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THE ULTIMATE GUIDE TO LIVING LOCAL • LOCAL HOT SPOTS • LOCAL NEIGHBORHOODS • MUST SEE AND DO

TAMPA COMMUNITY GUIDE

THE ULTIMATE GUIDE TO LIVING LOCAL IN TAMPA, FL

EMERI LEWKOWICZ
YOUR LOCAL REAL ESTATE EXPERT

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hello,

I'm Emeri Lewkowicz, your dedicated Tampa real estate expert. Born and raised here, I've had the unique experience of seeing Tampa evolve—and I've truly fallen in love with its energy, charm, and sense of community. Watching its growth has been exciting, and I'm passionate about helping others find their perfect home here.

We're excited to share this guide with you, highlighting some of the neighborhoods that make Tampa such a special place.

A Little About Me:

This community is my home, and I'm passionate about helping others find their place here. I love exploring new restaurants, planning travel adventures, and enjoying a good cup of tea. Whether you're just starting your search or ready to make a move, I'm here to offer my support and expertise.

Where You Might Find Me Around Town:

When I'm not helping clients achieve their real estate dreams, you can usually find me:

- Enjoying the waterfront dining on Harbour Island or Sparkman Wharf
- Unwinding at a Roots Recovery after pilates in Downtown
- Browsing boutiques, bookstores, and galleries in Hyde Park

Let's Connect

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Discover Tampa

Welcome to Tampa, the "Cigar City"! This guide helps you discover your ideal neighborhood by providing profiles with details on population, home prices, schools, parks, and transportation.

Why Choose Tampa?

- Strong job market
- Top-rated schools and universities
- No state income tax
- Rich cultural heritage
- Year-round sunshine
- Gulf Coast beaches
- Pro sports teams, concerts, and events
- Vibrant nightlife and food scene
- Active outdoor lifestyle

Finding the right neighborhood is key to making Tampa your home. We hope this guide helps you find the perfect fit for your lifestyle. Happy house hunting!

Tampa At A Glance:

- Major City on Florida's Gulf Coast
- Part of the Tampa Bay Area
- Known as the "Cigar City" for its Ybor City heritage
- Home to University of South Florida (USF)

The Tampa Community:

- Population: ~410,000
- Diverse mix of cultures and backgrounds
- Popular with retirees, young professionals and families

Tampa's Recognition:

- Ranked among top U.S. cities for job growth
- Emerging tech and healthcare industries
- Top travel destination with a growing economy
- Thriving arts, music and culinary scene

A photograph of the Tampa skyline at sunset. The sky is a mix of orange, yellow, and blue. Several skyscrapers are visible, including the Sun Life Tower. In the foreground, there are palm trees and a body of water with a ship's mast.

Tampa FAQ

What's the Cost of Living Like in Tampa?

- Offers a high quality of life with no state income tax.
- Housing costs are rising but still offer relative value compared to other coastal cities.
- Variety of housing options, from downtown condos to suburban family homes.
- Everyday costs like groceries and utilities remain manageable.
- A strong choice for those seeking coastal living without breaking the bank.

How is the Traffic in Tampa?

- Like most growing cities, traffic can be heavy during rush hours.
- Major projects like the I-275 and Howard Frankland Bridge expansions are improving flow.
- The TECO Line Streetcar and HART bus system offer public transit options.
- Living near work or school makes commuting easier.
- Many neighborhoods offer convenient access to essentials.

What's the Job Market Like in Tampa?

- A growing metro with strong job opportunities in healthcare, finance, and tech.
- Home to major employers like BayCare Health, Raymond James, and USF.
- A rising hub for startups and innovation, especially in downtown and the Channel District.
- Tourism, logistics, and defense also contribute significantly to the economy.
- A solid place for career growth, especially for young professionals and remote workers.

What Else Should I Know About Tampa?

- Tampa hosts year-round festivals, events, and waterfront attractions—check out Gasparilla!
- Diverse school options in Hillsborough County.
- Many areas are walkable and bike-friendly, especially along Bayshore Blvd and downtown.
- Florida's tax structure (no state income tax) is a major financial perk.
- Active neighborhood associations and community groups strengthen local ties.
- Tampa Bay Chamber supports entrepreneurs and local businesses.

Living Local

OUR LOCAL TAMPA FAVORITES

Coffee & Cafes

- **Blind Tiger Coffee Roasters:** Strong brews, cozy vibe.
- **Buddy Brew Coffee:** Local favorite with multiple locations.
- **Oxford Exchange:** Coffee meets bookstore and brunch.
- **Spaddy's Coffee Co:** Hip Seminole Heights coffee truck.
- **King State:** Coffee, beer, and bites combo.

Restaurants

- **Bern's Steak House:** Iconic steaks, legendary wine cellar.
- **Supernatural Food & Wine:** Cozy, casual breakfast & lunch.
- **Rocca:** Michelin-starred Italian, tableside mozzarella.
- **Koya:** High-end omakase, artistic Japanese fare.
- **Rooster & the Till:** Creative small plates, stylish setting.

Bars & Breweries

- **Beacon:** Elegant rooftop with city views.
- **Florida Avenue Brewing Co:** Local craft brews, cocktails and scratch kitchen.
- **Cru Cellars:** Stylish wine bar, great selection.
- **Mandarin Heights :** Cocktails, vibrant trendy lounge.
- **Mad Dogs & Englishmen:** British pub with patio charm.

Bakeries & Sweet Treats

- **La Segunda Central Bakery:** Iconic Cuban bread and pastries since 1915.
- **Wright's Gourmet House:** Cakes, sandwiches & desserts.
- **Alessi Bakery:** Historic spot for sweet treats.
- **Sucré Table:** Elegant, French-style upscale patisserie.
- **Bake'n Babes:** Over-the-top desserts and shakes.

