



Virginia Park

A South Tampa Neighborhood Guide



33629 · West of Dale Mabry, north of Euclid

KELLY BURCHILL

Compass Florida | Compass New York
Two Markets. One Strategy.

Virginia Park is one of those South Tampa neighborhoods that can be easy to overlook if you are only searching the names everyone already knows.

Hyde Park gets the attention. Davis Islands has the waterfront lifestyle. Beach Park and Sunset Park are known for larger lots and luxury homes.

But Virginia Park quietly checks a lot of boxes.

It sits in the heart of South Tampa, feeds into some of the area's most recognized public schools, offers an increasingly strong mix of renovated older homes and new construction, and puts you close to just about everything without feeling like you live in the middle of it.

As a third-generation South Tampa native, I have watched Virginia Park evolve considerably. It has gone from a neighborhood dominated by smaller postwar homes and ranches to one where original houses, renovated properties and multimillion-dollar new construction can sit on the same block.

That mix is part of what makes Virginia Park interesting.

Where Is Virginia Park in Tampa?

Virginia Park is located in South Tampa in ZIP code 33629. It sits west of Dale Mabry and north of Euclid, with easy access to Palma Ceia, Bayshore Boulevard, Hyde Park, Tampa International Airport, downtown Tampa and the Westshore business district.

Its location is one of its strongest selling points. Dale Mabry and Bay to Bay also put groceries, restaurants, fitness studios and everyday services within minutes. That central location matters more than people sometimes realize when they are comparing South Tampa neighborhoods.

What Does Virginia Park Feel Like?

Virginia Park feels residential first. Unlike some parts of South Tampa that sit directly next to major entertainment districts, Virginia Park generally feels removed from the activity around it while still being close to everything.

One of the things I have always noticed about Virginia Park is what I call the "straight streets." Much of the neighborhood is laid out in a clean grid, which is actually a little unusual in South Tampa, where streets can curve, dead-end or change direction depending on the neighborhood.

That grid gives Virginia Park a different feel. You can look straight down long residential streets lined with mature trees, older ranch homes, renovated properties and new construction all mixed together. It feels established and orderly without feeling overly planned or cookie-cutter.

I grew up in South Tampa, so these are the little distinctions I tend to notice. Virginia Park has always felt easy to navigate and very residential, even though Dale Mabry, Bay to Bay and some of Tampa's busiest areas are only minutes away.

Why Virginia Park Can Be Overlooked

Virginia Park is also one of those neighborhoods I think gets overlooked.

When buyers first start looking in South Tampa, the names they usually know are Hyde Park, Davis Islands, Beach Park or Sunset Park. Virginia Park does not always have the same name recognition, but that is part of why I think it deserves more attention.

Historically, I have often found it to be a more attainable entry point into the 33629 market than some of its better-known neighbors, depending on the home and the block. For a lot of buyers I have worked with, Virginia Park becomes their first step into South Tampa. They get the location, the Plant High School district, and easy access to the rest of the city without necessarily paying the premium attached to some of the more recognizable neighborhood names.

And over time, I have watched that gap narrow as more older homes are renovated and replaced with higher-end new construction.

Homes in Virginia Park

Virginia Park has undergone significant redevelopment over the past several years. Historically, much of the neighborhood consisted of smaller ranch homes, cottages and bungalows. Those properties still exist, but many lots have been redeveloped with larger contemporary, transitional and Mediterranean-style homes.

That creates several different entry points into the neighborhood.

- Original or renovated mid-century homes
- Traditional South Tampa ranch-style homes
- Expanded and extensively remodeled properties
- Newer two-story construction
- Large custom homes with pools and outdoor living spaces

One thing I always tell buyers about South Tampa is that the block matters almost as much as the neighborhood name. Lot size, elevation, surrounding construction, traffic patterns and even which side of a particular street you are on can affect value. Virginia Park is a perfect example of why looking at South Tampa real estate street by street is more useful than relying on a ZIP code or automated home value.

How Much Do Homes Cost in Virginia Park?

Virginia Park has firmly moved into South Tampa's luxury conversation. As of August 2026, the neighborhood's median listing price was approximately \$1.7 million, with listing prices varying substantially by age, size, condition and lot.

That is an important distinction. A newly constructed 4,000-square-foot home and an original 1,600-square-foot ranch may technically be in the same neighborhood, but they are not meaningful valuation comparables.

When I price a home in Virginia Park, I look much deeper than a neighborhood-wide median. Construction year, renovations, lot dimensions, flood considerations, street location, square footage and proximity to major roads can all change the analysis.

Schools Serving Virginia Park

One reason Virginia Park comes up frequently in South Tampa home searches is its school zoning. Homes in the neighborhood are generally zoned for Roosevelt Elementary School, Coleman Middle School and H.B. Plant High School.

Plant High School zoning, in particular, is a major component of the South Tampa real estate market. It is one reason buyers searching neighborhoods such as Virginia Park, Palma Ceia, Sunset Park and Beach Park often end up comparing homes across the same relatively small part of Tampa.

School boundaries can change, so buyers should always verify the zoning for a specific property directly with Hillsborough County Public Schools before making a purchase decision.

Parks and Outdoor Space

Virginia Park has neighborhood green space as well. Marcelino "Chelo" Huerta Jr. Friendship Park sits within the neighborhood, and Bayshore Boulevard is only a short drive away.

