

OCALA LAND

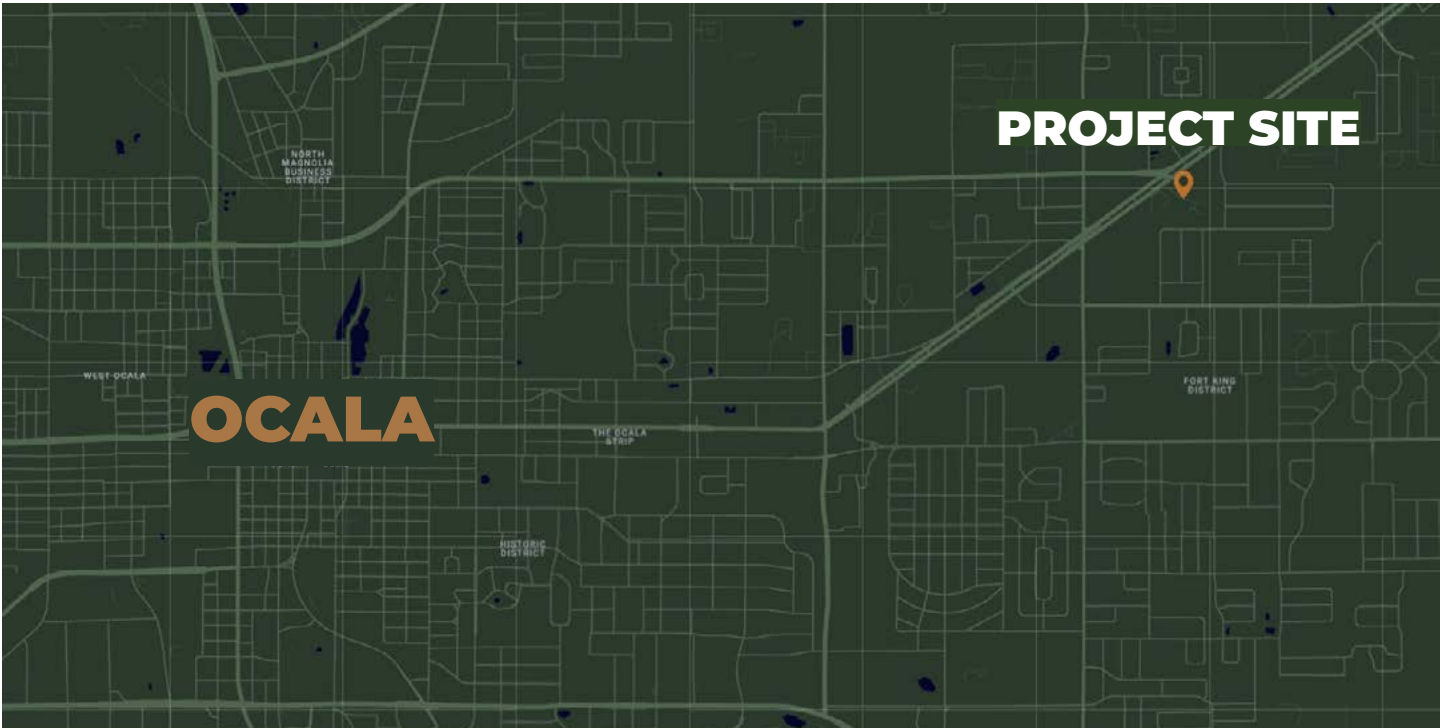
4.38 (+/-) ACRES | OCALA, FL



THE KIRKLAND
COMPANY

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OCALA LAND

OCALA LAND | OCALA, FL

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Ocala Land

Total Acreage	4.38 (+/-)
Zoning	R3
Proposed Units	72
Parcel Numbers	2730-1000-00, 27261-001-04
Utilities	Near Site





\$81,988
AVG. INCOME
(5 MILES)



201,332
POPULATION
(10 MILES)



92,033
JOBS
(10 MILES)

	3 MILE	5 MILES	10 MILES
Population - 2025	46,683	95,488	201,332
Projected Population - 2030	52,234	107,107	226,783
Annual Growth Forecast (2025 - 2030)	2.4%	2.4%	2.5%
Median Age - 2025	40.8	40.3	41
Households - 2025	19,683	38,885	80,379
Average Household Income - 2025	\$80,592	\$81,988	\$78,826
Median Home Value - 2025	\$248,210	\$257,643	\$257,133



QUALIFIED CENSUS TRACT ENHANCES DEVELOPMENT FEASIBILITY

Ocala Land is located within a federally designated Qualified Census Tract, potentially allowing a qualifying affordable housing development to receive up to a 30% increase in eligible basis for Low-Income Housing Tax Credit purposes. This enhanced basis may increase tax credit proceeds, reduce required gap financing, and strengthen the overall economics of future development.



