



New Suburb Beautiful

A South Tampa Neighborhood Guide



33629 · Between Howard Avenue and MacDill Avenue

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Two Markets. One Strategy.

Some South Tampa neighborhoods announce themselves. New Suburb Beautiful really doesn't.

It is small, tucked between some of Tampa's best-known streets, and easy to drive past without realizing you have entered one of the city's most established residential pockets.

But buyers who know South Tampa tend to know New Suburb Beautiful.

Located in the 33629 ZIP code, New Suburb Beautiful sits between Howard Avenue and MacDill Avenue, with easy access to South Howard, Hyde Park, Bayshore Boulevard and the rest of South Tampa.

For buyers looking for an established South Tampa neighborhood with sidewalks, mature trees, architectural character and a location that keeps you close to almost everything, New Suburb Beautiful deserves a serious look.

Where Is New Suburb Beautiful?

New Suburb Beautiful is in South Tampa, in the 33629 ZIP code.

Its location puts you immediately west of the SoHo corridor and just minutes from Hyde Park Village, Bayshore Boulevard and Palma Ceia.

One of the biggest advantages here is that you get a true residential neighborhood without giving up access to the parts of South Tampa people actually use.

You can be on a quiet, oak-lined street and still have restaurants, coffee shops and everyday conveniences close by.

What Does New Suburb Beautiful Feel Like?

This is one of those neighborhoods where the streets matter as much as the houses.

New Suburb Beautiful has broad sidewalks, mature landscaping and a substantial tree canopy. The neighborhood feels established because it is.

That sense of maturity is a big part of the appeal. The streets feel settled, residential and very South Tampa, with older homes, newer construction and everything in between.

It is not a master-planned neighborhood, and that is exactly the point.

The appeal is in the history, the architecture, the trees and the location.

What Kind of Homes Are in New Suburb Beautiful?

There is not one architectural style here, which is part of the charm.

You will find older Tampa homes dating back to the early development of the neighborhood alongside extensively renovated properties and newer custom construction.

Traditional two-story homes, Mediterranean influences, Colonial-style homes, Tudor details and newer luxury construction can all coexist within a few blocks.

For buyers, that means two houses sitting close together can be very different products.

Age, renovation quality, lot size, elevation, construction type, flood characteristics and overall location within the neighborhood can all impact value.

That is why I would never evaluate a New Suburb Beautiful home purely by price per square foot.

Is New Suburb Beautiful Walkable?

By South Tampa standards, yes.

The neighborhood itself has sidewalks and relatively compact blocks, while Howard Avenue puts restaurants, coffee, fitness and other businesses close to the eastern side of the neighborhood.

You are also close to the South Howard, or SoHo, district.

Hyde Park Village is nearby as well, although I would describe it as an easy bike ride or short drive from many parts of New Suburb Beautiful rather than pretending every address is equally walkable.

That distinction matters.

South Tampa is very neighborhood-specific. Close to and walkable to are not always the same thing.

What Schools Serve New Suburb Beautiful?

New Suburb Beautiful is commonly associated with Mitchell Elementary, Wilson Middle School and Plant High School.

Plant High School zoning is one of the reasons buyers consistently focus on this part of South Tampa.

School boundaries can change, so buyers should always verify the assigned schools for a specific property directly with Hillsborough County Public Schools before purchasing.

Is New Suburb Beautiful in a Flood Zone?

This is where I would avoid making any blanket statement about the neighborhood.

In South Tampa, flood risk can change from property to property, sometimes within a surprisingly short distance.

When evaluating a home in New Suburb Beautiful, I look beyond the neighborhood name and review the specific FEMA flood zone, base flood elevation when applicable, finished-floor elevation, construction type, previous flood history and any available elevation documentation.

And remember, Tampa's flood zones and evacuation zones are two different things.

If flooding is a major concern in your search, this is something to investigate at the individual property level before you fall in love with the house.

How Does New Suburb Beautiful Compare With Hyde Park?

They are close geographically, but they do not feel exactly the same.

Hyde Park has more of a recognizable historic-district identity and is anchored by Hyde Park Village, Bayshore Boulevard and some of South Tampa's best-known historic streets.

New Suburb Beautiful is smaller and feels more tucked away.

For a buyer who wants the charm and central location of this part of Tampa but prefers a residential neighborhood slightly removed from the activity of Hyde Park and SoHo, New Suburb Beautiful can be a strong alternative.

How Does New Suburb Beautiful Compare With Palma Ceia?

This comparison comes up often because the neighborhoods sit so close to one another.

Palma Ceia is larger and includes a wider variety of housing types and micro-locations.

New Suburb Beautiful is much smaller.

That scarcity matters.

Because there are relatively few homes in the neighborhood, buyers cannot assume there will always be several comparable properties available at the same time.

When the right house comes up, the decision often becomes less about choosing between five similar homes and more about deciding whether that particular property works.

Who Should Consider New Suburb Beautiful?

New Suburb Beautiful tends to make sense for buyers who want South Tampa character but do not necessarily want to be directly in Hyde Park.

It appeals to buyers looking for an established neighborhood with mature trees and sidewalks, Plant High School zoning, access to SoHo and Hyde Park, older homes with architectural personality and a residential feel in a very central location.

The tradeoff is that this is not where I would send someone looking for endless new construction options, huge lots or a master-planned community full of amenities.

New Suburb Beautiful is about location, history and the street itself.

What Buyers Should Know Before Buying in New Suburb Beautiful

Having grown up in South Tampa, I think New Suburb Beautiful is one of those neighborhoods that makes much more sense once you actually drive through it.

It does not have the same name recognition as Hyde Park or Davis Islands.

It does not need it.

Buyers who specifically want New Suburb Beautiful are often drawn to the same things: mature trees, sidewalks, older architecture, Plant High School zoning and proximity to Howard Avenue.

And because South Tampa changes so much block by block, this is also a neighborhood where local knowledge matters.

Two homes that look comparable online may have very different flood considerations, renovation histories, lots, elevations, construction types or locations within the neighborhood.

That is the part Zillow cannot tell you.

Frequently Asked Questions About New Suburb Beautiful

Where is New Suburb Beautiful in Tampa?

New Suburb Beautiful is a small South Tampa neighborhood in the 33629 ZIP code, near Hyde Park, Palma Ceia, SoHo and Bayshore Boulevard.

Is New Suburb Beautiful in the Plant High School district?

The neighborhood is commonly associated with Mitchell Elementary, Wilson Middle School and Plant High School. Buyers should verify the school assignment for a specific address directly with Hillsborough County Public Schools.

Is New Suburb Beautiful walkable?

Yes, particularly compared with many Tampa neighborhoods. It has sidewalks and convenient access to businesses and restaurants along Howard Avenue and nearby South Howard.

Are homes in New Suburb Beautiful historic?

Many homes date to the neighborhood's earlier development, although the area also includes renovated homes and newer construction.

Is New Suburb Beautiful a good alternative to Hyde Park?

For buyers who want a smaller residential neighborhood near Hyde Park and SoHo but slightly removed from their busiest commercial areas, it can be worth comparing the two.

Should I check flood risk before buying in New Suburb Beautiful?

Yes. As with other parts of South Tampa, flood risk should be evaluated for the individual property rather than assumed from the neighborhood alone.

Thinking about buying or selling in New Suburb Beautiful?

If you want to know what a specific street is like, or what a home there is really worth, call me.

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