

KELLY BURCHILL

COMPASS

The Tampa Physician Relocation Playbook

How I Help Physicians Relocate to Tampa

TGH • MOFFITT • USF HEALTH • ADVENTHEALTH • BAYCARE • HCA FLORIDA • JAMES A. HALEY VA

Two Markets. One Strategy.

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MY APPROACH

A Native's View of a Fast-Changing City

Tampa General, Moffitt, USF Health, AdventHealth, BayCare, HCA Florida, and the James A. Haley VA have turned this city into one of the fastest-growing medical markets in the country. Which means the home search here isn't really a real estate decision — it's a lifestyle decision disguised as a commute decision.

I'm Kelly Burchill, a third-generation South Tampa native and broker associate with Compass, licensed in Florida and New York. I've worked with physicians relocating across Tampa's medical corridor — and I know how to get them landed in the right neighborhood before their start date.

WHY PHYSICIANS TRUST ME

I Do My Homework.

A former TV news reporter turned real estate advisor. I research the way physicians diagnose — ownership records, flood history, street-level traffic patterns, school zoning lines. No guessing.

I Respect Your Schedule.

Most of my physician clients shop remotely between shifts. I run the search so you don't have to, and I tell you the truth — including when a house everyone loves is on the wrong street.

WHAT THEY CARE ABOUT

The Details That Actually Matter

The Call Commute.

Not the average drive — the 2 a.m. drive. Minutes to the hospital matter more than square footage when you're on call.

Schools.

Plant High School boundaries drive value in South Tampa. Two nearly identical homes can differ by hundreds of thousands of dollars because of which side of the line they sit on.

Turnkey Over Project.

A new attending starting July 1 doesn't have time for a renovation.

Resale.

Fellowships end. Programs change. I help clients buy homes that sell well later, not just live well now.

MISTAKES THEY MAKE

Shopping By ZIP Code Instead Of Street.

Two homes a few blocks apart can be completely different investments. I think in streets, not neighborhoods.

Moving Too Slowly.

The best South Tampa homes don't wait for a fellowship to end. Hesitation costs real money here.

Writing Off Flood Zones.

Most of Tampa's best neighborhoods sit in one. The question isn't the zone — it's elevation, history, and the specific lot.

CHOOSE YOUR MEDICAL CENTER

Six Systems, Six Commutes

Tampa General Hospital

On Davis Islands, minutes from Hyde Park, Bayshore Boulevard, and downtown. Most TGH physicians land in South Tampa — a short drive or bike ride, no bridge traffic to fight.

Moffitt Cancer Center & USF Health

Off Fowler Avenue in the USF medical corridor, alongside AdventHealth and the VA. Physicians here often choose New Tampa, Carrollwood, or Hunter's Green — figure 20 to 25 minutes from South Tampa.

AdventHealth Tampa

On Fletcher Avenue, a few minutes from Moffitt and USF. Same commute math as the other North Tampa hospitals — New Tampa and Carrollwood are closest, South Tampa runs 25 minutes or more.

BayCare

St. Joseph's, BayCare's flagship, sits near Martin Luther King Boulevard and Himes Avenue in west-central Tampa — about 10 to 15 minutes from South Tampa. Other BayCare campuses stretch into Pinellas and Pasco.

HCA Florida

HCA Florida South Tampa Hospital sits right on Swann Avenue, inside South Tampa itself. Physicians here often don't have to pick a new neighborhood at all.

James A. Haley VA

On Bruce B. Downs Boulevard near USF, serving veterans across the Bay area. Like Moffitt and AdventHealth, it favors New Tampa and Carrollwood — figure 20 to 25 minutes from South Tampa.

WHAT A TYPICAL RELOCATION LOOKS LIKE

From Strategy Call to Move-In Day

1. Strategy Call

We define your commute, budget, schools, and timeline — usually months before your start date.

2. Remote Search

Video walk-throughs, street-level briefings, and honest takes. I'm your eyes on the ground.

3. Off-Market Digging

If the right home isn't listed, I go find it. Ownership research and door knocking included.

4. Close and Land

Coordinated to your start date. You arrive to a home — not a to-do list.

*“Most agents stop when the answer isn't right in front of them.
That's when I start digging.”*

If the right home for your situation isn't on the market, I'll go find it.

Let's Talk About Your Move.

Whether you're 90 days out or just starting to look,
I'm happy to walk through your options — no pressure, no obligation.

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