SHARPLY REDUCED PIPELINE LIMITS FUTURE COMPETITION

Ocala has only 360 multifamily units currently under construction, representing 2.9% of existing inventory, while units under construction have declined approximately 70% year over year and new starts have fallen nearly 90%.



LIMITED AFFORDABLE SUPPLY CREATES COMPELLING DEVELOPMENT OPPORTUNITY

Only four affordable housing communities (240 units) have been delivered in Ocala since 2010, underscoring the market's limited supply of modern affordable housing and supporting demand for new development.



LOW COST OF LIVING SUPPORTS HOUSING DEMAND

Ocala's cost-of-living index of 84 is approximately 16% below the national average, offering residents greater affordability and supporting continued in-migration, household formation, and demand for attainable housing.



STRONG POPULATION GROWTH AND IN-MIGRATION

Ocala continues to experience significant population growth and inbound migration, ranking as the #1 U-Haul Growth City in the U.S. in both 2024 and 2025. The city's population has grown to approximately 74,000 residents, representing a 15% increase since 2020.



HIGH-VISIBILITY LOCATION ALONG MAJOR OCALA CORRIDOR

Ocala Land is positioned directly along East Silver Springs Boulevard, which carries more than 32,000 vehicles per day, providing strong visibility, convenient access, and connectivity to employment, retail, healthcare, and other major demand drivers throughout Ocala.



PROXIMITY TO SW COLLEGE ROAD DEMAND DRIVERS

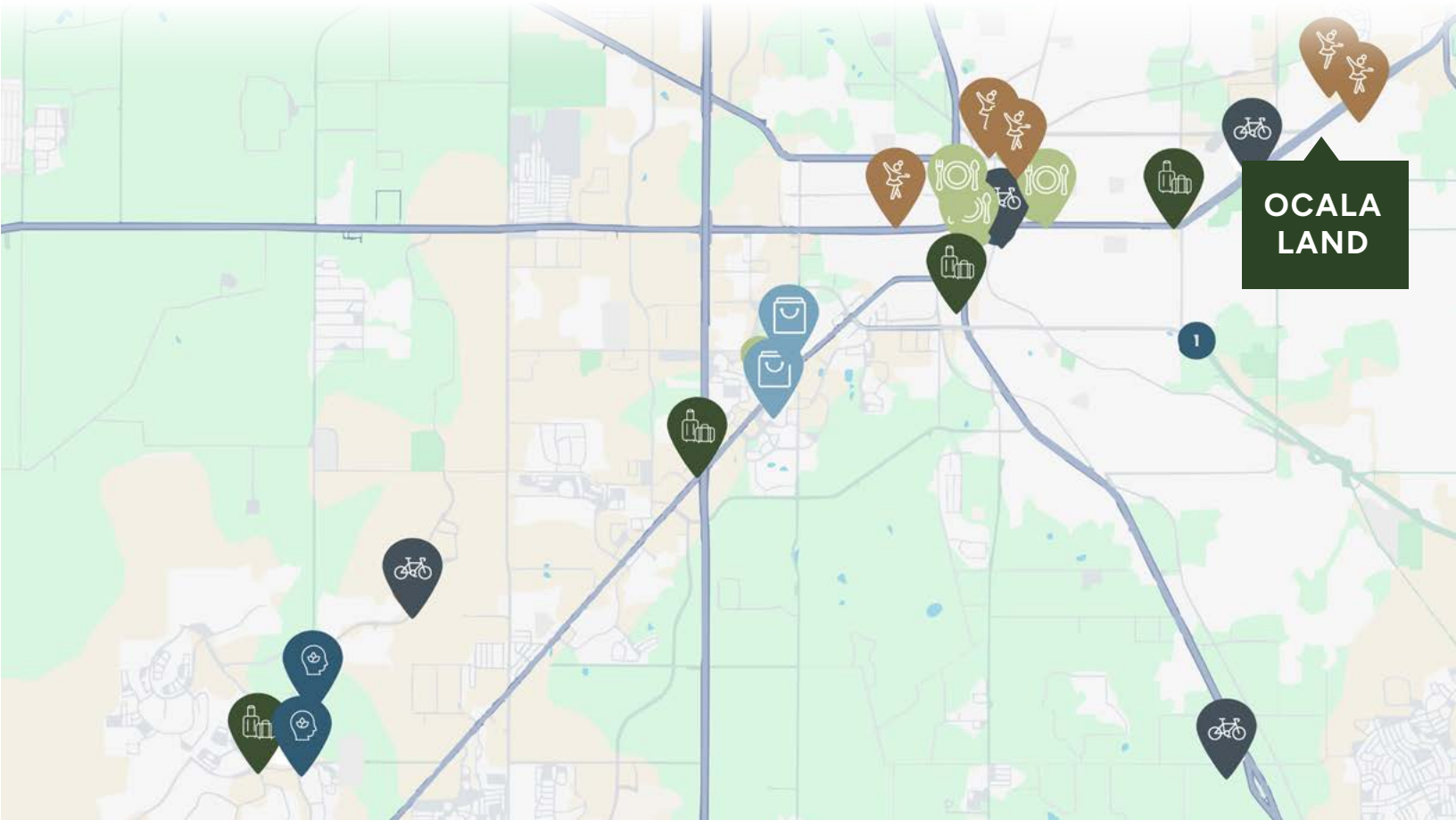
Ocala Land is approximately 15 minutes from Paddock Mall and Gaitway Plaza, a prominent retail concentration featuring Macy's, Belk, JCPenney, Ross Dress for Less, TJ Maxx, Burlington, Best Buy and other national retailers. The corridor is further supported by Ocala International Airport, located approximately five minutes from both shopping centers, strengthening access to regional employment, commerce and transportation.



