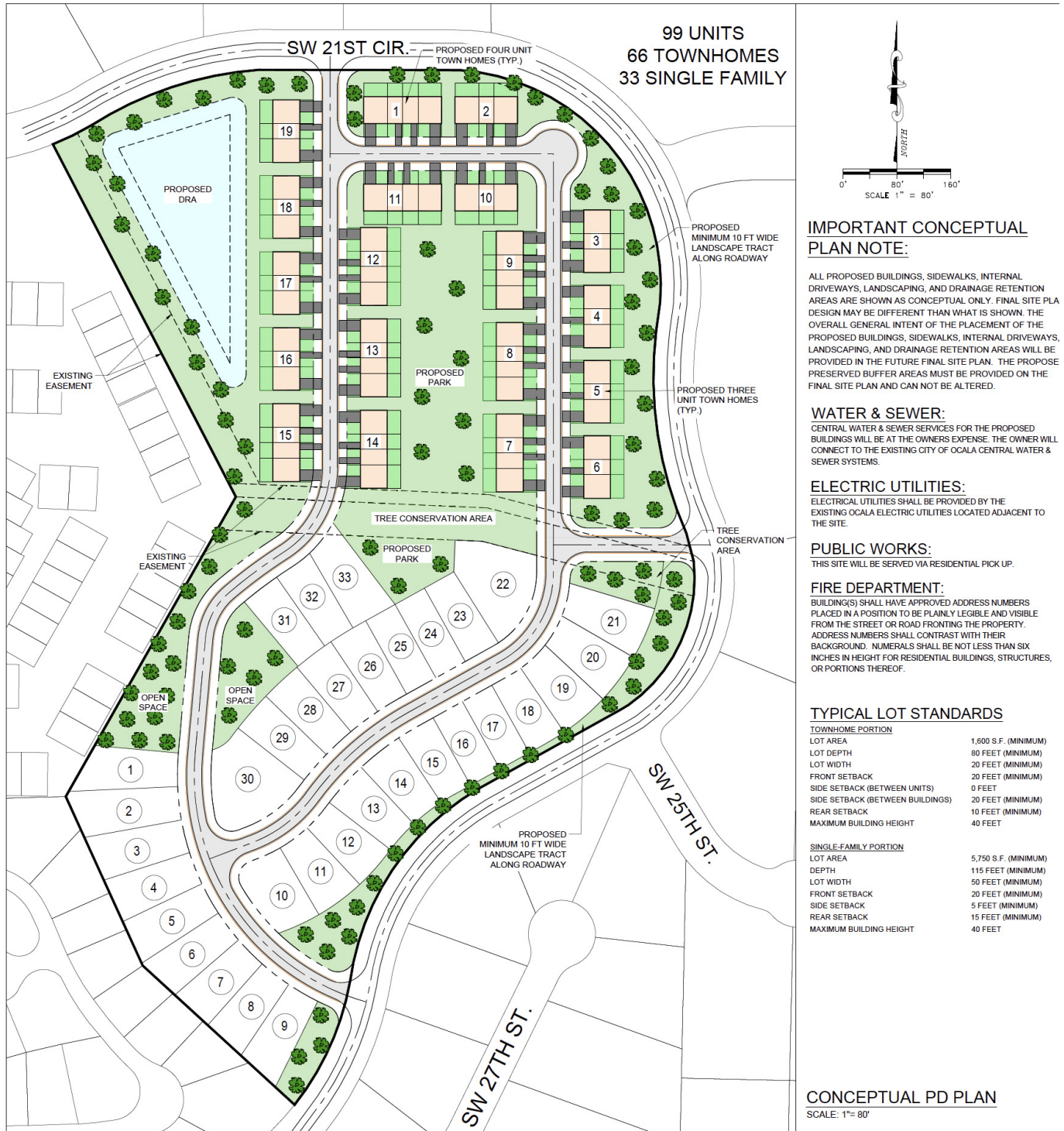


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CONCEPTUAL PLAN

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