



Key Haven Road, (off Park Blvd.)  
Seminole, FL, Pinellas County

**PAD READY SITE**  
**8.66 ACRES, 90 UNITS**

# Waterfront Townhome Development Opportunity

on Long Bayou  
with access to the  
Gulf of Mexico

**8.66 DEVELOPED ACRES**



**CUSHMAN &  
WAKEFIELD**



# SEMINOLE ISLE

Key Haven Rd. off Park Blvd, Seminole, FL, Pinellas County

## EXISTING COMMUNITY FEATURES

Formerly owned by the Baynard Family and operated as Holiday Campgrounds from 1946 until 2003. This 102 acre gated community was developed by Beazer in 2005 and consists of the following:

- (6) 5-story, 180 unit, condominium buildings over parking, 3 different floor plans, 2-3 bedrooms; 1,500-2,100 SF each
- (18) 2-story, 88 unit townhomes over parking, 3 different floor plans, oversized 2 car garages, bonus room on lower level (2,050-2,080 SF each)
- On site kayak & paddle board storage and launching area.
- Clubhouse with heated saltwater pool
- Fitness center, (2) tennis courts, 1.5 miles of scenic walking trails
- Private beach, dock, firepit, screened picnic pavilions, BBQ grills
- 24 hour security
- Pet friendly

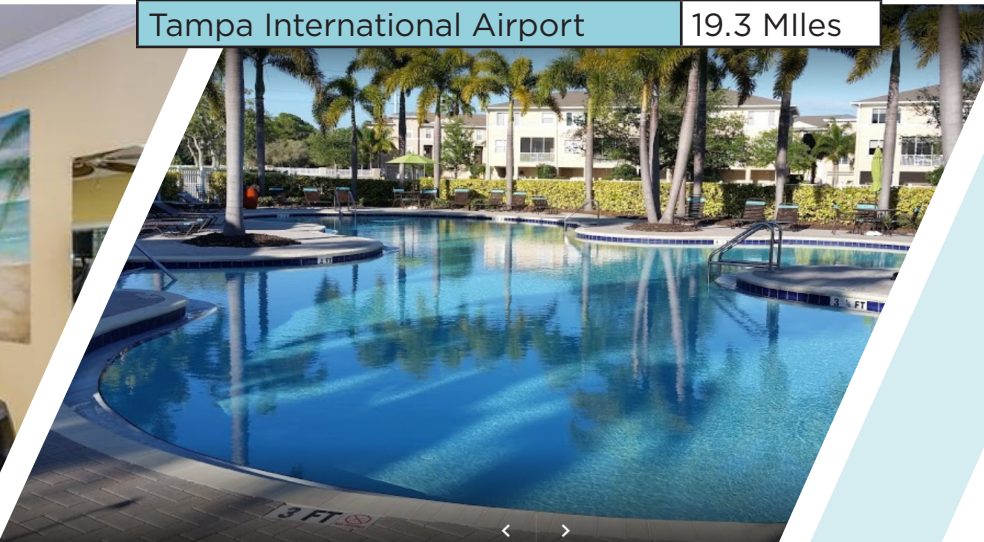
## AREA HIGHLIGHTS

- Located in Seminole, Florida, across from Lake Seminole Park, a 250 acre municipal park with designated wildlife habitat and sanctuary; 2 mile multiuse trail; softball fields; volleyball fields; boat ramps and more
- (7) public golf courses within an 8-mile radius
- Minutes away from Madeira and Redington Beaches



DEVELOPMENT OPPORTUNITIES:  
LOCATIONS: A,G,H,I,J,K,L,M

DISTANCES	
Home Depot	0.7 Miles
Publix	1.45 Miles
Morton Plant Mease Hospital	3.1 Miles
Gulf Beaches / John's Pass	4.3 Miles
St. Petersburg General Hospital	5.3 Miles
Target	5.4 Miles
I-275	6.7 Miles
St. Pete - Clearwater Airport	10.0 Miles
Downtown St. Petersburg	12.2 Miles
Tampa International Airport	19.3 Miles

