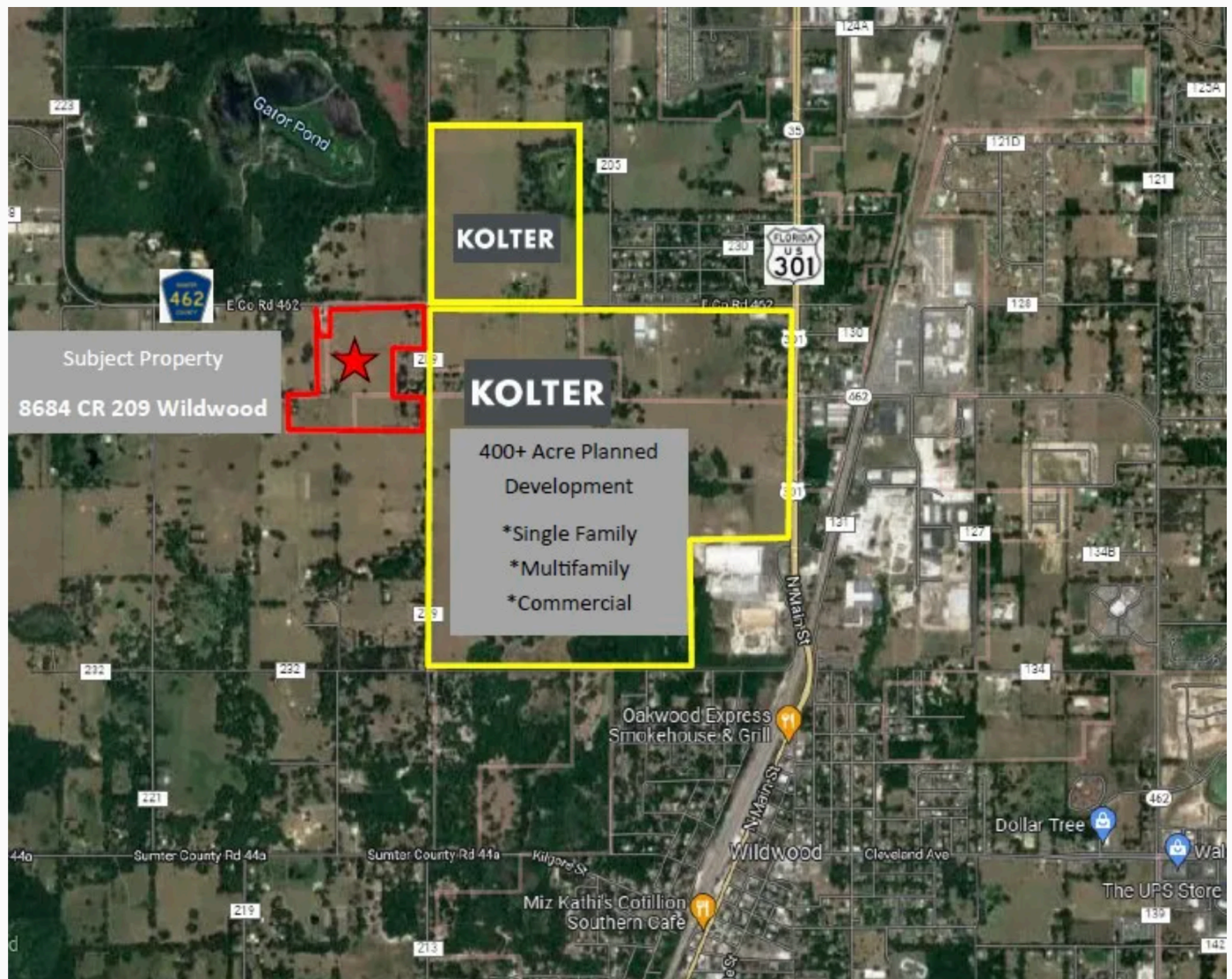


Wildwood's Tillman Oaks sells to Holiday Builders



Holiday Builders bought the Tillman Oaks subdivision in Wildwood that abuts Kolter's Twisted Oaks master-planned community. (Handout courtesy of Gillio Development)

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[Tillman Oaks](#), a development planned for just outside The Villages in Wildwood, has sold to [Holiday Builders](#).

