



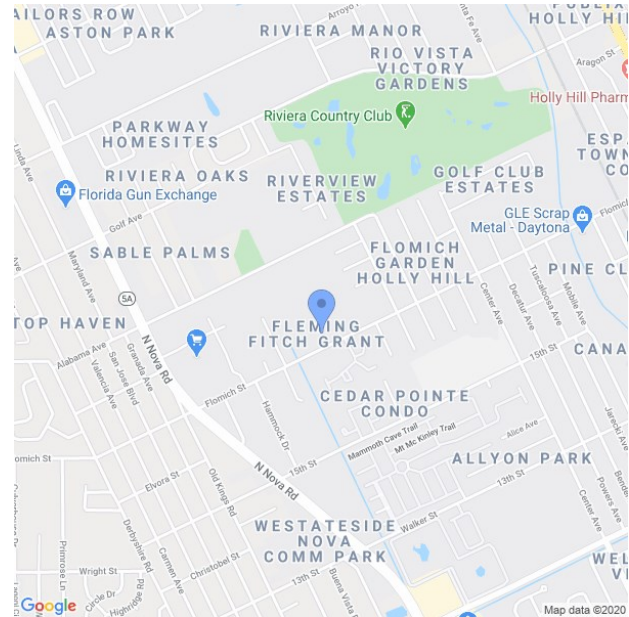
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The Mirage Phases 3 4, a townhouse community

MIRAGE DRIVE, HOLLY HILL, FLORIDA 32117

COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$392,000**

LAND AREA **7 ACRES**

- 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 was \$195,000

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.

New main entrance for The Mirage off of Flomich St between Primo Ct and Anniston Ave.