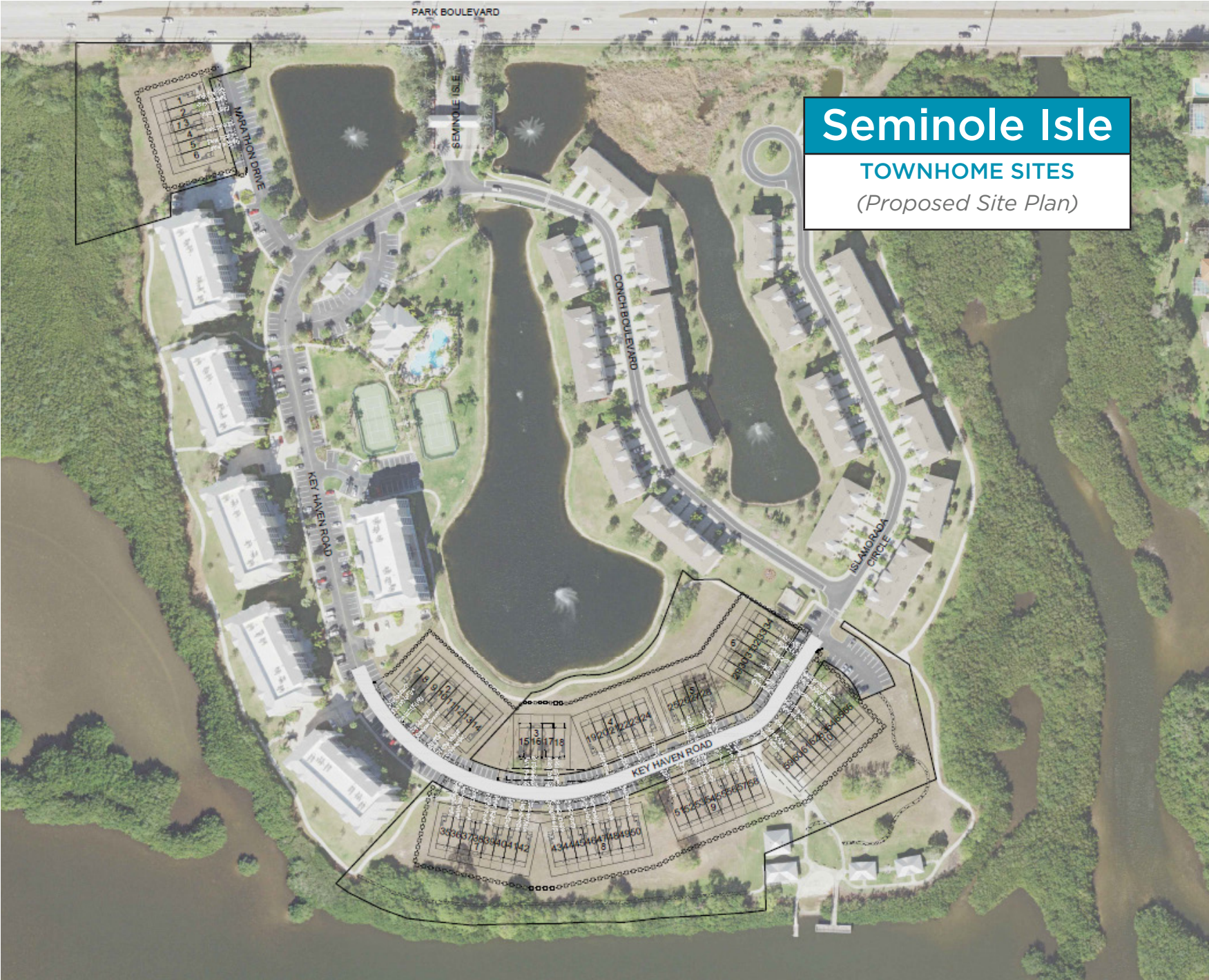