Grocery & Markets

- **Duckweed Urban Market:** Local goods, wine and essentials.
- **The Heights Public Market:** Artisan foods and local vendors.
- **MD Oriental Market:** Asian staples, produce, and spices.
- **Ybor City Saturday Market:** Open-air market with local flair.
- **Sprouts Farmers Market:** Fresh, natural & affordable groceries.

Fitness & Wellness

- **CAMP Tampa:** High-energy yoga, cycling, and HIIT.
- **Union Three:** Boutique cycling and hot yoga.
- **The Pilates Krewe:** Small-group Pilates and yoga classes.
- **ROOTS Wellness and MedSpa:** Personalized holistic care and treatments.
- **Bella Prana Yoga & Meditation:** Diverse yoga and meditation classes.



Living Local

OUR LOCAL TAMPA FAVORITES

Breakfast & Brunch

- Noble Crust:** Southern-Italian brunch & endless mimosas.
- Psomi:** Mediterranean café with homemade pastries.
- Pinky's Diner:** Quirky spot with unique breakfast fare.
- Himes Breakfast House:** Creative breakfast, with homemade syrups.

Pet Friendly

- Tampa Riverwalk:** Leashed walks along the waterfront.
- Davis Islands Dog Beach:** Fenced park & dog-friendly beach area.
- Pups Pub:** Off-leash dog bar with a full liquor selection.
- Carrollwood Village Dog Park:** Large, shaded areas with water stations.

Indoor Activities

- Tampa Museum of Art:** Modern and classical art exhibits.
- Laser Ops:** Laser tag, archery tag, and arcade fun.
- Tampa Theatre:** Historic venue for film, comedy, and music.
- International Plaza:** Luxury mall with shops and dining.
- Salvador Dalí Museum:** Waterfront museum with the world's largest Dalí collection outside Spain.

Outdoor Activities

- Alafia River State Park:** Biking, hiking, and equestrian trails.
- Busch Gardens:** Thrilling rides, shows, and wildlife.
- Tampa Riverwalk Rentals:** Rent bikes, kayaks, or paddleboards downtown.
- Weeki Wachee Springs State Park:** Crystal-clear springs with kayaking, swimming, and more.

Family Activities

- Adventure Island:** Water slides, lazy river, and splash zones.
- Zoo Tampa:** 1,300+ animals and kid-friendly rides.
- The Florida Aquarium :** Explore marine life with hands-on exhibits.
- Glazer Children's Museum:** Interactive play and learning for kids.
- Altitude Trampoline Park:** Jump, flip, and dodge indoors.

Other Local Gems

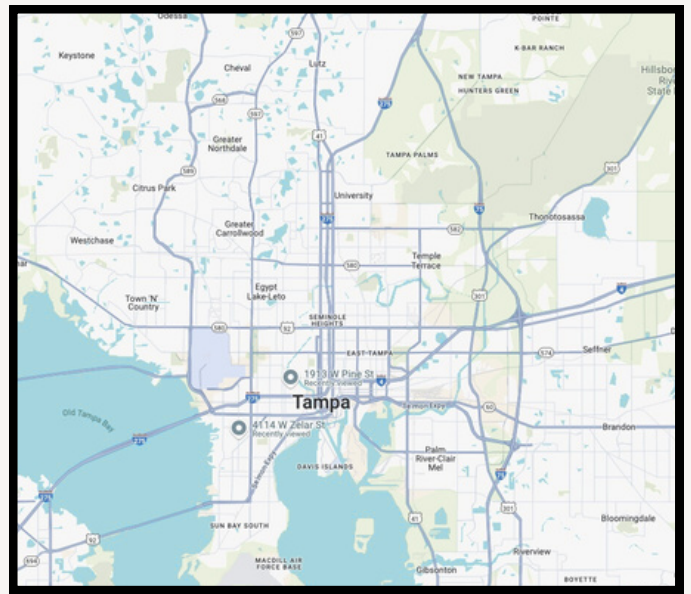
- Penelope T:** Chic & contemporary style boutique.
- Cheeseology:** Cheesemaking classes and tastings.
- Little Words Project:** Custom bracelets with empowering messages.
- Ride the TECO Line Streetcar:** Free vintage trolley through Ybor City and downtown.



TAMPA

At A Glance

Just a few of what we have to offer



Davis Islands / Harbour Island

- 📍 South of Downtown (0.5–1 mile)
- 💰 Avg. Home Price Range: \$800K–\$3M+
- ✦ Waterfront living with a mix of luxury condos and historic homes.

Downtown / Channelside / Water Street

- 📍 Central Tampa (0 miles)
- 💰 Avg. Home Price Range: \$400K–\$1M+
- ✦ Urban lifestyle with luxury condos, entertainment, and walkability.

Hyde Park

- 📍 Southwest of Downtown (1 mile)
- 💰 Avg. Home Price Range: \$700K–\$1.5M+
- ✦ Historic charm with walkable streets, boutiques, and dining.

The Heights (Tampa Heights & Seminole Heights)

- 📍 North of Downtown (1–3 miles)
- 💰 Avg. Home Price Range: \$400K–\$800K
- ✦ Artsy, revitalized neighborhoods with bungalows, breweries, and local eateries.

South Tampa

- 📍 South of Downtown (2–6 miles)
- 💰 Avg. Home Price Range: \$500K–\$1.5M+
- ✦ Diverse communities, top schools, and family-friendly amenities.

Carrollwood Village

- 📍 Northwest of Downtown (11 miles)
- 💰 Avg. Home Price Range: \$400K–\$850K
- ✦ Golf course community with parks, trails, and quiet living.

