

Alabama Ave

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THE MIRAGE PHASES 3 & 4, A TOWNHOUSE COMMUNITY

MIRAGE DRIVE
HOLLY HILL, FL 32117

Phase 2

D·R·HORTON
America's Builder

Phase 4
16 Lots

Phase 1

Lake Vincent
8 Acres

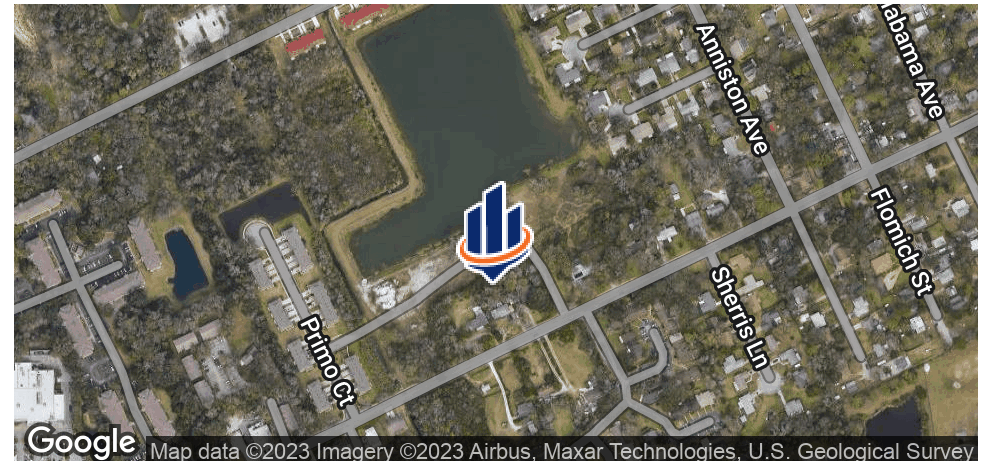
Phase 3
38 Lots

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Flomich St

