

Kolter looking to build two more developments outside The Villages



Kolter is under contract to buy two subdivision projects in Wildwood that abut the developer's successful Twisted Oaks master-planned community. (Handout courtesy of Gillio Development)

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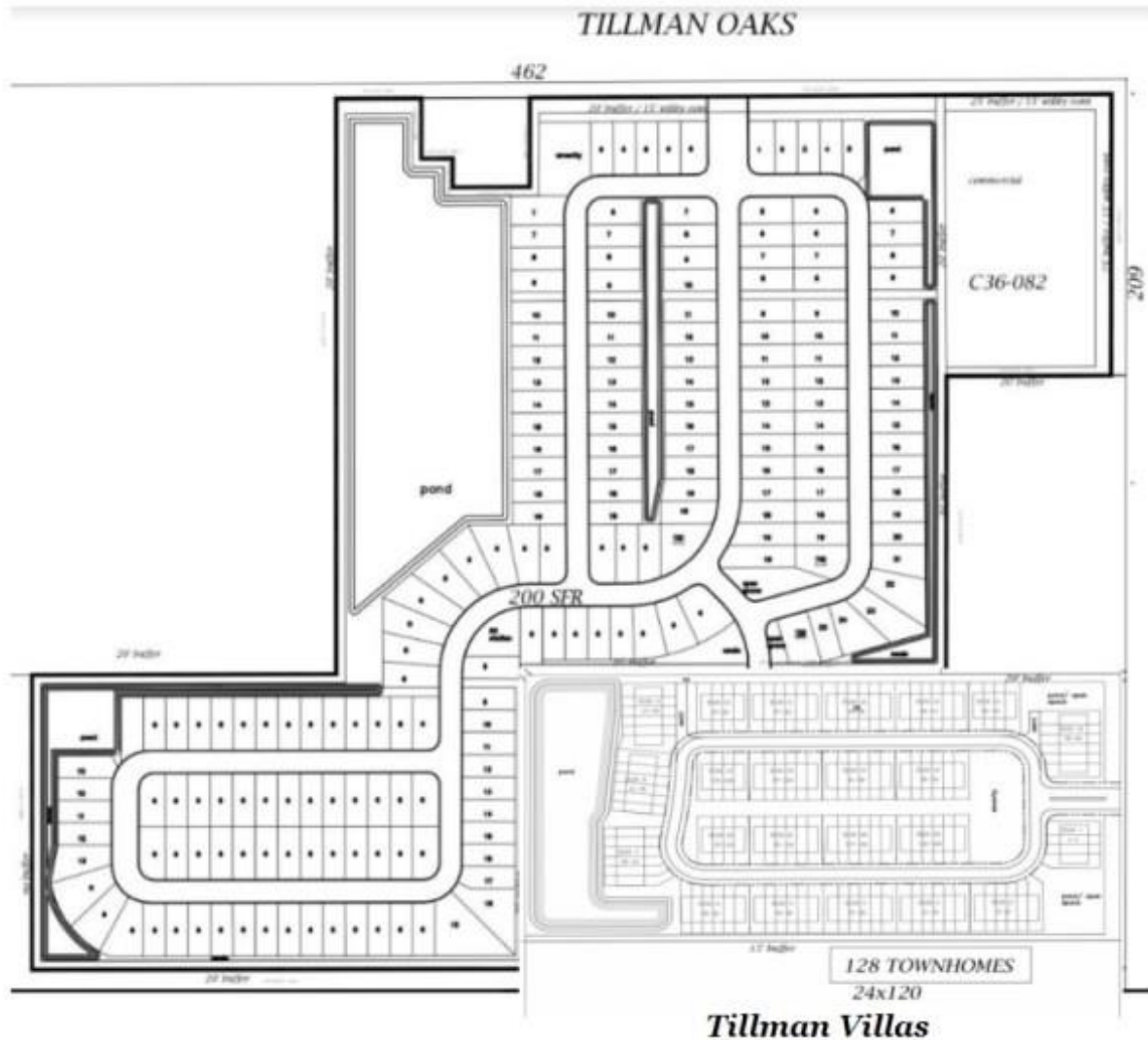
Kolter has plans to build two more developments just outside The Villages in Wildwood — Tillman Oaks and Tillman Villas — adjacent to Kolter's nearly 400-acre [Twisted Oaks](#), which is currently under construction.

Three parcels are currently under contract for the two proposed developments, and details at this point are scant. [Gillio Development](#) owns the land now, which totals about 90 acres, real estate developer Matthew Gillio told GrowthSpotter.

According to preliminary site plans, Tillman Villas will feature 128 townhomes on 24-foot by 120-foot lots. Tillman Oaks will be home to 200 single family units on 50-foot by 120-foot lots on about 70 acres.

The villas will sit on about 20 acres, while the single family home community will sit on 70 acres. Plans have not yet been approved by the City of Wildwood.

“With the assistance of Cycorp civil engineers along with other needed experts, we are working closely with the city of Wildwood — which is a breath of fresh air — to receive final approvals for development,” Gillio said.



Gillio Development has approved plans for Tillman Oaks, which will have 200 detached lots, and Tillman Villas, a 128-unit townhouse community. (Handout courtesy of Gillio Development)

Meanwhile, construction has begun on [Kolter's Twisted Oaks](#), a mixed-use master planned community that will feature 1,260 homes in total — 735 single-family detached homes, 248 attached townhomes and more than 300 apartment units. The 387-acre development will also feature a mixture of retail, light industrial and other commercial uses, according to Kolter's website.

Twisted Oaks, as well as Tillman Oaks and Tillman Villas, will be neighbors to The Villages, the world's largest retirement community. Much of Wildwood's growth in the last decade can be attributed to its proximity to The Villages, which is also growing.

In March, The Villages' real estate arm [bought 900 acres](#) in the City of Mascotte, west of State Road 33, South of Austin Merritt Road and east of Honeycut Road. Plans have not yet been revealed for the massive piece of land, but the purchase comes as The Villages is expanding into Lake County.

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