PROXIMITY TO SW COLLEGE ROAD DEMAND DRIVERS

Ocala Land is approximately 15 minutes from Paddock Mall and Gaitway Plaza, a prominent retail concentration featuring Macy’s, Belk, JCPenney, Ross Dress for Less, TJ Maxx, Burlington, Best Buy and other national retailers. The corridor is further supported by Ocala International Airport, located approximately five minutes from both shopping centers, strengthening access to regional employment, commerce and transportation.

-  DINING & CAFÉS
-  SHOPPING & RETAIL
-  SPA & RELAXATION
-  ENTERTAINMENT
-  PLACES TO STAY
-  OUTDOOR ACTIVITIES



DINING

A variety of local restaurants within Ocala’s walkable district.



SHOPPING

Discover boutiques, shopping malls, and markets for unique goods.



SPAS & RELAXATION

Relax and unwind with a spa treatment or yoga session.



ENTERTAINMENT

Explore a museum or gallery, attend the ballet, or listen to the symphony orchestra.



PLACES TO STAY

Accommodations available at hotels, vacation rentals, campgrounds, and more.



OUTDOOR ACTIVITIES

There are countless activities including boating, fishing, biking, water activities, and more.



SITE AERIALS



amazon
Distribution Center | 500 Jobs

chewy
Fulfillment Center | 867 Jobs

AutoZone
Fulfillment Center | 240 Jobs

FedEx
1,500 Jobs



Walmart

LOWE'S

ALDI

CHIPOTLE
MEXICAN GRILL

EAST SILVER SPRINGS ROAD: 32,500 VPD

OCALA LAND

Publix

DOWNTOWN OCALA

GAITWAY PLAZA
Michaels **TJ-maxx** **ROSS** DRESS FOR LESS **GOLF GALAXY**