Flomich St

Property Summary



OFFERING SUMMARY

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

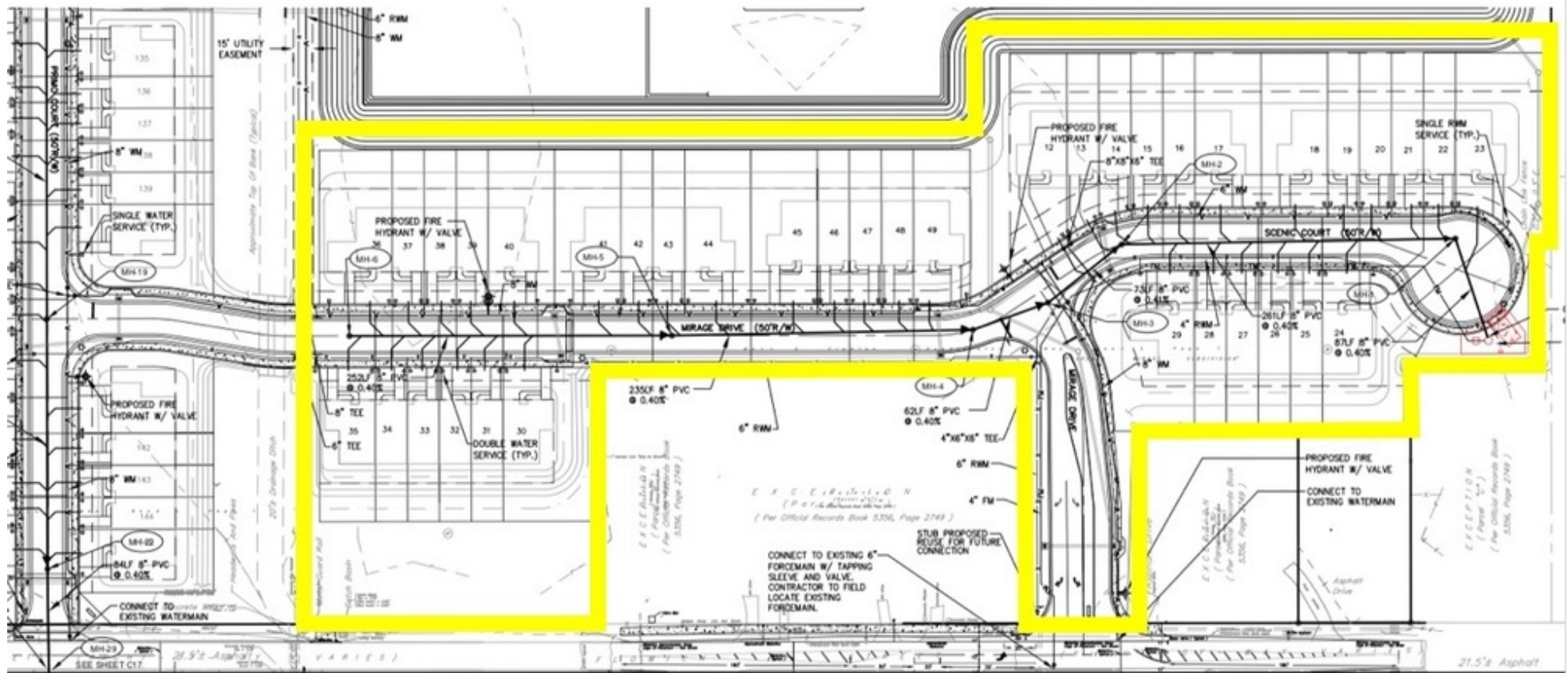
The Mirage Phasing Plan



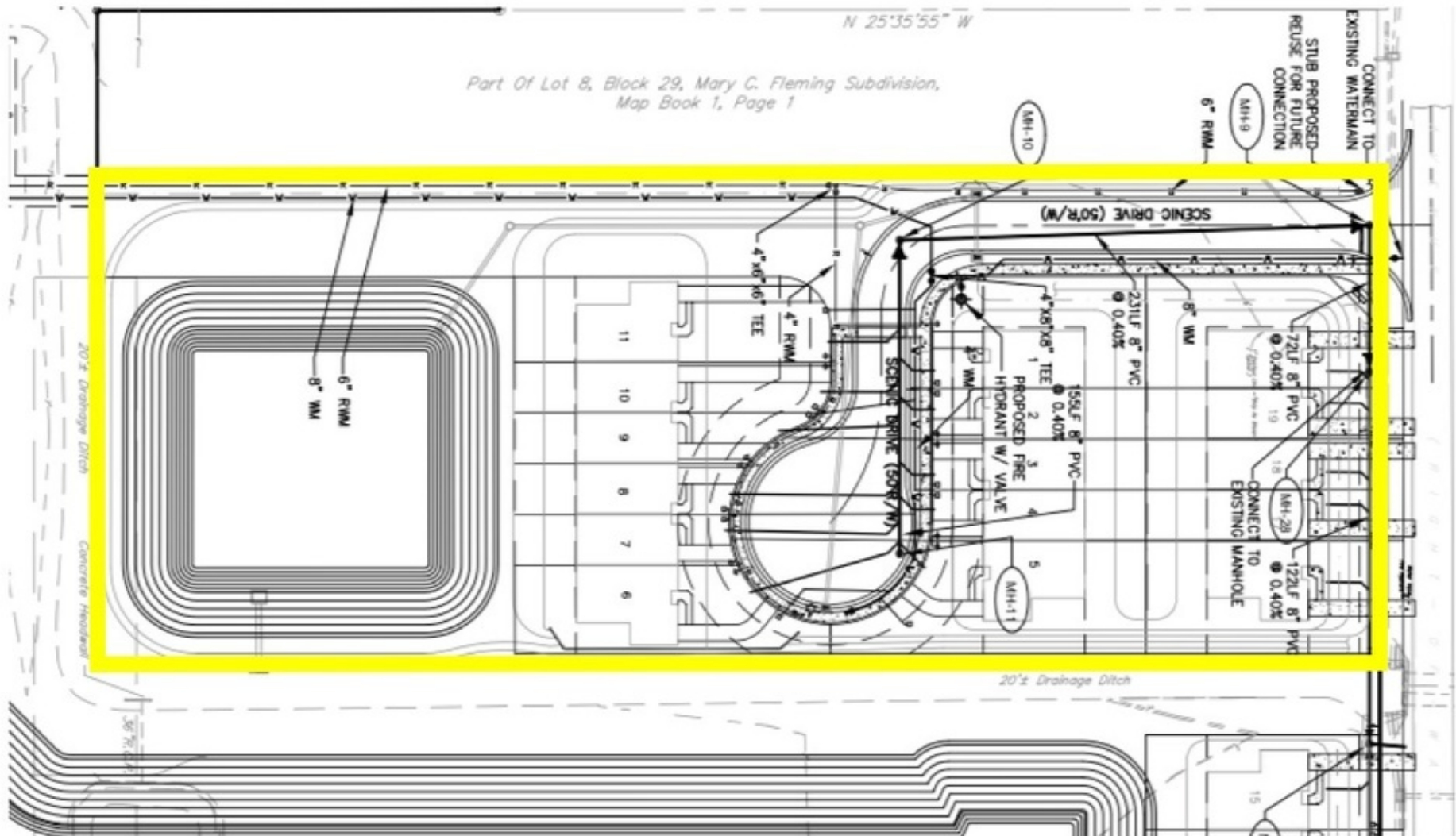
Phase 3, 38 Townhouse Lots



Parcel A – 38 Lots



Phase 4, 11 Townhouse Lots



Parcel B - 11 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

