

CALESA MARKET DISTRICT

SEC SW 80th Ave & SW 63rd St Rd Ocala, FL 34481

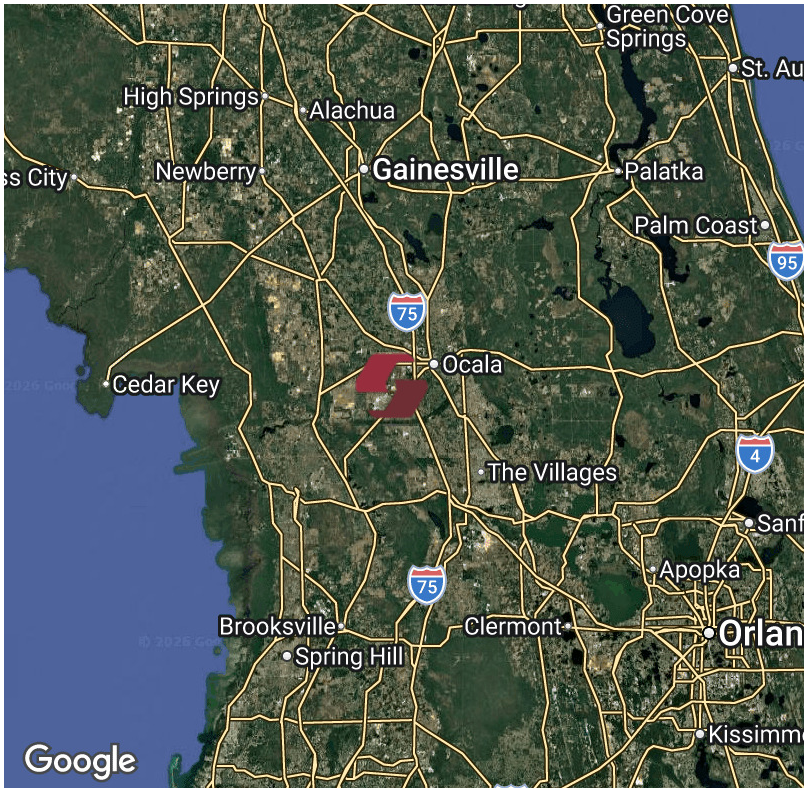


PROPERTY HIGHLIGHTS

- Located at the southeast corner of SW 80th Avenue and SW 63rd Street Road in the fastest growing region of Ocala, FL with over 19 housing developments under construction today, and a projected delivery of Fall 2027
- SW 80th Avenue is currently under construction to be widened to a four-lane, divided highway scheduled to be completed in Fall 2027
- Adjacent to Calesa Township, a 5,000-unit master-planned community approximately 20% complete with hundreds of homes under construction, and directly across from Del Webb's Stone Creek (4,000 units, ~85% complete) and On Top of the World, with thousands of additional units entitled for future development; all communities are golf-cart-friendly with direct multimodal access to the Property
- Calesa and OTOW recorded 878 new home sales in 2025, placing the area among the Top 10 fastest growing master-planned communities in the U.S. per John Burns Research & Consulting
- Florida Aquatics Swimming and Training (FAST), opened in 2022, is a premier training center in Ocala with 10 lane indoor Olympic-size pool with 2,000 seating and it is approximately 1.5 miles east of the site

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	13,620	32,581	48,940
Total Population	27,258	67,774	110,480
Average HH Income	\$91,171	\$90,010	\$90,871