Original Carrollwood

- 📍 North of Downtown (10 miles)
- 💰 Avg. Home Price Range: \$450K–\$900K
- ✦ Established neighborhood with lakefront homes and mature trees.

Northdale

- 📍 Northwest of Downtown (12 miles)
- 💰 Avg. Home Price Range: \$350K–\$600K
- ✦ Suburban area with schools, parks, and local shopping centers.

Ballast Point/Port City

- 📍 South of Downtown (6 miles)
- 💰 Avg. Home Price Range: \$400K–\$700K
- ✦ Waterfront living, parks, marinas, and quiet, family-friendly neighborhoods.

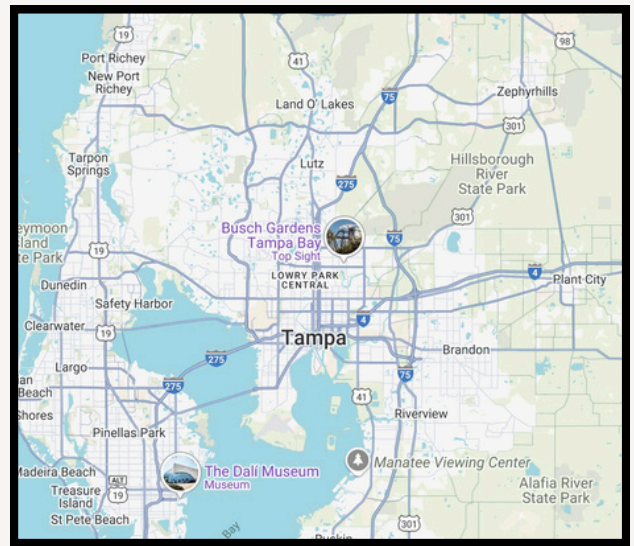
Westchase

- 📍 Northwest of Downtown (15 miles)
- 💰 Avg. Home Price Range: \$550K–\$900K+
- ✦ Master-planned community with top schools, golf courses, and abundant green spaces.

TAMPA BAY

And Beyond

Just a few of what we have to offer



Lutz

- 📍 North of Downtown (15–20 miles)
- 💰 Avg. Home Price Range: \$400K–\$900K
- ✦ Spacious lots, nature, and a peaceful suburban atmosphere with top-rated schools.

Odessa

- 📍 Northwest of Downtown (20 miles)
- 💰 Avg. Home Price Range: \$500K–\$1.2M+
- ✦ Semi-rural feel with custom homes, lakes, and equestrian estates.

Wesley Chapel

- 📍 North of Downtown (25 miles)
- 💰 Avg. Home Price Range: \$350K–\$700K+
- ✦ Fast-growing suburb with new developments, great schools, and ample shopping and parks.

Land O' Lakes

- 📍 North of Downtown (30 miles)
- 💰 Avg. Home Price Range: \$300K–\$650K+
- ✦ Family-friendly community with spacious homes, good schools, and abundant green spaces.

Riverview

- 📍 Southeast of Downtown (12 miles)
- 💰 Avg. Home Price Range: \$300K–\$550K
- ✦ Affordable suburb known for family living, shopping centers, and easy highway access.

Brandon

- 📍 East of Downtown (12 miles)
- 💰 Avg. Home Price Range: \$350K–\$600K
- ✦ Established neighborhood with shopping, parks, and strong schools popular among families.

St. Pete

- 📍 South of Downtown (22 miles)
- 💰 Avg. Home Price Range: \$400K–\$900K
- ✦ Vibrant arts scene, waterfront parks, and eclectic neighborhoods with walkable downtown.

St. Pete Beach

- 📍 Southwest of Downtown (25 miles)
- 💰 Avg. Home Price Range: \$500K–\$1.5M+
- ✦ World-famous white sandy beaches, resort lifestyle, and luxury waterfront homes.

Clearwater

- 📍 West of Downtown (25 miles)
- 💰 Avg. Home Price Range: \$350K–\$850K+
- ✦ Coastal city known for Clearwater Beach, a laid-back vibe, and a mix of condos and single-family homes.

Dunedin

- 📍 Northwest of Downtown (23 miles)
- 💰 Avg. Home Price Range: \$400K–\$800K
- ✦ Quaint waterfront town with Scottish roots, walkable downtown, artsy charm, and access to the Pinellas Trail.



Downtown / Channelside / Water Street:

0 MILES FROM DOWNTOWN - WALKABLE | MINIMAL COMMUTE

Tampa's urban core is vibrant and walkable, filled with luxury condos, waterfront views, entertainment, and world-class dining.

History:

Once an industrial port area, the district transformed in the 2000s and continues booming with Water Street's cutting-edge, sustainable development.

Amenities:

- Riverwalk access & Waterfront parks
- Museums and performing arts venues
- Walkable restaurants & bars
- Public transit access

Schools:

- Elementary: Just Elementary
- Middle: Stewart Middle
- High: Blake High School

Attractions:

- Tampa Riverwalk
- Amalie Arena
- Sparkman Wharf
- Florida Aquarium
- Water Street Restaurants & Boutiques

Why People Love It:

- Urban Energy
- Walkable & Bike-Friendly
- Live Entertainment & Sports
- Waterfront Living

Population

~10,000+

Zip Code

33602

Avg. Price

\$400K – \$1M+ (condos/townhomes)

HOA Dues:

\$400–\$1,000+/month depending on building

Schools

Hillsborough County Public Schools



The Edition

Davis Islands | Harbour Island

0.5-1 MILE FROM DOWNTOWN | 3-5 MIN COMMUTE

Davis and Harbour Islands offer upscale, waterfront living with stunning views and close proximity to downtown, making them highly sought-after by professionals and families.

History:

Davis Islands were developed in the 1920s on man-made land; Harbour Island was master-planned in the 1980s. Both offer a mix of luxury and history.

