

MIRROR LAKE

Lots, Partially Developed Lots,
and Acreage in Mixed Use Community
in Douglas County, Georgia

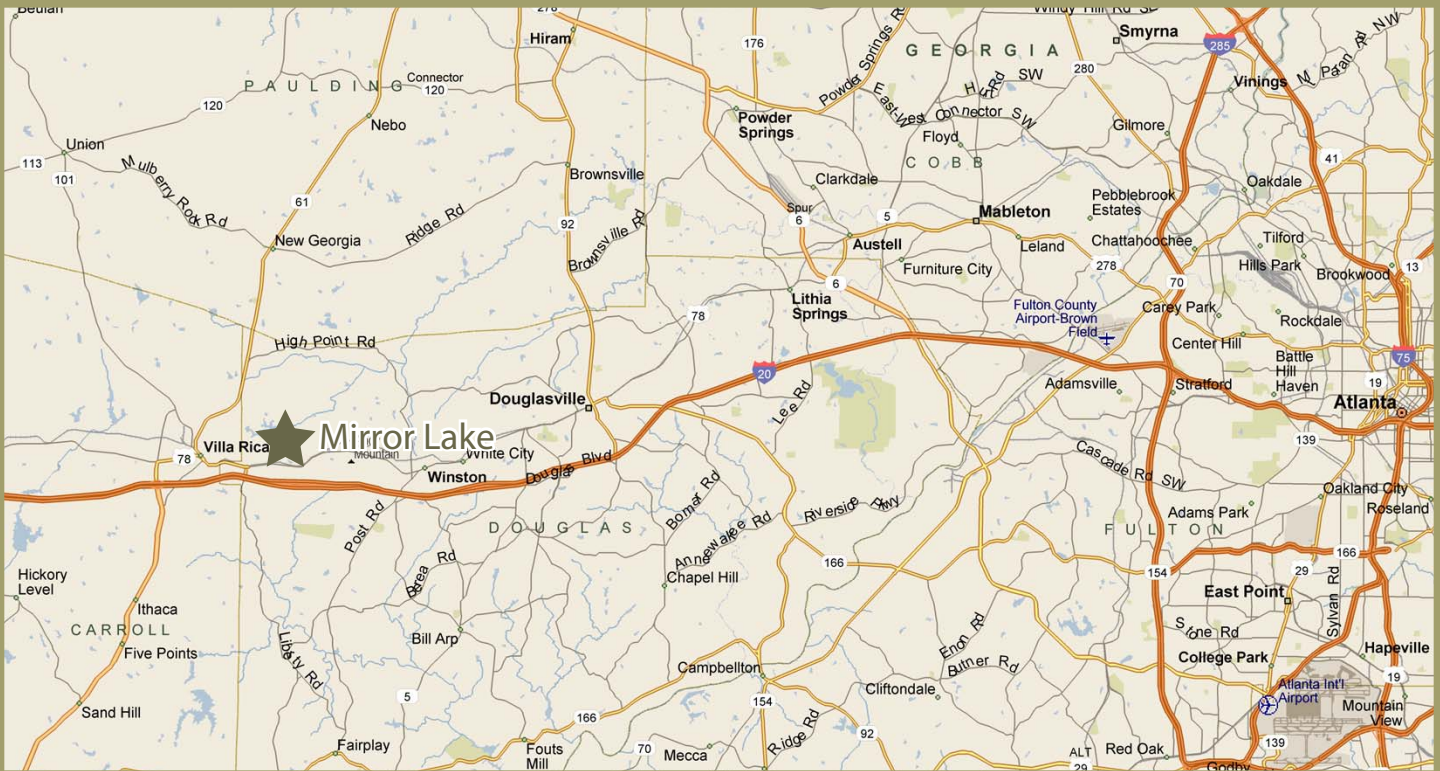
Presented By:

MAJOR & ARROLL, LLC

COMMERCIAL REAL ESTATE



FOR SALE - 95 platted lots, 48 developed ready to be platted lots, 58.16± acres partially developed land planned for 155 lots, 239.9± acres of raw land planned for 790 lots, 25.56± acres of multifamily land zoned for 256 units all located in city of Villa Rica, Douglas and Carroll County, GA



PROPERTY HIGHLIGHTS

LOCATION: The property is located on the north side of I-20 west in the City of Villa Rica, Douglas County and Carroll County, GA.