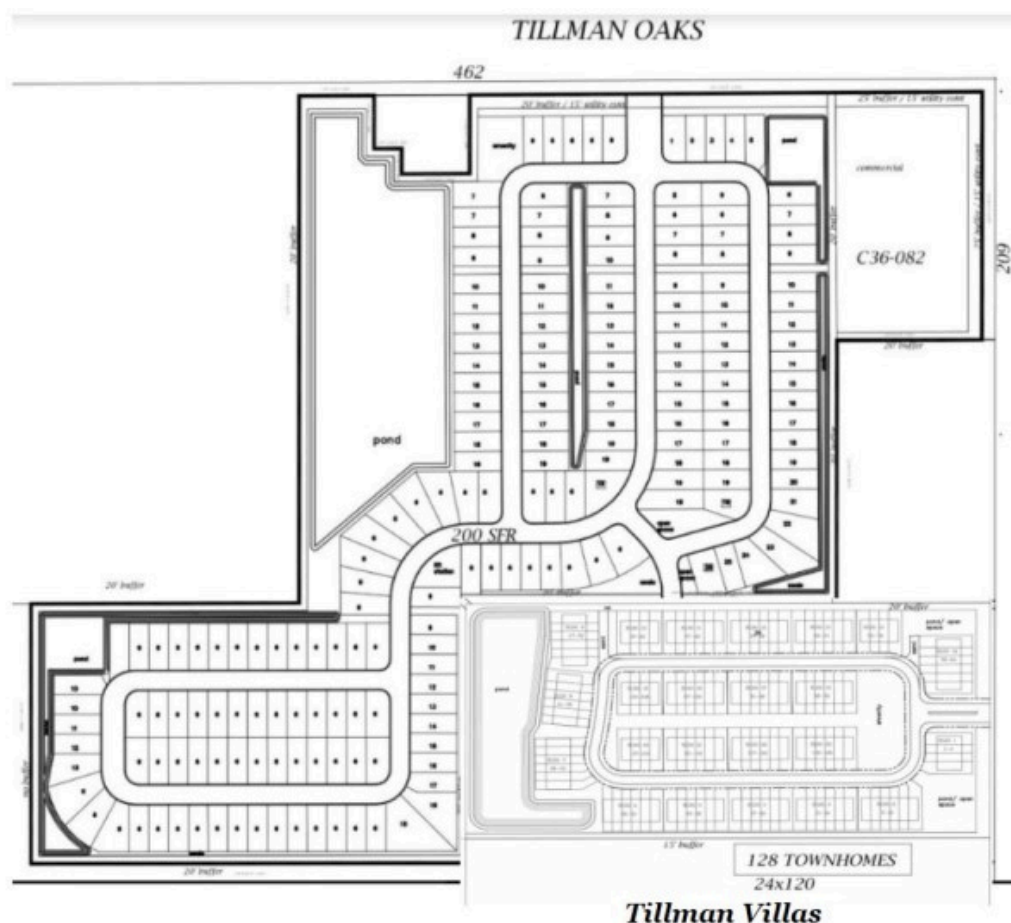
[Gillio Development](#) sold the 70-acre parcel with entitlements for \$4.7 million to the Melbourne-based homebuilder. Plans for Tillman Oaks call for 200 single-family units on 50-foot by 120-foot lots.

Tina Suiter, corporate communications manager with Holiday, told GrowthSpotter that there are no plans to change the site plan and that the builder plans to start infrastructure improvements by the end of this month. Homes will be available for purchase in the spring of 2025, Suiter added.

Holiday builds three different product lines including a Value Collection with most homes priced below \$300,000. The builder's more expensive Cornerstone and Inspire collections have exterior elevations with brick and stone accents and some [floor plans](#) that are customizable, Suiter said. However, it's too early to know which product they will be building for Tillman Oaks.

Holiday Builders was founded in 1983 and has projects in Florida and Coastal Alabama. In Polk County, Holiday is selling homes in Poinciana and Eden Hills, a development in Lake Alfred.

Tillman Oaks is Holiday's first project in Sumter County.



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

A neighboring development — Tillman Villas — is currently under contract to [LGI Builders](#) and going through a due diligence period, real estate developer Matthew Gillio told GrowthSpotter. Tillman Villas will feature 128 townhomes on 24-foot by 120-foot lots.

Tillman Oaks and Tillman Villas are right outside of The Villages and adjacent to [Kolter's Twisted Oaks](#), a 387-acre development that will feature 735 single-family detached homes, 248 attached townhomes, more than 300 apartment units as well as a mixture of retail, light industrial and other commercial uses.

Infrastructure in Twisted Oaks is complete, according to Kolter President Jim Harvey. “DR Horton, Pulte and Park Square have closed on initial lots and expect to open models in the next few months as the electric and landscape and entry monuments get completed,” he said.

Kolter was previously under contract for both Tillman Oaks and Tillman Villas.

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