

THE CORRIDOR REPORT



Florida's corridor, decoded every week.

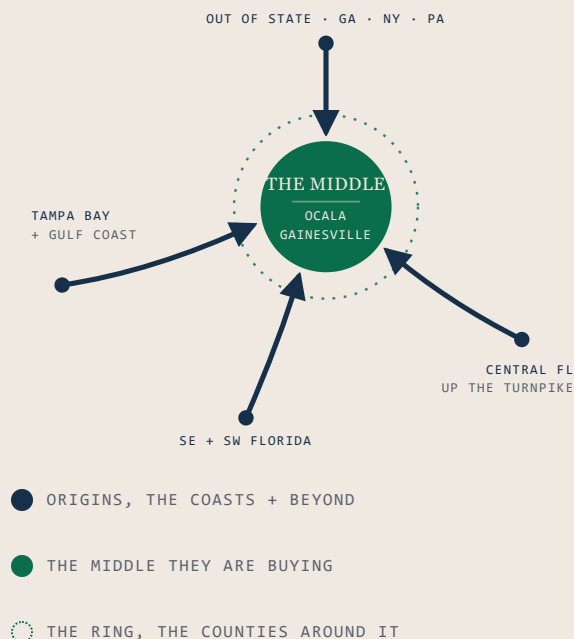
Expert weekly intelligence on the North Central Florida corridor, the booming interior between the coasts, and the trends, money, and risk reshaping it. Kane Brooks, Keller Williams Gainesville.

THE LEAD • WHAT MOVED THE CORRIDOR THIS WEEK

3,860 more homes, funded before they exist.

The migration to the middle

Coastal Florida, the Turnpike, and out-of-state movers, converging on Alachua, Marion, and the ring.



The ring is Columbia, Levy, Sumter, Suwannee, Gilchrist, and Lake, the six counties the middle is spilling into.

\$180M

Roughly what The Villages is seeking in bonds for 3,860 homes, 27 holes and rec centers.

SOURCE • BLOOMBERG / VILLAGES-NEWS, OCT 2026

The Villages is marketing almost **\$180 million** in high-yield special assessment bonds to fund **3,860** new homes, 27 more holes of golf and new recreation centers, Bloomberg reported October 19. A roughly \$127 million deal last year financed a 2,800-home district. The new offering comes as Florida single-family sales decline and the 30-year mortgage sits above 7 percent. More than 2,100 Villages homes have sold so far in 2026, at an average just under \$500,000. The 57,000-acre retirement community, centered in Sumter County, is home to about 170,000 residents.

SOURCES • BLOOMBERG VIA YAHOO FINANCE • VILLAGES-NEWS.COM

Unrated

No credit rating on the bonds

The Series 2026 special assessment revenue bonds are high-yield and repaid by assessments on the lots they finance, with principal maturing in stages from 2031 to 2056.

Source • Bloomberg via Yahoo Finance, Oct 19 2026

260,000

The resident target for 2045

The plan aims for about 260,000 residents and more than 130,000 homes by 2045, against about 170,000 residents in The Villages now.

Source • Bloomberg via Yahoo Finance, Oct 19 2026

20,537

Florida houses closed in September

Statewide single-family sales fell 3.5 percent from a year earlier. Condo medians fell 1.8 percent, with 7.7 months of supply.

Source • FL Realtors, Sep 2026

THE READ THIS WEEK *“Who builds ahead of the buyers, and what that means for price.”*

PAGE 4



THE FEED • WHAT CHANGED THIS WEEK

What changed this week.

Four sourced developments moving the corridor, and why each bends the migration inland.

Marion’s school tax doubled to \$44.8M at the same rate; voters decide November 3 THE MONEY

Marion voters decide November 3 whether to renew the school district’s one-mill property tax, first approved in 2022, for July 2027 through June 2031. It raised **\$21.8 million** in 2020–21 and is budgeted at **\$44.8 million** for 2026–27, all from rising property values, about \$150 a year on \$150,000 of taxable value. It funds about 500 positions, including 64 school resource officers.