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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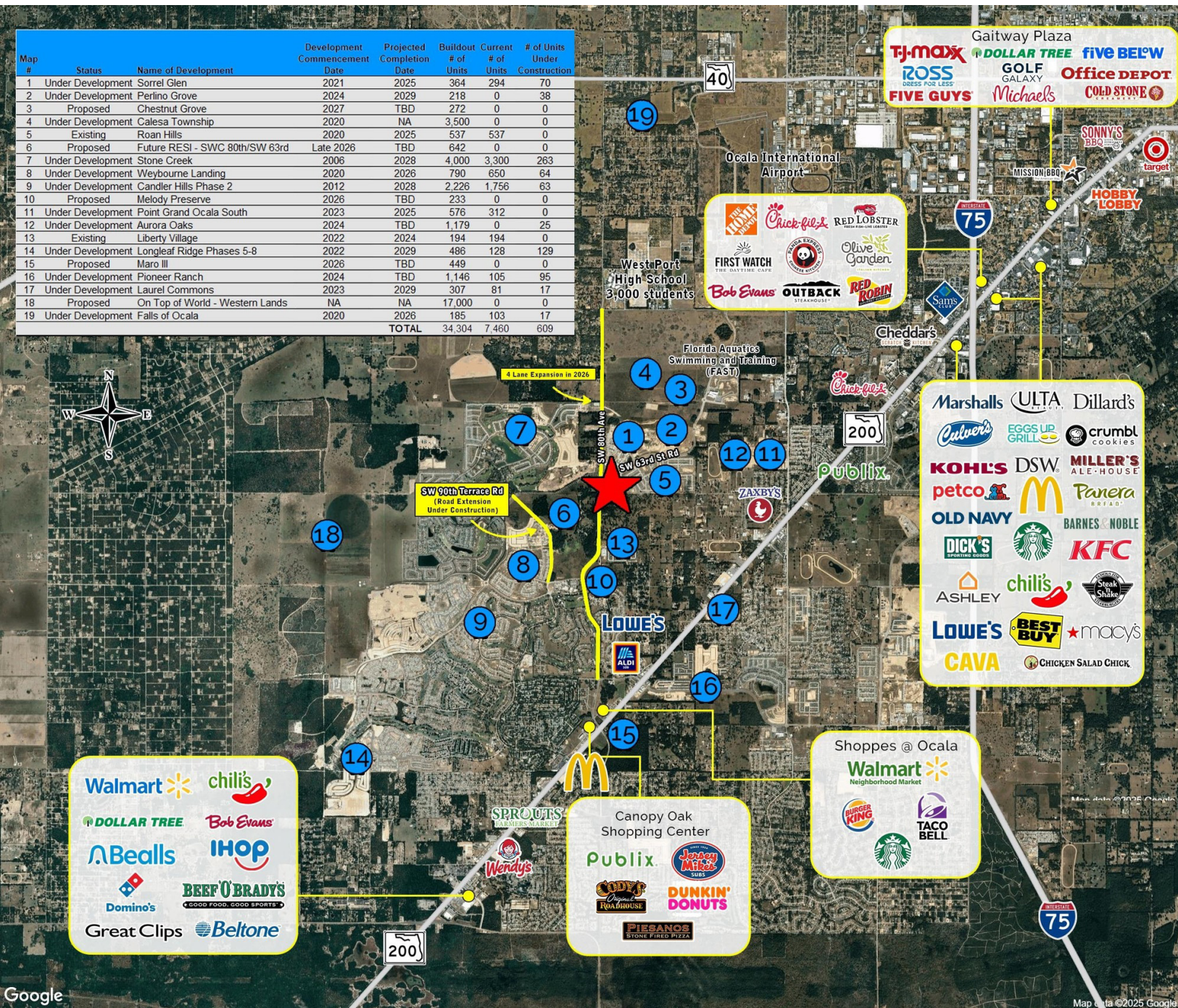
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Map #	Status	Name of Development	Development Commencement Date	Projected Completion Date	Buildout # of Units	Current # of Units	# of Units Under Construction
1	Under Development	Sorrel Glen	2021	2025	364	294	70
2	Under Development	Perfino Grove	2024	2029	218	0	38
3	Proposed	Chestnut Grove	2027	TBD	272	0	0
4	Under Development	Calesa Township	2020	NA	3,500	0	0
5	Existing	Roan Hills	2020	2025	537	537	0
6	Proposed	Future RESI - SWC 80th/SW 63rd	Late 2026	TBD	642	0	0
7	Under Development	Stone Creek	2006	2028	4,000	3,300	263
8	Under Development	Weybourne Landing	2020	2026	790	650	64
9	Under Development	Candler Hills Phase 2	2012	2028	2,226	1,756	63
10	Proposed	Melody Preserve	2026	TBD	233	0	0
11	Under Development	Point Grand Ocala South	2023	2025	576	312	0
12	Under Development	Aurora Oaks	2024	TBD	1,179	0	25
13	Existing	Liberty Village	2022	2024	194	194	0
14	Under Development	Longleaf Ridge Phases 5-8	2022	2029	486	128	129
15	Proposed	Maro III	2026	TBD	449	0	0
16	Under Development	Pioneer Ranch	2024	TBD	1,146	105	95
17	Under Development	Laurel Commons	2023	2029	307	81	17
18	Proposed	On Top of World - Western Lands	NA	NA	17,000	0	0
19	Under Development	Falls of Ocala	2020	2026	185	103	17
TOTAL					34,304	7,460	609



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SITE PLAN & AVAILABILITY

101	Future Grocer	55,817 SF	207	AVAILABLE	1,400 SF
102	Liquor	2,100 SF	208	AVAILABLE	1,400 SF
201	AVAILABLE	1,400 SF	209	AVAILABLE	1,400 SF
202	AVAILABLE	1,400 SF	210	AVAILABLE	1,400 SF
203	AVAILABLE	1,400 SF	OP 1	AVAILABLE	1.23 ACRES
204	AVAILABLE	1,400 SF	OP 2	AVAILABLE	1.3 ACRES
205	AVAILABLE	1,400 SF	OP 3	AVAILABLE	1.36 ACRES
206	AVAILABLE	1,400 SF			