

Alabama Ave

Phase 1

Phase 4

Phase 2

Phase 3

Lake Vincent  
8 Acres

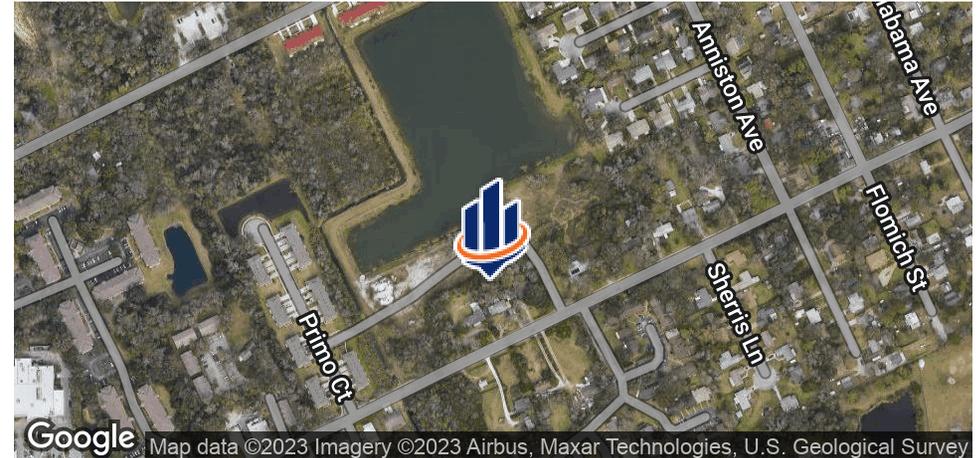
**THE MIRAGE PHASES 3 & 4, A TOWNHOUSE COMMUNITY**

Flomich St

MIRAGE DRIVE  
HOLLY HILL, FL 32117

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Principal  
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# Property Summary



## OFFERING SUMMARY

Sale Price: \$392,000  
[\$8,000 per townhouse  
blank]

Lot Info: 25' wide interior  
50' wide exterior  
One or Two story units  
All engineering done  
Mostly waterfront lots  
Maintenance-free HOA

Lot Size: 7+/- Acres  
[could be subdivided]

Price / SF: R-6 [City of Holly Hill]

## PROPERTY OVERVIEW

Offered for sale is Phases 3 and 4 of The Mirage, an existing townhouse community located in Holly Hill, FL. Phases 3 and 4 will offer 49 fully engineered townhouse lots in The Mirage's exclusive maintenance-free community. The lot widths are 25' on the interior units and 50' on the exterior units. The townhouses could be built as one or two stories. These phases could also be developed as single-family lots.

Excavation of the adjacent 8 acre Lake Vincent was recently completed opening up Phases 3 and 4 for development and serving as a wonderful amenity for the community. Phase 2 was constructed by DR Horton in 2019 and they achieved an average sales price of \$195,000 per unit. Phase 1 was completed prior to the Great Recession.

## PROPERTY HIGHLIGHTS

- Phases 3 & 4 of The Mirage, a townhouse development project in Holly Hill, Florida
- 49 fully engineered townhouse lots available for sale
- Lot widths of 25' [inner] and 50' [end units] will accommodate a variety of design programs
- Phases 3 & 4 could also be developed as single-family lots
- Existing community provides leisurely living, low maintenance and easy access to the greater Daytona Beach area
- Average 2019 sales price in The Mirage Phase 2 was \$195,000