For buyers moving from New York or another dense urban market, that combination can be compelling. You can have a single-family home, yard and residential neighborhood while still being a short drive from Tampa's urban core.

Virginia Park vs. Palma Ceia

These two neighborhoods are often searched together, but they feel different. Palma Ceia has more historic housing, smaller blocks in certain sections and stronger walkability around the Palma Ceia Design District and South Howard corridor.

Virginia Park generally feels a little more residential and has seen substantial new construction. For someone who wants South Tampa access but does not necessarily need to walk to restaurants from the front door, Virginia Park often deserves a closer look.

Virginia Park vs. Sunset Park

Virginia Park and Sunset Park can also attract the same buyer. Sunset Park tends to offer larger lots in certain sections, more waterfront and canal properties, and some of South Tampa's highest-priced homes.

Virginia Park is typically more centrally positioned for getting to areas east of Dale Mabry, including Palma Ceia, Hyde Park and downtown Tampa. The right choice comes down to the individual house and what matters most to the buyer.

What Buyers Should Know About Flood Risk

This is South Tampa, so flood risk should be evaluated property by property. Do not assume that being inside a particular neighborhood tells you everything you need to know about a home's flood exposure.

I recommend looking at the property's FEMA flood zone, base flood elevation when applicable, elevation certificate if available, construction elevation and insurance history.

Flood zones and hurricane evacuation zones also are not the same thing. That distinction is particularly important for buyers relocating to Tampa who have never owned property in coastal Florida.

Is Virginia Park Walkable?

Virginia Park is better described as centrally located and neighborhood-walkable than fully urban-walkable.

Inside the neighborhood, walking and biking are common. There are also restaurants and businesses concentrated along Dale Mabry and Bay to Bay. But this is still Tampa. Most residents will use a car for everyday errands and commuting.

That is very different from Hyde Park Village or parts of SoHo, where restaurants, shopping and entertainment can be immediately outside your front door. For some buyers, that separation is exactly the appeal.

A Few Nearby Favorites

One of the advantages of Virginia Park is how close you are to some of my longtime South Tampa favorites. Bella's Italian Cafe has been part of the neighborhood fabric for decades and is still one of my go-to spots for a chopped salad, margarita pizza and confetti spaghetti. Forbici in nearby Hyde Park Village is another favorite when I want a spritz, Caesar salad and their cup-and-char pizza.

That is one of the things I like about living in this part of South Tampa. Virginia Park itself feels residential, but you are only minutes from the restaurants, shops and places that make South Tampa feel like South Tampa.

Why I Think Virginia Park Is Worth Watching

Virginia Park is one of the neighborhoods I think people moving to Tampa should understand before they automatically narrow their search to the South Tampa names they have heard most often.

It has location. It has 33629. It has access to the Plant High School district. And it has a housing stock that continues to change as older properties are renovated or replaced with higher-end construction.

What interests me most is what is happening street by street. Virginia Park is increasingly becoming a neighborhood where buyers who might have automatically searched Palma Ceia, Beach Park or Sunset Park are willing to look. That is a meaningful shift.

Frequently Asked Questions About Virginia Park, Tampa

Where is Virginia Park in Tampa?

Virginia Park is a residential neighborhood in South Tampa's 33629 ZIP code, west of Dale Mabry and north of Euclid, with convenient access to Palma Ceia, Bayshore Boulevard, Hyde Park, Westshore and downtown Tampa.

What schools is Virginia Park zoned for?

Virginia Park homes are generally zoned for Roosevelt Elementary School, Coleman Middle School and H.B. Plant High School. Buyers should verify the school assignment of an individual address with Hillsborough County Public Schools because boundaries can change.

Is Virginia Park in the Plant High School district?

Generally, yes. Virginia Park is within the area commonly associated with the H.B. Plant High School attendance boundary, but zoning should always be verified for the specific property before purchasing.

What ZIP code is Virginia Park?

Virginia Park is primarily located in Tampa, Florida 33629.

Is Virginia Park a good place to buy new construction in South Tampa?

Virginia Park has experienced substantial infill construction, so buyers will find newer and newly constructed homes mixed among older properties. Whether a particular home represents good value depends heavily on the lot, location, construction quality, elevation and comparable sales.

How expensive are homes in Virginia Park?

Virginia Park includes everything from older smaller homes to multimillion-dollar new construction. Neighborhood averages can fluctuate considerably depending on which homes are on the market, so individual property analysis matters.

Is Virginia Park in a flood zone?

Flood risk varies by property. Buyers should check the FEMA flood designation and elevation information for the exact address rather than making assumptions based solely on the Virginia Park neighborhood name.

How far is Virginia Park from downtown Tampa?

Virginia Park is located several miles southwest of downtown Tampa and has convenient road access toward downtown, Westshore and Tampa International Airport. Travel times vary significantly depending on traffic.

Thinking about buying or selling in Virginia Park?

South Tampa real estate is hyperlocal. Virginia Park is a perfect example. Two homes a few blocks apart can have very different values based on construction, lot size, elevation, flood exposure, school boundary, condition and exactly where they sit within the neighborhood.

I grew up in South Tampa and now sell it every day. That history gives me a different perspective on these neighborhoods because I have watched them change long before I was studying them as a real estate agent.

If you are considering buying or selling a home in Virginia Park, Tampa, I can help you understand not just what is for sale, but what actually matters once you get down to the street and property level.

Kelly Burchill | 813.758.3292 | kelly.burchill@compass.com

Compass Florida | Compass New York