SIZE:

- 95 platted lots.
- 48 developed and ready to be platted lots.
- 58.16± acres partially developed planned for 155 lots.
- 239.9± acres of raw land planned for 790 lots.
- 25.56± acres of multifamily land zoned for 256 units.

Lot sizes are a mix of 40', 50', 60', 70', 90', and 100' wide lots. A detailed lot matrix can be found on the following page

ZONING: PUD, City of Villa Rica and Carroll County.

ADDITIONAL INFORMATION: For additional information, please click the tabs below:

- [Final Plats](#) (11.0MB PDF)
- [Zoning Summary](#) (2.8MB PDF)
- [Site Plan](#) (2.7MB PDF)
- [Demographics](#) (0.4MB PDF)
- [HOA Documents](#) (6.8MB PDF)

PRICE: \$5,750,000.00



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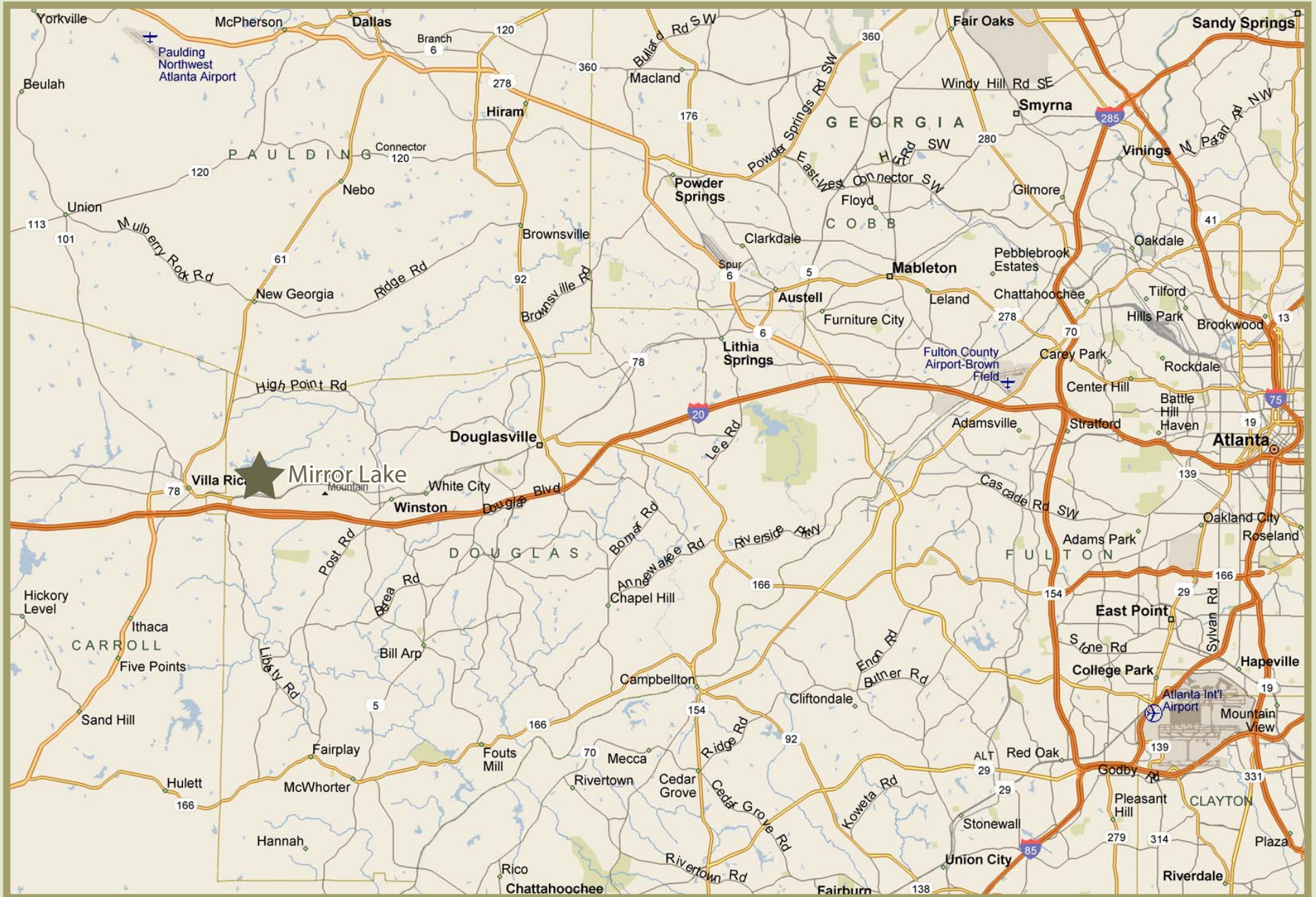
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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy but cannot guarantee that it is correct.