Amenities:

- Waterfront parks & marinas
- Yacht club and sailing facilities
- Shops, cafés, and restaurants
- Tampa General Hospital nearby
- Walking trails and pet parks

Schools:

- Elementary: Gorrie Elementary
- Middle: Wilson Middle
- High: Plant High School

Attractions:

- Davis Islands Beach and Dog Park
- Peter O. Knight Airport
- Scenic views of Tampa's skyline and waterfront
- Close to Amalie Arena and downtown nightlife

Why People Love It:

- Waterfront Luxury
- Walkability & Outdoor Living
- City Access with Island Calm
- Near Tampa General Hospital



Population

~5,500 (combined)

Zip Code

33602 & 33606

Avg. Price

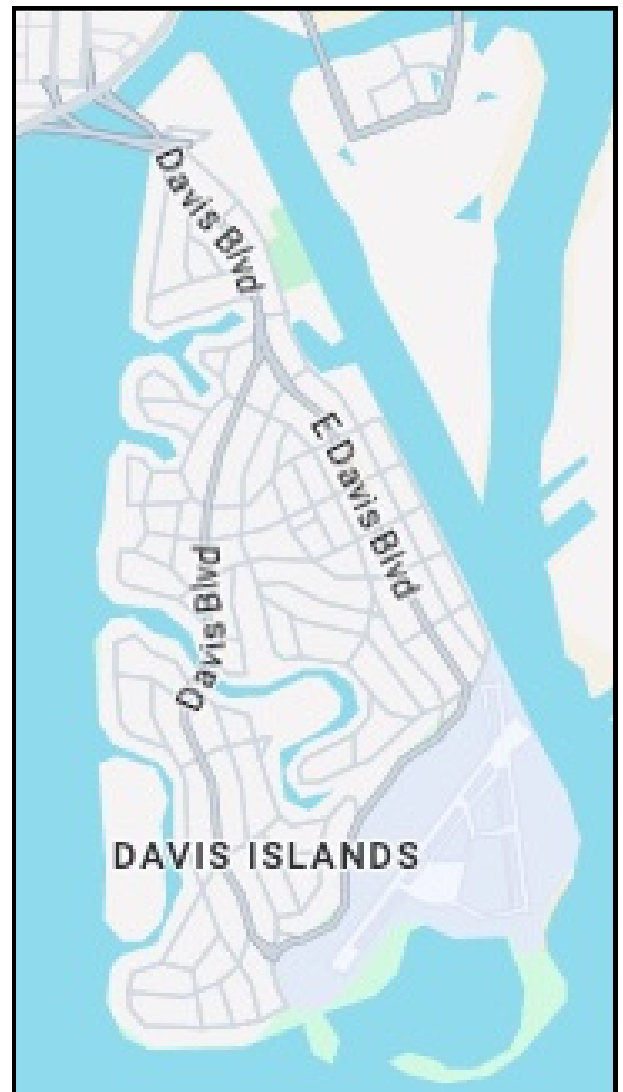
\$800K - \$3M+

HOA Dues:

Varies by property/community

Schools

Hillsborough County Public Schools





Hyde Park

1 MILE FROM DOWNTOWN
5-7 MIN COMMUTE

Hyde Park is a favorite among families and young professionals who enjoy its walkable streets, historic charm, and proximity to Tampa's best dining, shopping, and nightlife.

Population

~2,000

Zip Code

33606

Avg. Price

\$700K - \$1.5M+

HOA Dues:

Varies by property (some historic homes have no HOA)

Schools

Hillsborough County Public Schools

History:

Established in the late 1800s, Hyde Park features historic bungalows and oak-lined streets, making it one of Tampa's most iconic neighborhoods.

Amenities:

- Walkable to Bayshore Boulevard
- Hyde Park Village – boutique shopping & dining
- Historic preservation protections
- Parks and green spaces
- Community events & farmers markets

Schools:

- Elementary: Gorrie Elementary
- Middle: Wilson Middle
- High: Plant High School

Attractions:

- Historic architecture
- Hyde Park Village
- Bayshore Boulevard waterfront trail

Why People Love It:

- Tight-Knit, Active Community
- Historic Charm
- Minutes from Downtown
- Walkable Shops & Cafés



The Heights

Tampa Heights & Seminole Heights

1-3 MILES NORTH OF DOWNTOWN | 5-10 MIN COMMUTE

Eclectic and revitalized areas known for historic bungalows, creative energy, and a growing food and brewery scene.

History:

Both areas developed in the early 1900s and have seen a resurgence, balancing preservation with modern growth in arts, food, and culture.

Amenities:

- Award-winning restaurants & breweries
- Hillsborough River access
- Bungalow-style homes
- Farmers markets and local shops

Schools:

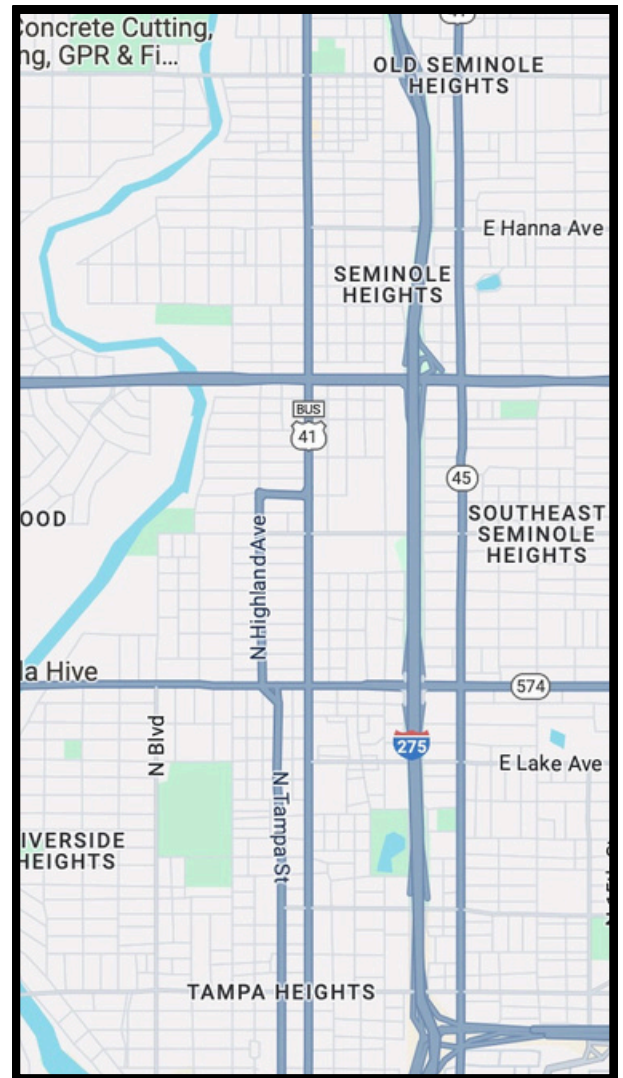
- Elementary: Broward or Seminole Heights Elementary
- Middle: Memorial Middle
- High: Hillsborough High School

Attractions:

- Armature Works
- Rivercrest Park
- Independent restaurants & cafés

Why People Love It:

- Artsy & Unique Vibe
- Historic Charm
- Foodie Hotspot
- Close to River & Parks



Armature Works

Population

~18,000 (combined)

Zip Code

33603, 33604

Avg. Price

\$400K – \$800K

HOA Dues:

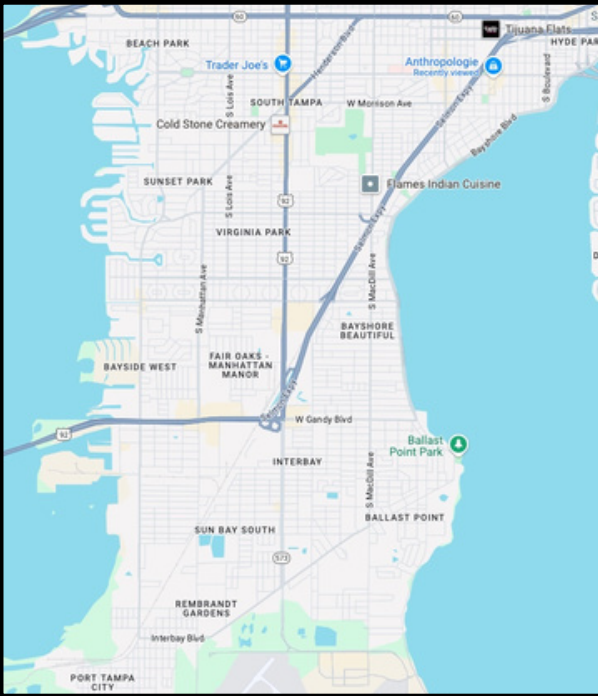
None (historic district guidelines may apply)

Schools

Hillsborough County Public Schools

South Tampa

2-6 MILES FROM DOWNTOWN | 10-15 MIN COMMUTE



South Tampa includes a collection of vibrant neighborhoods known for top schools, charming homes, and access to both MacDill AFB and the city center.

History:

South Tampa developed throughout the 20th century and includes both historic homes and new construction, blending tradition with modern convenience.

Amenities:

- Parks & waterfront access
- High-end shopping & dining
- Top-rated schools
- Proximity to downtown & MacDill AFB
- Family-friendly communities

Schools:

- Elementary: Mabry, Dale Mabry Elementary
- Middle: Coleman Middle
- High: Plant High School

Attractions:

- Ballast Point Park
- Picnic Island Beach
- Bayshore Boulevard

Why People Love It:

- Friendly Community
- Great Shopping & Dining
- Excellent Schools
- Green Spaces

Population

~80,000

Zip Code

33609, 33611, 33629, 33616

Avg. Price

\$500K - \$1.5M+

HOA Dues:

Varies by neighborhood

Schools

Hillsborough County Public Schools



Original Carrollwood

10 MILES NORTH OF DOWNTOWN | 20-25 MIN COMMUTE

A peaceful, well-established neighborhood with lakefront homes, spacious yards, and a strong sense of community.

History:

Developed in the 1950s and '60s, Original Carrollwood was one of Tampa's first suburban communities, known for its large lots and private lake.

Amenities:

- Lake Carroll with private beach & boating
- Parks, tennis courts, and rec center
- Sidewalk-lined streets
- Longtime community events

Schools:

- Elementary: Carrollwood Elementary
- Middle: Adams Middle
- High: Chamberlain High School

Attractions:

- White Sands Beach
- Scotty Cooper Park
- Private boat ramp and fishing areas

Why People Love It:

- Lakefront Living
- Family-Friendly Vibe
- Spacious Yards & Homes
- Active Civic Association



Population

~3,500

Zip Code

33618

Avg. Price

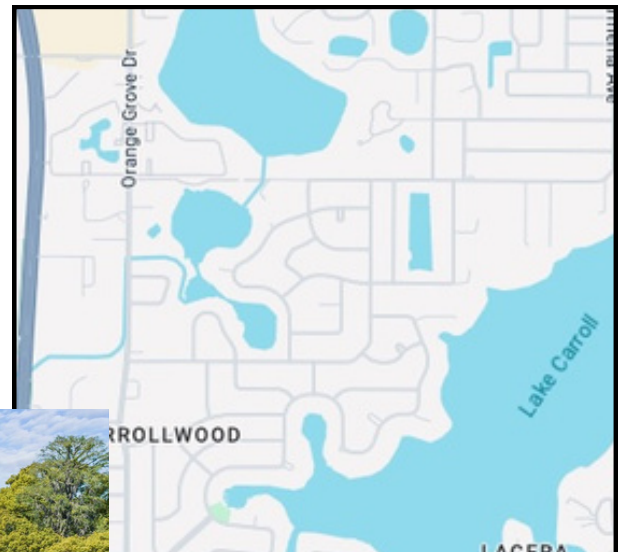
\$450K - \$900K

HOA Dues:

\$600/year (Original Carrollwood Civic Association)

Schools

Hillsborough County Public Schools



Population

~35,000

Zip Code

33618, 33624

Avg. Price

\$400K – \$850K

HOA Dues:

~\$300–\$700/year (varies by village)

Schools

Hillsborough County Public Schools



Carrollwood Village

11 MILES NORTHWEST OF DOWNTOWN | 25-30 MIN COMMUTE

A master-planned golf course community with scenic views, parks, and a laid-back suburban lifestyle.

History:

Carrollwood Village developed in the 1970s–1980s as a golf-centered suburb with intentional green space, walking paths, and large custom homes.

Amenities:

- Carrollwood Country Club
- Large parks and walking trails
- Farmers market & community center
- Art sculpture garden

Schools:

- Elementary: Essrig Elementary
- Middle: Hill Middle
- High: Gaither High School

Attractions:

- Carrollwood Village Park
- Golf, tennis, and swim facilities
- Family events and performances

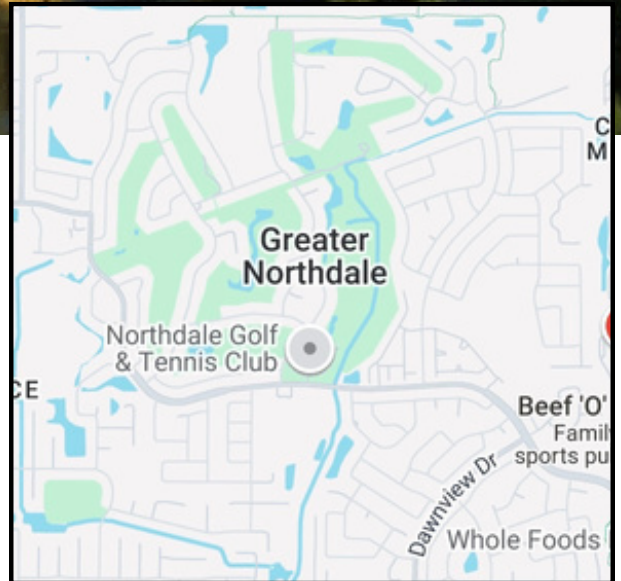
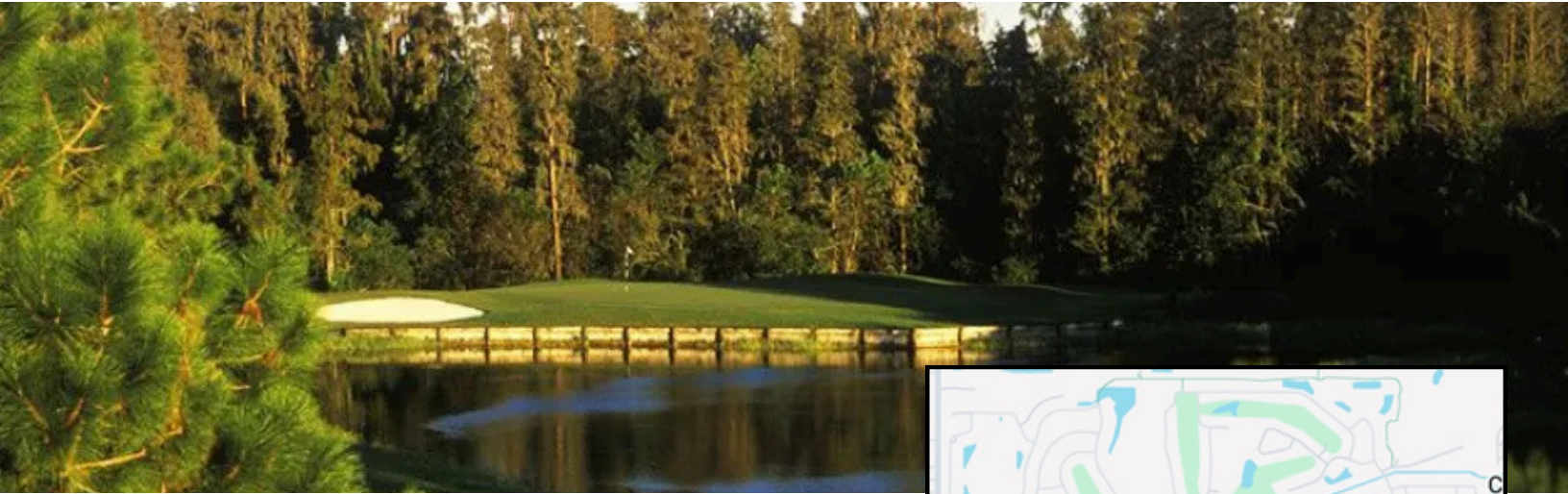
Why People Love It:

- Golf & Green Space
- Mature Landscaping
- Family Amenities
- Peaceful Suburban Feel



Northdale

12 MILES NORTHWEST OF DOWNTOWN | 25-30 MIN COMMUTE



An affordable, established suburb popular with families for its schools, outdoor space, and active lifestyle.

History:

Developed in the 1970s and '80s, Northdale is known for its ranch-style homes and access to parks, golf, and great public schools.