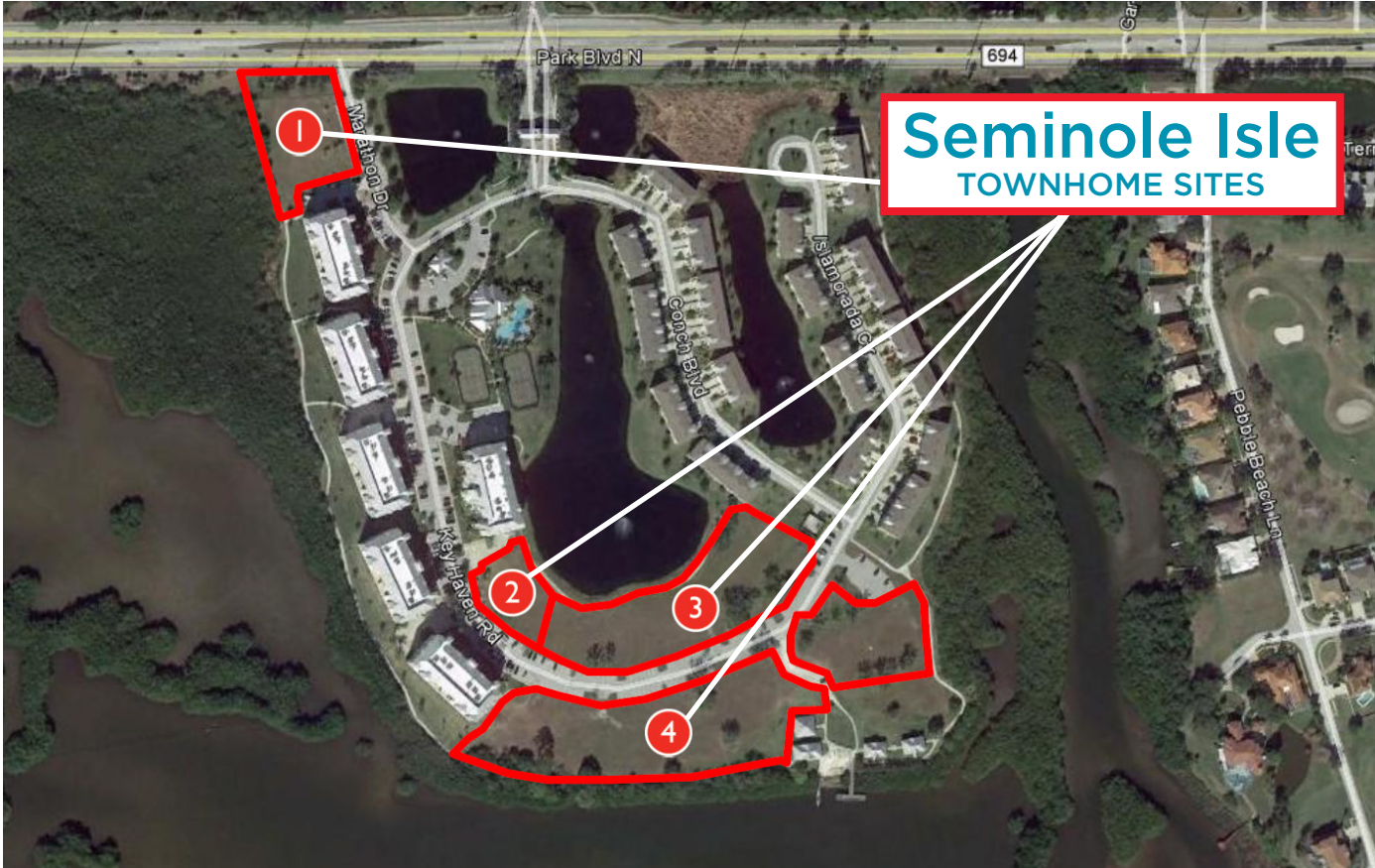