LOT MATRIX

Developed and Platted lots	Lots	Lot Width	
Watermist	32 lots	90'	
Southwoods	48 lots	60'	
Overlook	6 lots	100'+/-	
<u>Other lots</u>	<u>9 lots</u>	70' - 100'	
Total:	95 platted lots		
Developed and Ready to plat			
South Harbor Unit II A	48 lots	90'	
Total:	48 developed ready to plat		
Partially Developed	Lots	Width	Acerage
South Harbor Unit II B	36	90'	19.57
<u>North Woods Phase II</u>	<u>119</u>	<u>70'</u>	<u>38.59</u>
Total:	155 partially developed lots		58.16+/- acres
Raw Land			
Tract 2	18	70'	8.96
Tracts 4 and 5	172	50'	41.91
Watermist	155	90'	66.91
Lake Fairway 16	78	42'	17.62
Lake Fairway 17	190	50'	41.61
<u>Northwoods phase III</u>	<u>176</u>	<u>70'</u>	<u>62.96</u>
Total	790 lots		239.9+/- acres
Multi-family Land			
	<u>Units</u>		<u>Acreage</u>
Tract 1	259 units		25.86
Total	259 units		25.86+/- acres

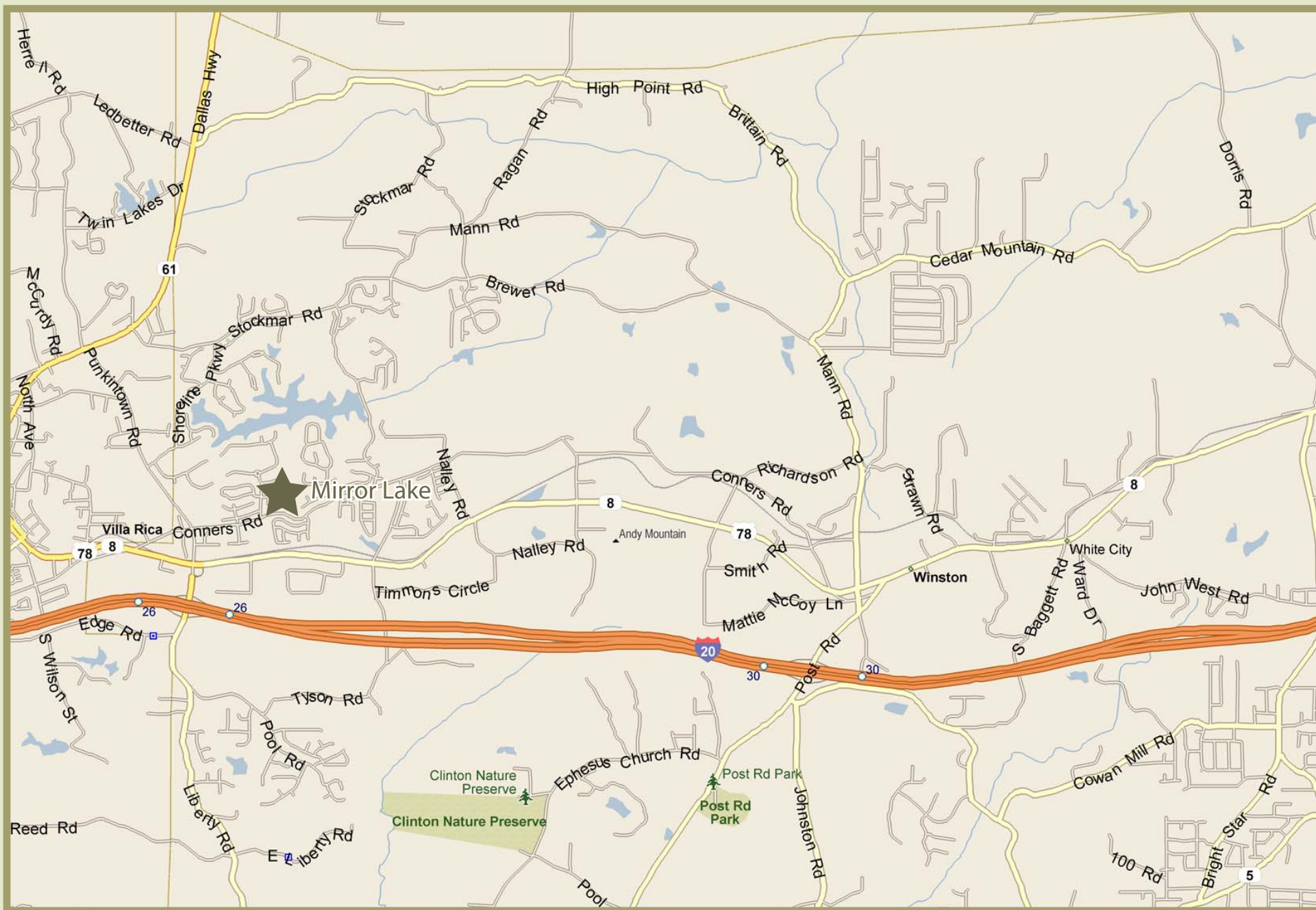
LOCATION MAP



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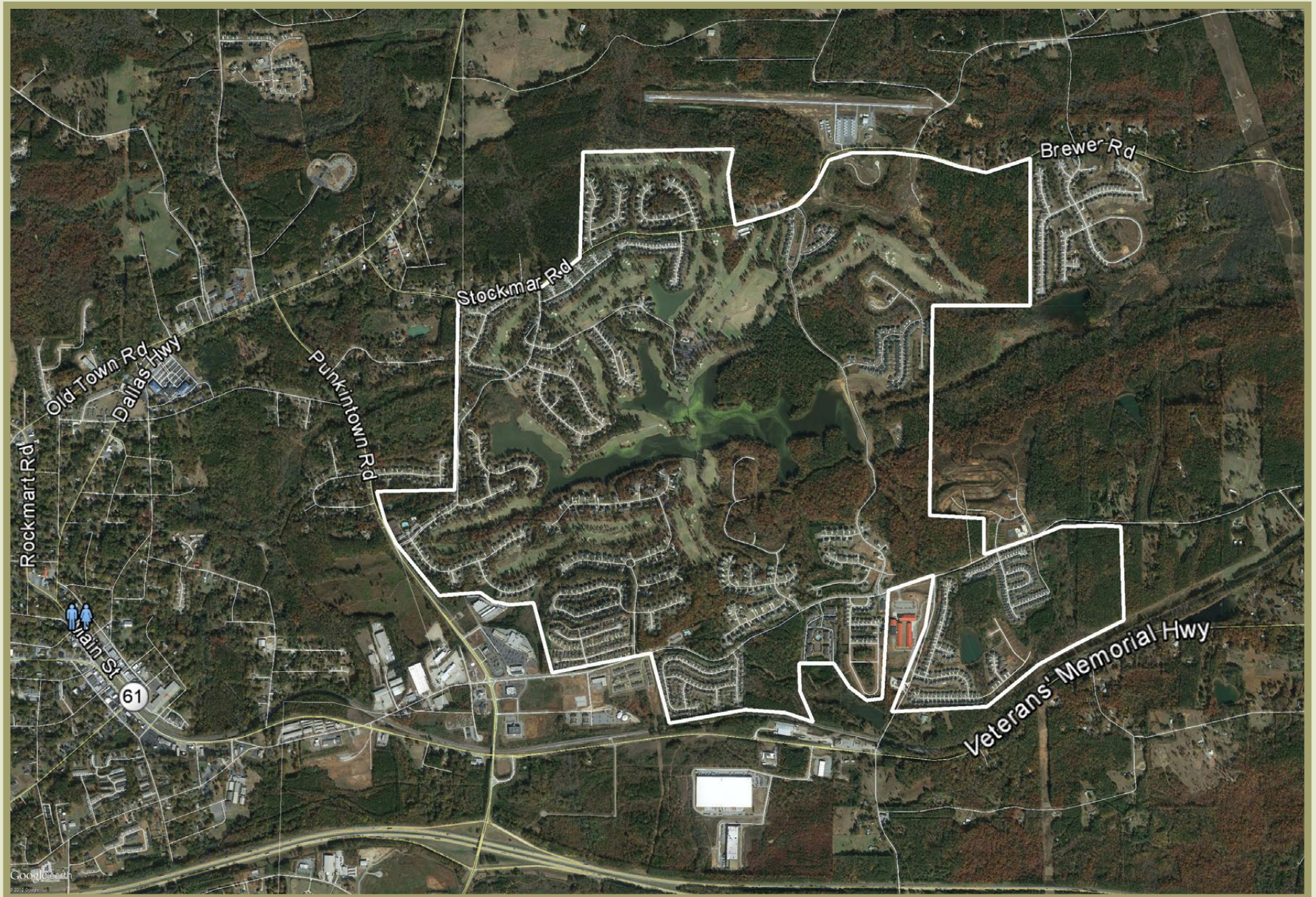
LOCATION MAP