Source • Ocala Gazette, Oct 21 2026

The latest on GRU: Gainesville gets two more weeks, and its commission splits THE DRIVERS

After the 1st District Court of Appeal ruled that voters cannot undo the GRU Authority, the city asked for a 14-day extension, moving its deadline to seek rehearing or Florida Supreme Court certification to **November 5**. Commissioner James Ingle called walking away a betrayal of the electorate; Commissioner Casey Willits said the lawsuit is over and the next stop is the Legislature.

Source • Alachua Chronicle, Oct 21 2026

Levy sent its 2050 growth plan to the state over residents’ objections ON THE GROUND

Levy commissioners voted to transmit the county’s **2050 Comprehensive Plan** for state review, revised after Hurricane Isaias, while some residents at the meeting asked them not to send it. Commissioners plan to restart community workshops at the end of January. The plan shapes how much of the corridor’s most rural, coast-adjacent county opens to growth.

Source • WUFT, Oct 21 2026

The latest on the 2026 season: 17% of normal storm energy, five weeks left THE CLIMATE

As of October 25 the National Hurricane Center counts **10 named storms**, one hurricane (Isaias) and accumulated cyclone energy of 19.5, about 83 percent below normal. The 10th, Subtropical Storm Josephine, formed far south of Cape Cod on October 21 and posed no threat to Florida. The season ends November 30.

Source • NOAA National Hurricane Center, Oct 25 2026

WHAT TO WATCH

- **November 3.** Amendment 3 polled 50% yes, 30% no and 14% undecided in a UNF survey of 1,471 likely voters, October 12–19. It needs 60%.
- **November 5.** Gainesville’s deadline to seek rehearing, or Florida Supreme Court certification, in the GRU Authority case.
- **Through December.** Fannie Mae projects the 30-year near 7.4% for the fourth quarter, after the October 22 dip to 7.32%.

BY THE NUMBERS

7.32% 30-YR FIXED First drop after seven weekly rises. 15-year 6.68%. A year ago 6.19%. Freddie Mac • Oct 22 2026	\$420,000 FL SINGLE-FAMILY MEDIAN, Q3 Up 2.4% in a year. September: \$415,000, 4.4 months of supply. FL Realtors • Sep 2026	\$290,000 MARION SINGLE-FAMILY MEDIAN 4.8 months of supply; 61 days to contract, from 71. FL Realtors / OMCAR • Aug 2026
\$318,500 GAINESVILLE MEDIAN SALE PRICE 82 days on market, against 69 a year earlier. Redfin • Aug 2026	\$1,020 ALACHUA CITIZENS PREMIUM Marion \$1,263, Levy \$1,385, Sumter \$1,728. Citizens / FL OIR • Apr 2026	\$44.8M MARION SCHOOL LEVY, 2026–27 From \$21.8M in 2020–21 at the same one-mill rate. Ocala Gazette • Oct 21 2026

A bridge, a bus hub, and an exit.

Three public works moved in October: Marion approved a town-sized plan at the new NW 49th Street exit, FDOT finished tearing down the SW 66th Street bridge over Interstate 75, and Gainesville broke ground on an east-side bus hub.

NW 49th Street interchange APPROVED OCTOBER 20

535 **500** **2029**
HOMES APPROVED HOTEL ROOMS BUC-EE'S EXPECTED OPENING

Marion commissioners approved the mixed-use plan at NW 49th Street and NW 44th Avenue, across Interstate 75 from the planned Buc-ee's: **535 homes**, a 500-room hotel and 450,000 square feet of shops and offices. Neighbors Natalie and Evelyn Kelly are asking the county to shift a new road 10 feet to save four historic oaks.