# DEVELOPMENT OPPORTUNITY

- Size - (4) separate parcels totaling 8.66 pad ready acres (9.62 gross acres)
- Zoning - Residential - potential of 90 townhome units
- HOA
  - Townhouses (existing): \$117/month
  - Condos: Avg. \$285/month based on SqFt (3 different floor plans)
  - Master Association: \$319/month per unit
- Price - \$4,950,000





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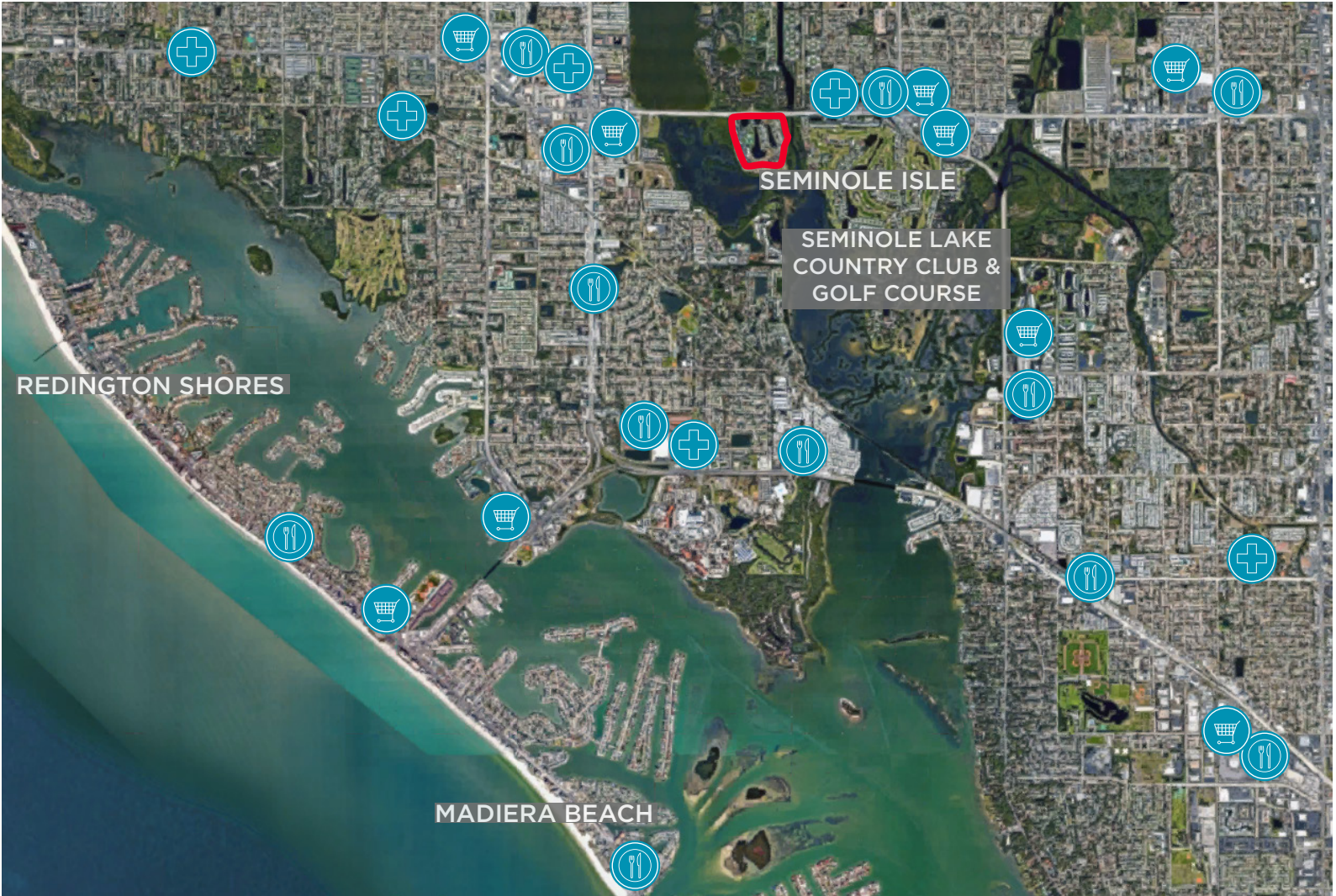
Townhome Sites





# SEMINOLE ISLE

Pinellas County, FL



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