HCA Healthcare
3,171 Jobs | 323 Beds

Advent Health
Ocala
2,030 Jobs | 385 Beds

CF Ocala International Airport
1,274 Jobs

PADDOCK MALL | 548,150 SF
macys **belk** **Bath & Body Works** **JCPenney**

LOCKHEED MARTIN
1,100 Jobs



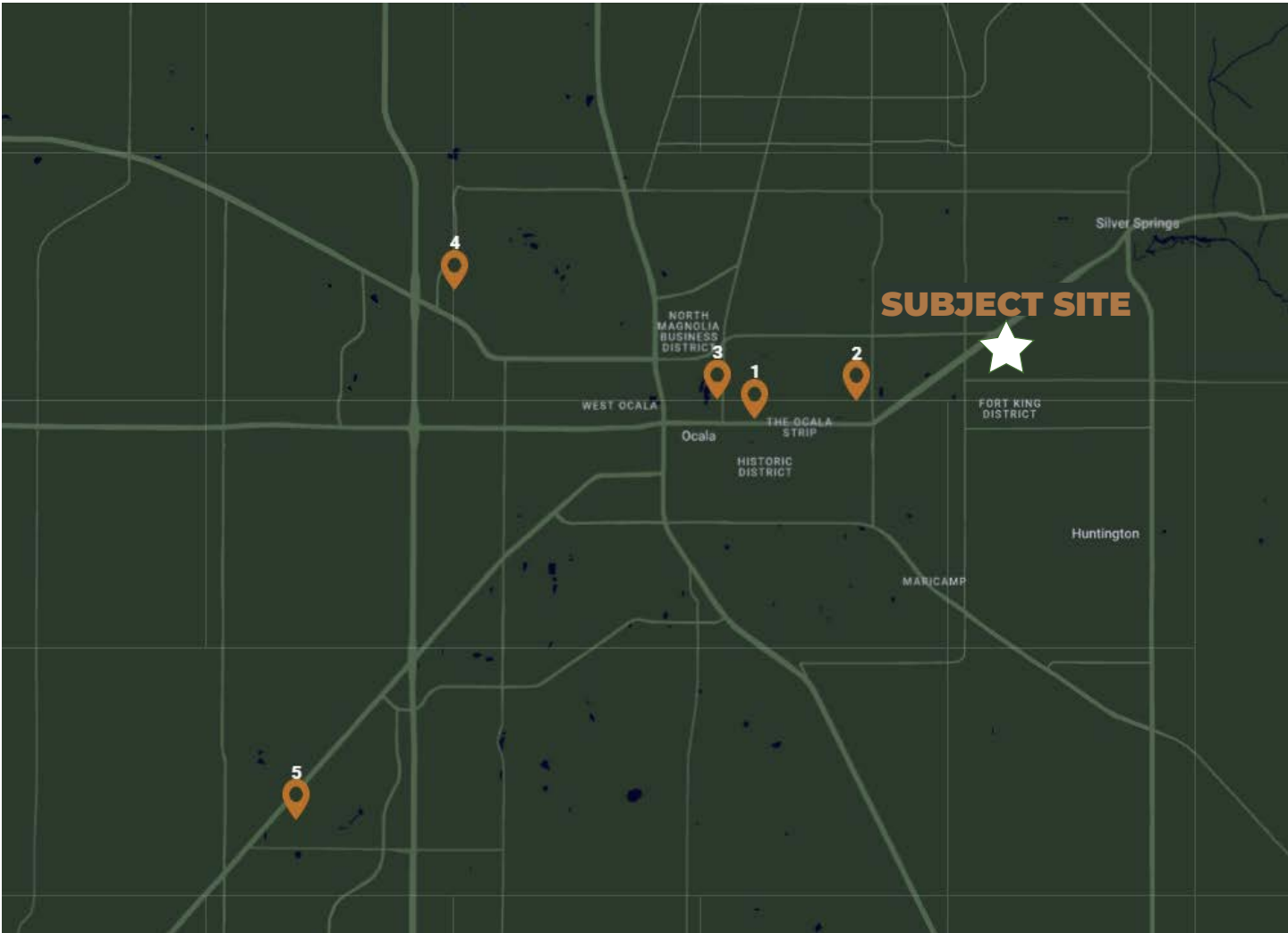


RENT COMPARABLES

RENT COMPARABLES

	Property Name	Year Built	# of Units	Avg. SF	Avg. Effective Rent	Avg. Effective Rent per SF
1	Ritz Reserve	2021	27	848	\$938	\$1.11
2	Silver Pointe	2024	90	1,099	\$790	\$0.72
3	Tuscawilla	2021	27	1,140	\$1,365	\$1.20
4	Madison Oaks West	2024	96	881	\$884	\$1.00
5	Highlands at Heathbrook	2004	320	1,199	\$1,544	\$1.29

Fees	Deposit (ref)	Admin Fee (non-ref)	App Fee (per person)	Pet Fee (non-ref)	Pet Rent (monthly)
Ritz Reserve	\$300 - 1 Month's Rent	\$100	None	\$300	\$30
Silver Pointe	1 Month's Rent	None	None	No Pets Allowed	N/A
Tuscawilla	\$1,500	\$150	\$50	\$400	\$30
Madison Oaks West	1 Month's Rent	\$150	\$75	\$150	\$15
Highlands at Heathbrook	\$250 - \$450	\$350	\$75	\$350	\$45



Utilities	Water & Sewer	Gas	Trash	Electricity
Ritz Reserve	Included with Rent/Landlord Pays	None	Included with Rent	Included with Rent
Silver Pointe	Included with Rent/Landlord Pays	None	Included with Rent	Included with Rent
Tuscawilla	Included with Rent/Landlord Pays	None	Included with Rent	Included with Rent
Madison Oaks West	Tenants Pay/Metered	None	Included with Rent	Tenants Pay
Highlands at Heathbrook	Tenants Pay/Metered	None	Tenants Pay	Tenants Pay