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MIRROR LAKE AERIAL



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MASTER PLAN

MIRROR LAKE

CITY OF VILLA RICA
CARROLL & DOUGLAS COUNTY, GEORGIA
MARCH 31, 2015

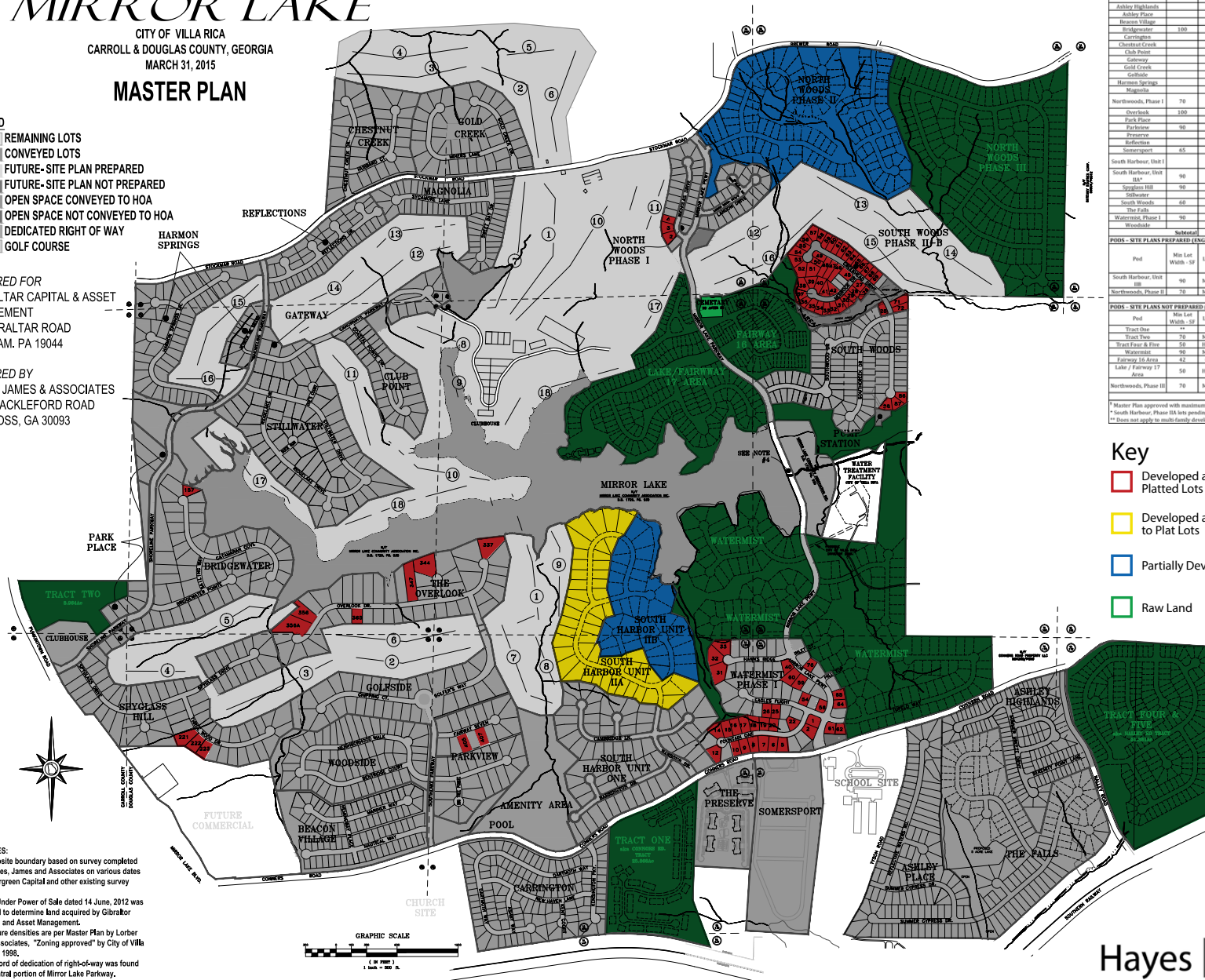
MASTER PLAN

LEGEND

- REMAINING LOTS
- CONVEYED LOTS
- FUTURE-SITE PLAN PREPARED
- FUTURE-SITE PLAN NOT PREPARED
- OPEN SPACE CONVEYED TO HOA
- OPEN SPACE NOT CONVEYED TO HOA
- DEDICATED RIGHT OF WAY
- GOLF COURSE

PREPARED FOR
GILBRALTAR CAPITAL & ASSET
MANAGEMENT
250 GILBRALTAR ROAD
HORSHAM, PA 19044

PREPARED BY
HAYES, JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
NORCROSS, GA 30093