Amenities:

- Northdale Golf Club
- Bob Sierra YMCA
- Sports fields and walking trails
- Family-friendly parks

Schools:

- Elementary: Claywell Elementary
- Middle: Hill Middle
- High: Gaither High School

Attractions:

- Northdale Park & Recreation Center
- Carrollwood Cultural Center
- Golf and fitness amenities

Why People Love It:

- Great for Families
- Active Community
- Affordable Homes
- Solid School Options

Population

~22,000

Zip Code

33624

Avg. Price

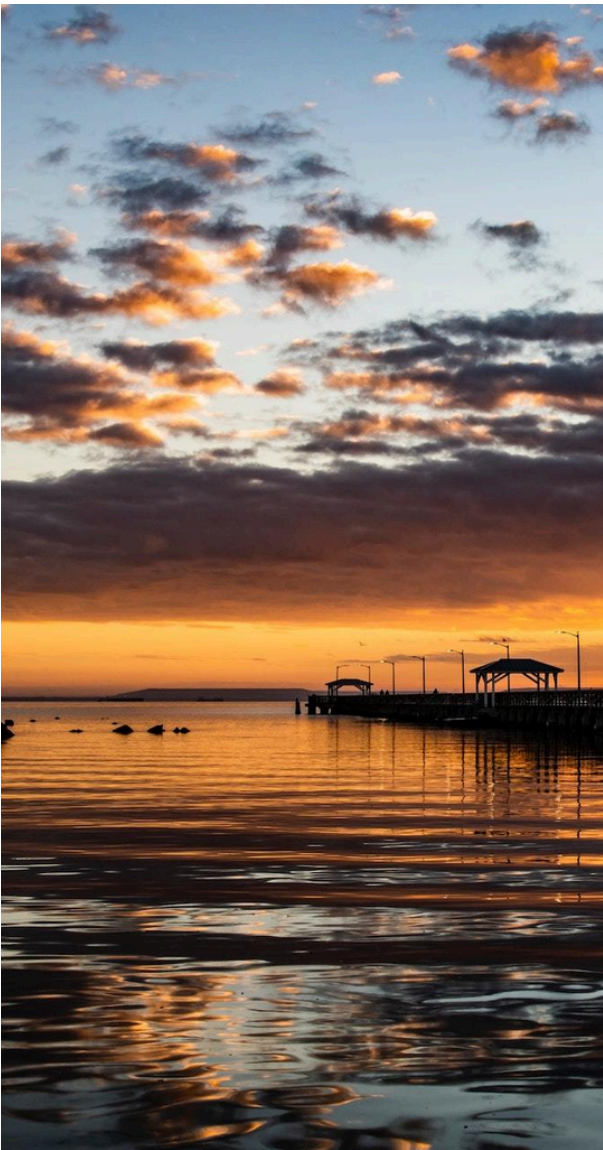
\$350K – \$600K

HOA Dues:

Minimal to none (voluntary civic associations)

Schools

Hillsborough County Public Schools



Ballast Point & Port City

6-7 MILES FROM DOWNTOWN | 15-20 MIN COMMUTE

Two of South Tampa's most historic and scenic neighborhoods, Ballast Point and Port Tampa City offer bayfront views, rich character, and a peaceful lifestyle close to the city.

History:

Ballast Point began as a fishing outpost and park area, while Port Tampa City originated as a maritime hub. Today, both areas blend historic charm with residential comfort and growing popularity.

Amenities:

- Ballast Point Park & Fishing Pier
- Bayshore Boulevard & waterfront trails
- Port Tampa Waterfront Park
- Local restaurants, splash pads, and community spaces

Schools:

- Elementary: Ballast Point or Port Tampa Elementary
- Middle: Monroe or Coleman Middle
- High: Plant or Robinson High School

Attractions:

- Waterfront views and fishing
- Historic homes and architecture
- Community events and coastal lifestyle

Why People Love It:

- Scenic Bayside Living
- Historic Charm
- Family-Friendly Vibe
- Laid-Back Outdoor Lifestyle

Population

~14,500 (combined)

