

Beach Park

A local's guide to one of South Tampa's original waterfront neighborhoods

ZIP 33609 & 33629 · KENNEDY BOULEVARD TO TAMPA BAY · SOUTH TAMPA

Beach Park is one of the few South Tampa neighborhoods that was waterfront by design. When it was laid out in the 1920s, the developers didn't just plat streets. They cut canals and bayous into the bayfront so homes could sit on the water. A hundred years later, that's still the draw.

You get winding streets, mature oaks, and a mix of grand older estates and new construction, all a few minutes from the airport, Westshore and International Plaza. It's quiet and residential, but you're never far from anything.

I've spent my whole life in South Tampa, and Beach Park has always been one of those pockets where value lives at the street level, not the zip code. Two homes a block apart can tell completely different stories once you look at the water, the lot and the elevation.

At a Glance

LOCATION	33609 & 33629, Kennedy Blvd to the bay
MEDIAN SOLD PRICE	About \$2.1M
MEDIAN LIST PRICE	About \$3.3M
PRICE / SQ FT	Roughly \$600
ELEMENTARY	Grady, Mabry or Roosevelt (by street)
MIDDLE SCHOOL	Coleman Middle
HIGH SCHOOL	H.B. Plant High
WATERFRONT	Canals, bayous & bayfront docks
NEARBY	Sunset Park · Culbreath Isles · Westshore

Beach Park single-family, Sept 2026 (RPR). A small market, so monthly figures swing. Ask me for today's numbers. Confirm school zoning by address.

Beach Park on the Bay

1920s

WATERFRONT BY DESIGN

The original developers subdivided the bayfront as "Beach Park on the Bay," cutting man-made canals and bayous so homes could have docks and direct access to Tampa Bay.

It isn't new construction trying to manufacture waterfront. The water was the whole idea from the start.

Homes in Beach Park

There's no single look here. You'll find 1920s Mediterranean, mid-century ranches, renovated classics and brand-new custom waterfront, sometimes on the same block. Age, elevation, flood history and water access all move value, which is why I'd never judge a home here on price per square foot alone.

Mediterranean Revival

Colonial

Mid-Century Ranch

Renovated Classic

New Custom Construction

Waterfront Estate

Built on the Bay

Beach Park didn't happen by accident. It was one of the first South Tampa neighborhoods designed around the water, and most of what makes it desirable today traces back to those early decisions.

- ◆ **1860s** **Col. Harry Culbreath's family settles the area** after moving from South Carolina. The bayfront land is used for orange groves and cattle.
- ◆ **1911** **T. Roy Young, William Trice and brothers Milton and Giddings Mabry subdivide the bayfront** and name it "Beach Park on the Bay."
- ◆ **1920s** **The neighborhood is built out during the Florida land boom** with winding streets, Mediterranean Revival homes, and man-made canals and bayous cut into the bay.
- ◆ **Mid-century** **Finger-isle subdivisions extend the waterfront.** Beach Park Isles and the gated Culbreath Isles add dredged canal lots with deep-water access for larger boats.
- ◆ **Today** **One of South Tampa's established waterfront pockets.** Original 1920s homes, mid-century ranches and new custom construction sit side by side, all inside the H.B. Plant High district.

"The water was the whole point of Beach Park from the start. A hundred years later, it's still the thing that separates one house from the one a block away."

KELLY BURCHILL



THE WATERFRONT POCKETS

"Beach Park" is often used for a cluster of connected waterfront enclaves. Knowing the difference matters, because they price and live differently.

Beach Park

THE CORE

Winding, oak-lined streets between Kennedy and the bay. Grand older estates and new construction, with canal and bayfront lots along the water's edge.

Beach Park Isles

THE FINGER ISLES

Man-made canal isles reaching into Tampa Bay, bordered by water on three sides. Deep-water docks and newer waterfront homes.

Culbreath Isles

GATED WATERFRONT

A gated enclave of large waterfront estates on dredged canals, built for big boats and big lots. One of South Tampa's premier addresses.

Culbreath Bayou

THE QUIET SIDE

Established homes around a natural bayou on the quieter side of Westshore. Ungated, with strong value and its own waterfront pockets.

Schools

WHY FAMILIES STAY

The whole cluster feeds Coleman Middle and H.B. Plant High, two of Hillsborough County's most sought-after. Elementary shifts by street.

Location

THE SHARED ADVANTAGE

All of it sits minutes from Tampa International, the Westshore business district and International Plaza, with quick bridge access to Pinellas.

Living in Beach Park

Beach Park isn't a walk-to-dinner neighborhood, and that's the trade. What you get instead is some of the best dining in the city, minutes away in Westshore.



ENTERTAINMENT & NIGHTLIFE

The Sapphire Tampa

NEW TO WESTSHORE · SUPPER CLUB & LOUNGE

A 1950s-style supper club that feels more Manhattan than Tampa. Dinner, craft cocktails, live bands and DJs under dramatic lighting, with tableside drinks. A real get-dressed-up spot for a date night or a celebration, and a sign of how far Westshore's scene has come.

4410 W. Boy Scout Blvd · thesapphoretampa.com

DINING

Eddie V's Prime Seafood

INTERNATIONAL PLAZA

Prime seafood and steaks with live jazz most nights, right at International Plaza next to Beach Park.

eddiev.com

The Capital Grille

INTERNATIONAL PLAZA

A classic dry-aged steakhouse and deep wine list. A dependable spot for a serious dinner close to home.

thecapitalgrille.com

Donatello

CLASSIC ITALIAN · DALE MABRY

Old-school Tampa fine Italian, tableside service and all. A local institution for decades.

donatellorestaurant.com

Besito Mexican

INTERNATIONAL PLAZA

Upscale Mexican and a lively room for a more casual night out, steps from the neighborhood.

besitomexican.com

WATER & OUTDOORS

International Plaza & Bay Street

SHOPPING & DINING

The region's top shopping center, with Bay Street's open-air dining, basically on Beach Park's doorstep.

shopinternationalplaza.com

Courtney Campbell Causeway Trail

OUTDOOR · WATERFRONT

A scenic bayfront trail and beach access just past Westshore. Easy biking, running and sunset watching on the water.

tampa.gov

Before You Fall in Love With a House Here

In Beach Park, flood risk is a property-by-property question, not a neighborhood label. Much of the area sits in a FEMA flood zone, parts flooded during Hurricane Helene in 2024, and two homes on the same street can carry very different elevation and insurance costs. Look at the flood zone, elevation certificate and construction on day one. And remember, flood zones and evacuation zones are two different things.

Thinking About Beach Park?

I'm a third-generation South Tampa native. I know this pocket of Westshore street by street, including which owners might sell before they list. Let's talk about what's on the water, and what isn't listed yet.

Kelly Burchill

Florida Broker Associate | New York Associate Broker
Tampa + Manhattan · Compass

(813) 758-3292 · kellyburchill.com