

# RARE INVESTMENT OPPORTUNITY

## 32 Luxury Townhomes – Offering for \$11,750,000



### PROPERTY DESCRIPTION

A prime investment opportunity in the heart of Pinellas County, the most densely populated county in Florida. This brand-new rental community offers unmatched accessibility to both lifestyle amenities and major employment hubs across Tampa Bay.

### COMMUNITY FEATURES

- Immediate access to the white sand beaches of Pinellas County
- Just 18 minutes to Downtown St. Petersburg, Clearwater Beach, Tampa International Airport, and Westshore Business District
- Only 7 minutes to three Publix grocery stores, the Gateway Business District, St. Pete-Clearwater Airport, Topgolf, and over 11.6 million square feet of office space

Perfectly positioned for convenience, growth, and long-term value, this community blends modern living with the best of Tampa Bay.

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**Scherer Development, LLC**

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# LOCATION, LOCATION, LOCATION



## 32 LUXURY TOWNHOMES



### PROPERTY HIGHLIGHTS

**Turnkey Portfolio** – 32 thoughtfully designed 2 & 3 BDRM townhomes averaging 1,700 sq ft. Built in 2022. Feature direct-access garages, private patios & spacious floor plans.

**Unparalleled Location** – Strategically located near Clearwater's beaches, Tampa's Gateway business district—including 114,000+ jobs—ensuring strong tenant demand

**Built-to-Rent** – One of the first purpose-built BTR communities in Pinellas County, with no competing developments planned within the next 24 months.



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