SITE DATA CHART ¹					
PODS - PLATTED (FULLY IMPROVED)					
Pod	Min Lot Width - SF	Homes	Other Lots	20 Year Int'l - %	Total Lots
Ashley Highlands		127	—	—	127
Ashley Place		105	—	—	105
Beacon Village		77	—	—	77
Bridgewater	100	59	—	1	60
Carlington		120	—	—	120
Chastain Creek		37	—	—	37
Club Point		39	—	—	39
Gateway		11	—	—	11
Gold Creek		41	—	—	41
Goldside		35	—	—	35
Harmon Springs		59	—	—	59
Magnolia		61	—	—	61
Northwoods, Phase I	70	12	10	3	25
Overlook		39	3	6	48
Park Place		10	—	—	10
Paraview	90	35	—	—	30
Preserve		250	—	—	250
Stillwater		55	—	—	55
Somersport	65	35	56	—	92
South Harbor, Unit I	60	64	6	—	70
South Harbor, Unit II	90	—	—	48	48
South Harbor, Unit III	90	66	—	3	69
South Harbor, Unit IV		74	—	—	74
South Woods	60	44	26	—	110
The Falls		15	37	52	69
Watermist, Phase I		90	0	32	69
Watermist, Phase II		90	0	57	67
Subtotal		1,099	138	143	1,083
PODS - SITE PLANS PREPARED (UNIMPROVED)					
Pod	Min Lot Width - SF	Land Use	Available Acreage	Dwelling Per Acre	Total Lots
South Harbor, Unit III	90	Med. Res.	19.57	1.86	36
Northwoods, Phase II	70	Med. Res.	10.52	1.28	119
Subtotal			30.09		265
PODS - SITE PLANS NOT PREPARED (FUTURE - RESIDENTIAL)					
Pod	Min Lot Width - SF	Land Use	Available Acreage	Dwelling Per Acre	Total Lots
Tract Two	90	Med. Res.	10.56	1.28	129
Tract Four & Five	50	High Dens.	41.93	4.1	173
Watermist	90	Med. Res.	66.93	2.31	155
Watermist, Phase I	42	Cluster	17.62	4.62	78
Lake / Parkway 17 Area	50	High Dens.	41.16	4.62	190
Northwoods, Phase III	70	Med. Res.	62.97	2.79	176
Subtotal			285		1,048

¹ Master Plan approved with maximum of 3,000 dwellings.
² South Harbor, Phase 1A is pending final plat reclamation.
³ Does not include the multi-family development.

Key

- Developed and Platted Lots
- Developed and Ready to Plat Lots
- Partially Developed Lots
- Raw Land

REFERENCES:

- Composite boundary based on survey completed by Hayes, James and Associates on various dates for Fairgreen Capital and other existing survey data.
- Deed Under Power of Sale dated 14 June, 2012 was utilized to determine land acquired by Gibraltar Capital and Asset Management.
- All future densities are per Master Plan by Lorber and Associates, "Zoning approved" by City of Villa Rica in 1998.
- No record of dedication of right-of-way was found for central portion of Mirror Lake Parkway.

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Hayes | James

AMENITIES

Mirror Lakes has many amenities for the residence to enjoy. There is a 96 acre lake for sailing fishing, canoeing, or kayaking. Trails and sidewalks throughout connect the residential communities. Swim and tennis facilities and two pool complexes serve the development along with the private Canongate at Mirror Lakes Golf course featuring 36 holes.



PHOTOGRAPHY



House in Watermist



House in Watermist



House in Southwoods



House in Southwoods

This Offering Memorandum is intended to solicit interest from qualified investors for the property described herein. Information contained in this Offering Memorandum is confidential and not to be used for any other purpose or made available to any other individuals without the consent of DB Aster III, LLC ("Owner"). All information, economic or otherwise, has been obtained from the Owner or other sources and is being provided to assist in the evaluation of the property. Such information shall not be considered fact and should not be viewed as representative of future conditions. The Owner makes no warranty as to the accuracy of any information contained in this Offering Memorandum nor shall they have any liability resulting from the use of the information contained in this Offering Memorandum. All information is subject to change without notice. The only representations or warranties, if any, shall be those included in a fully executed and delivered purchase agreement. The Owner has no obligation to accept any offer and no obligation to sell the Property until a fully executed contract of sale on terms acceptable to the Owner has been delivered. The submission of an offer by a purchaser acknowledges the foregoing and releases the Owner from any liability with respect thereto.