Source • WKMG News 6, Oct 21 2026

SW 66th Street overpass DEMOLISHED, TO RISE TALLER

Complete **Taller** **\$67.2M**
DEMOLITION, PER FDOT REPLACEMENT BRIDGE COUNTY ROADWAY PROGRAM

FDOT says demolition of the SW 66th Street bridge over Interstate 75 is complete after multiple dump trucks on the interstate struck it; a **higher bridge** will replace it. The county tied the closure to first opening the new SW 49th Avenue corridor, part of its \$67.2 million roadway program. No construction timeline or cost was reported.

Source • WCJB / FDOT, Oct 23 2026

RTS Eastside Transfer Station EAST GAINESVILLE, LATE 2027

\$5.5M **6** **\$25M**
FEDERAL TRANSIT GRANTS BUS BAYS FEDERAL HOUSING GRANT

Gainesville broke ground on a **\$5.5 million** bus hub on SE 20th Street off Hawthorne Road, with six bays, a community room and on-demand transit, due late 2027. It follows a \$25 million federal Choice Neighborhoods grant, announced October 7, to rebuild the Lake Terrace and Pine Meadows public housing properties.

Source • Alachua Chronicle; WCJB, Oct 2026

CORRIDOR PARTNER • RESERVED

One disclosed, vetted corridor partner (a lender, inspector, insurer, title, or CPA who contributes real corridor insight, never a coupon) may appear here. Editorially walled from The Read, the data, and the takeaway. Reserved, not sold. No sponsor is implied while this space is reserved.

THE READ

Who builds ahead of the buyers?

THE READ • BY KANE BROOKS

The number I would not skip this issue is **3,860**. That is how many more homes The Villages wants to finance with almost \$180 million in unrated bonds, a year after a \$127 million deal for 2,800 more. Florida closed 3.5 percent fewer single-family homes in September than a year earlier, and the 30-year only just dipped to 7.32 percent. The corridor's biggest master-planned community is still borrowing for the next twenty years.

The same pattern shows up in public money. Marion just approved 535 homes and a 500-room hotel at an exit whose Buc-ee's will not open until 2029. FDOT is rebuilding the SW 66th Street bridge taller. Gainesville is putting a bus hub and \$25 million in federal housing money into the east side. None of it is waiting for the market to turn.

Here is how I read it for clients. Long-horizon capital, private and public, is building ahead of demand while the short-term numbers soften. That gives buyers room to negotiate now, in places that are still being built out. And on November 3, Amendment 3 and Marion's school tax both go to voters, so the carrying cost of what you buy is on the ballot too.

Kane Brooks

WHAT IT MEANS FOR YOU

<i>If you're buying</i>	Buyer: looking at The Villages? 3,860 more homes are being financed on top of a 2,800-home district funded last year. More new supply means room to compare resale against new, and to negotiate on both.
<i>If you're selling</i>	Seller: in Sumter or south Marion? Your competition includes 3,860 new Villages homes in the pipeline. Price against new construction, and lead with what a resale has that a new lot does not: a finished street.
<i>If you own here</i>	Investor: the \$180 million offering is unrated and repaid only by assessments on the lots it funds. That is the developer's confidence, priced as risk. Near the expansion, underwrite on current demand, not the 2045 plan.

SUBSCRIBE

Subscribe free: Florida's corridor, decoded every week.

[KANE BROOKS.COM/CORRIDOR](https://kanebrooks.com/corridor) • NEW ISSUE EVERY WEEK



SOURCES & DATA VINTAGE

Bloomberg/Yahoo Finance · Villages-News · FL Realtors/OMCAR · Freddie Mac · Fannie Mae · Redfin · Citizens/FL OIR · Ocala Gazette · Alachua Chronicle · WUFT · NOAA NHC · UNF PORL/News4JAX · WKMG · WCJB/FDOT. Aug–Oct 2026 unless noted. Rates, corridor median / DOM / supply, gas, commute, and weather refresh each issue from the named source; no unsourced figure ships.

Kane Brooks, Licensed Real Estate Sales Associate · Keller Williams Gainesville. · kanebrooks@kw.com · The Read is the author's analysis; data is attributed inline.