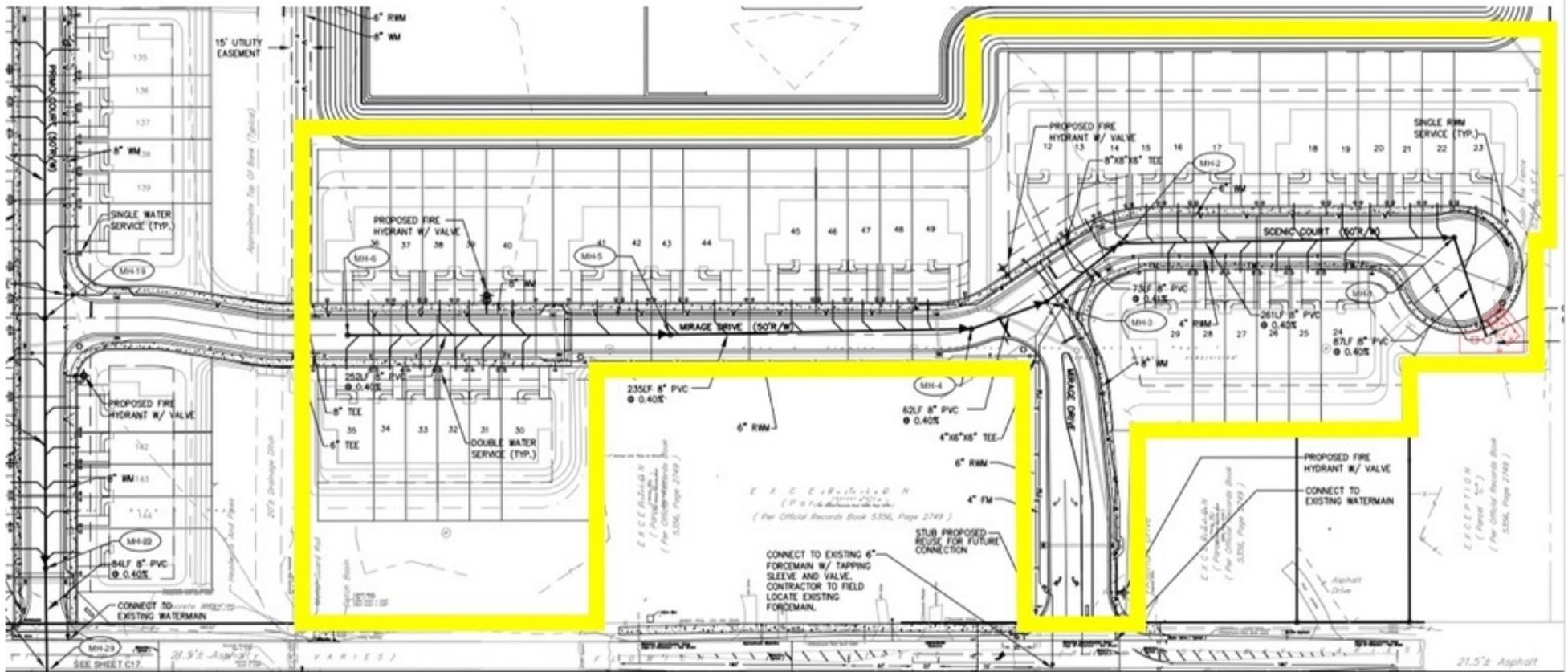
# The Mirage Phasing Plan



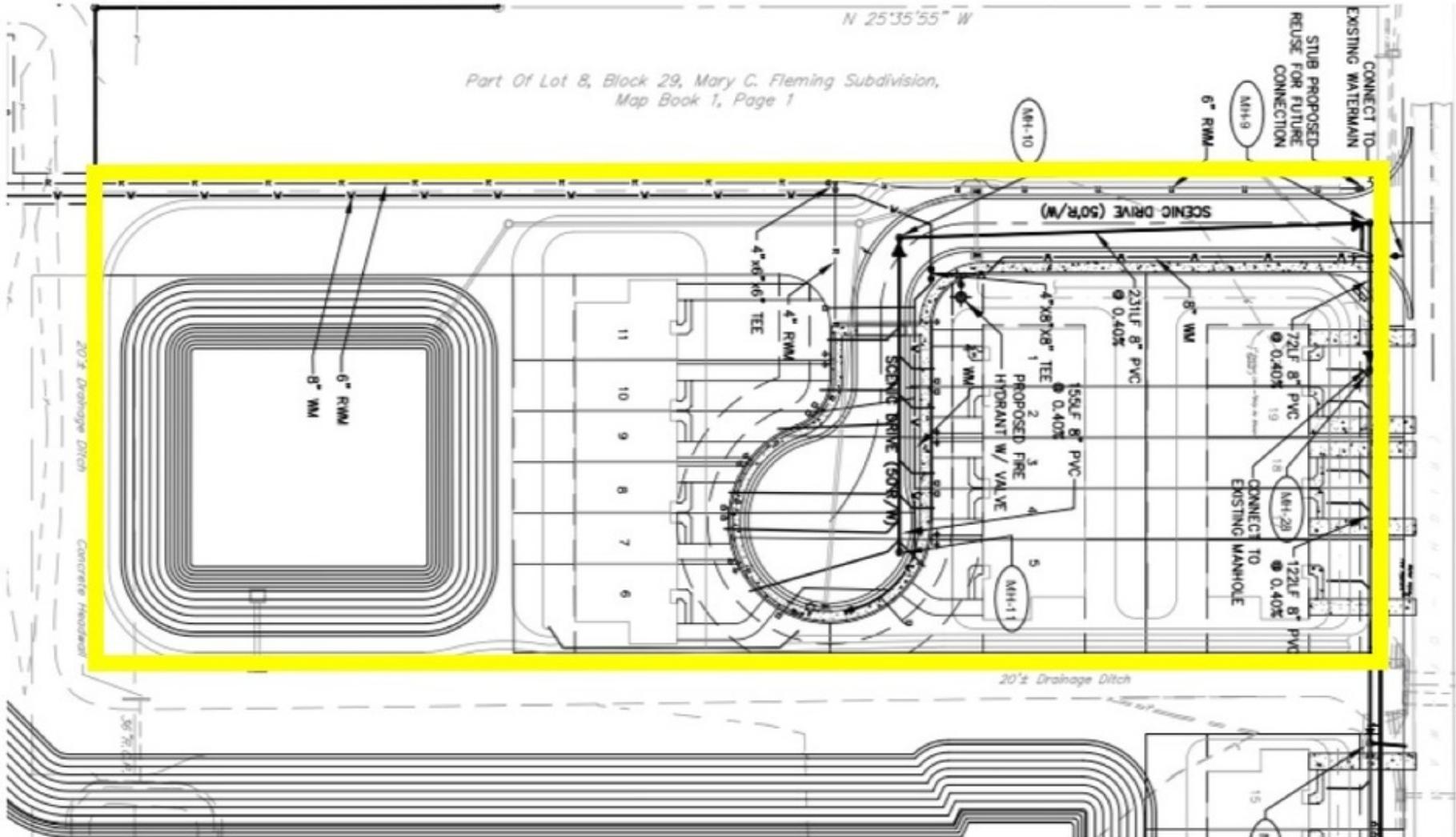
# Phase 3, 38 Townhouse Lots



## Parcel A - 38 Lots



# Phase 4, 11 Townhouse Lots



# Community Photos



Phase 2 Signage [Primo Ct]



Phase 2 Townhome [DR Horton]



Phase 1 Townhome [Alabama Ave]



Phase 1 Townhome [Alabama Ave]

# Location Maps