RITZ RESERVE

1124 NORTHEAST 2ND STREET
OCALA, FL 34470

TOTAL UNITS 27
YEAR BUILT 2021
OCCUPANCY 100%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	703	\$841	\$1.20
2 Bdrm / 2 Bath	1,041	\$1,035	\$0.99
3 Bdrm / 2 Bath	1,314	\$1,368	\$1.04
Totals/Averages	848	\$938	\$1.11

Amenities:

- Laundry Facility

Air Conditioning

Tub/Shower
- Oven

Range

Refrigerator

SILVER POINTE

2321 NORTHEAST 3RD STREET
OCALA, FL 34470

TOTAL UNITS 90
YEAR BUILT 2024
OCCUPANCY 96.66%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	799	\$714	\$0.89
2 Bdrm / 2 Bath	1,150	\$785	\$0.68
3 Bdrm / 2 Bath	1,221	\$857	\$0.70
Totals/Averages	1,099	\$790	\$0.72

Amenities:

- Clubhouse

High Speed Internet Access

Tub/Shower
- Dishwasher

Microwave

TUSCAWILLA

710 NORTHEAST 4TH STREET
OCALA, FL 34470

TOTAL UNITS 27
YEAR BUILT 2021
OCCUPANCY 100%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	681	\$1,195	\$1.75
2 Bdrm / 2 Bath	1,309	\$1,399	\$1.07
3 Bdrm / 2 Bath	1,422	\$1,575	\$1.11
Totals/Averages	1,140	\$1,365	\$1.20

Amenities:

Balcony/Patio
Washer/Dryer Machines

Stainless Steel Appliances
Walk-In Closets

MADISON OAKS WEST

3300 NORTHWEST 21ST STREET
OCALA, FL 34475

TOTAL UNITS 96
YEAR BUILT 2024
OCCUPANCY 100%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	659	\$737	\$1.12
2 Bdrm / 2 Bath	906	\$896	\$0.99
3 Bdrm / 2 Bath	1,101	\$1,043	\$0.95
Totals/Averages	881	\$884	\$1.00

Amenities:

Business Center
Fitness Center
Grilling Area

Playground
Swimming Pool
Washer/Dryer Machines

HIGHLANDS AT HEATHBROOK

5101 SOUTHWEST 60TH STREET ROAD
OCALA, FL 34474

TOTAL UNITS 320
YEAR BUILT 2004
OCCUPANCY 98.43%



Unit Type	Unit Sq. Ft.	Asking Rent	Asking Rent/SF
1 Bdrm / 1 Bath	963	\$1,359	\$1.41
2 Bdrm / 1 Bath	1,201	\$1,573	\$1.31
2 Bdrm / 2 Bath	1,224	\$1,547	\$1.26
3 Bdrm / 2 Bath	1,494	\$1,797	\$1.20
Totals/Averages	1,199	\$1,544	\$1.29

Amenities:

Balcony/Patio
Clubhouse
Fitness Center
Grilling Area
Playground
Resident Lounge
Swimming Pool

Tennis Court
Washer/Dryer Machines
Stainless Steel Appliances
Granite Countertops
Gated Community
Walk-In Closets

1 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Highlands at Heathbrook	2004	963	\$1,359	\$1.41
Tuscawilla	2021	681	\$1,195	\$1.75
Ritz Reserve	2021	703	\$841	\$1.20
Madison Oaks West	2024	659	\$737	\$1.12
Silver Pointe	2024	799	\$714	\$0.89

2 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Highlands at Heathbrook	2004	1,201	\$1,573	\$1.31
Highlands at Heathbrook	2004	1,224	\$1,547	\$1.26
Tuscawilla	2021	1,309	\$1,399	\$1.07
Ritz Reserve	2021	1,041	\$1,035	\$0.99
Madison Oaks West	2024	906	\$896	\$0.99
Silver Pointe	2024	1,150	\$785	\$0.68

3 BEDROOM

SORTED BY AVERAGE RENT | MONTH



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Highlands at Heathbrook	2004	1,494	\$1,797	\$1.20
Tuscawilla	2021	1,422	\$1,575	\$1.11
Ritz Reserve	2021	1,314	\$1,368	\$1.04
Madison Oaks West	2024	1,101	\$1,043	\$0.95
Silver Pointe	2024	1,221	\$857	\$0.70

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Madison Oaks West	2024	659	\$737	\$1.12
Silver Pointe	2024	799	\$714	\$0.89

2 BEDROOM

SORTED BY AVERAGE RENT | SF



PROPERTY	YEAR BUILT	SQ. FT.	AVG. RENT MONTH	AVG. RENT SF
Highlands at Heathbrook	2004	1,201	\$1,573	\$1.31
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