Zip Code

33611, 33616

Avg. Price

\$375K – \$750K

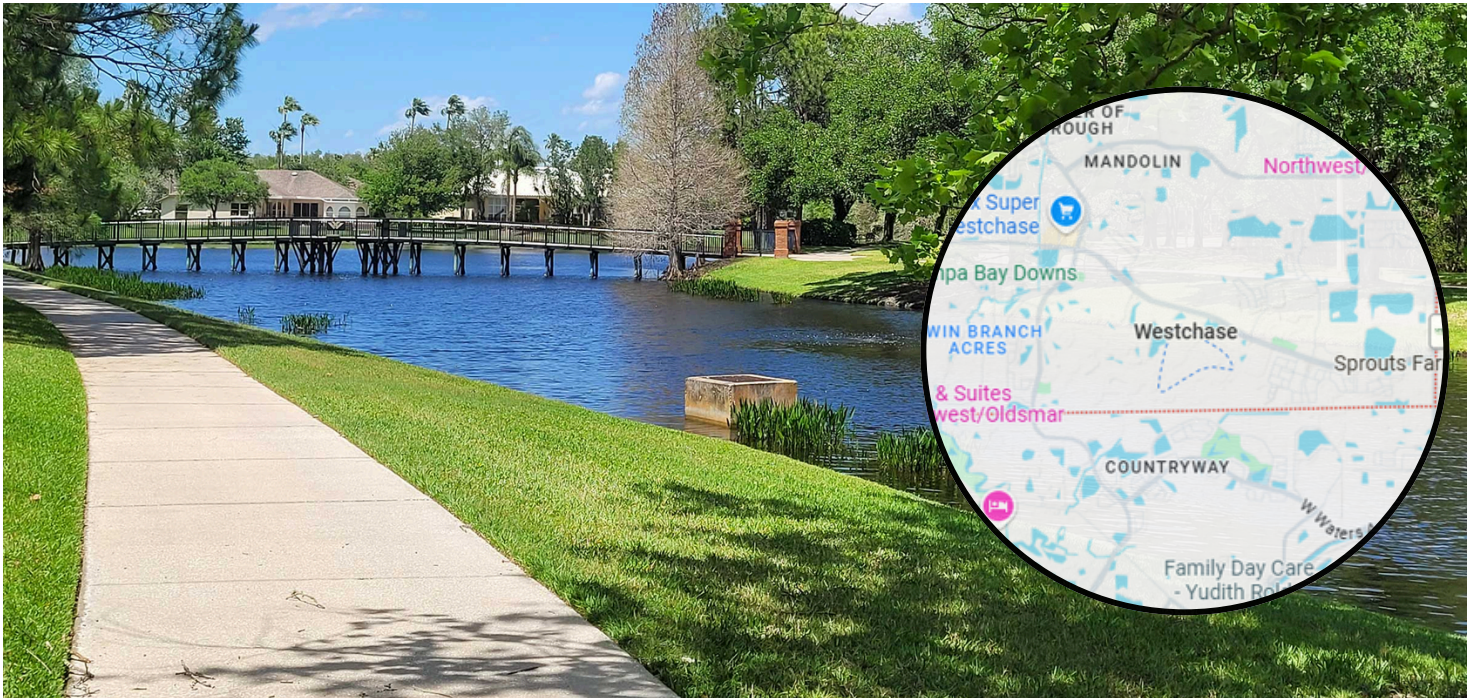
HOA Dues:

Varies by subdivision, many with low or no fees

Schools

Hillsborough County Public Schools





Westchase

15 MILES NORTHWEST OF DOWNTON
20-30 MIN COMMUTE

Westchase is a master-planned golf community featuring resort-style amenities, top schools, and a welcoming suburban atmosphere.

Population

~25,000

Zip Code

33626

Avg. Price

\$450K - \$900K+

HOA Dues:

~\$800-\$1,200/year (varies by village)

Schools

Hillsborough County Public Schools

History:

Established in the early 1990s, Westchase was designed as a family-friendly community with a focus on green spaces and recreation.

Amenities:

- Westchase Golf Club
- Pools, parks, tennis, and fitness centers
- Shopping and dining at Westchase Town Center
- Community events and trails

Schools:

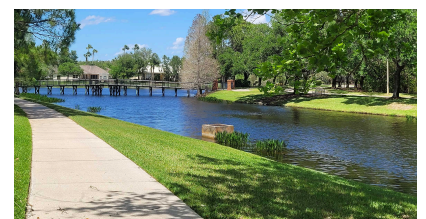
- Elementary: Westchase Elementary
- Middle: Martinez Middle
- High: Sickles High School

Attractions:

- Westchase Golf Club
- Shoppes at Westchase
- Numerous parks and playgrounds

Why People Love It:

- Golf & Recreation
- Family-Oriented
- Convenient Shopping
- Beautiful Green Spaces





Lutz

15-20 MILES NORTH OF DOWNTOWN | 30-40 MIN COMMUTE

A peaceful suburb with lakes, custom homes, top-rated schools, and a strong sense of community.

Population

~23,000

Zip Code

33548, 33549, 33558, 33559

Avg. Price

\$400K – \$900K

HOA Dues:

Varies by subdivision

Schools

Hillsborough & Pasco County Schools

History:

Established in the early 1900s along a rail line, Lutz grew into a family-oriented area known for scenic views and quality of life.

Amenities:

- Lakes & conservation land
- Large lots & custom homes
- Strong public schools
- Local farms & markets

Schools:

- Elementary: McKittrick or Lutz Elementary
- Middle: Martinez Middle
- High: Steinbrenner or Sunlake High

Attractions:

- Lake Park
- Lutz Lake Fern Trailhead
- Quaint town center & annual festivals

Why People Love It:

- Suburban Peace
- Great Schools
- Lakeside Views
- Room to Grow





History:

Originally a farming community, Odessa has evolved into a haven for custom homes, conservation land, and lakefront estates.

Amenities:

- Large lots & gated communities
- Nature preserves & trails
- Equestrian properties
- Peaceful, rural setting

Schools:

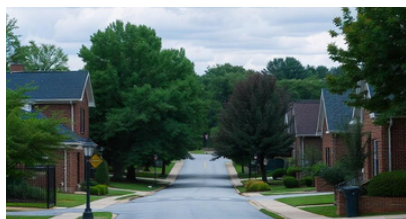
- Elementary: Hammond Elementary
- Middle: Martinez Middle
- High: Steinbrenner High School

Attractions:

- Lake Keystone
- Suncoast Trail
- Odessa Wildlife Rescue

Why People Love It:

- Nature & Privacy
- Space for Horses
- Lakeside Living
- Custom-Built Homes



Odessa

**20 MILES NORTHWEST OF DOWNTOWN
35-40 MIN COMMUTE**

A scenic, semi-rural suburb known for equestrian properties, lakes, and luxurious estate homes.

Population

~8,000

Zip Code

33556

Avg. Price

\$500K – \$1.2M+

HOA Dues:

Varies (many communities with private amenities)

Schools

Pasco & Hillsborough County
Schools

Wesley Chapel

25 MILES NORTH OF DOWNTOWN | 30-40 MIN COMMUTE

A booming suburban hub known for new developments, family-friendly amenities, and convenient shopping.

History:

Once rural farmland, Wesley Chapel has rapidly transformed into a major suburb with modern housing and retail centers.

Amenities:

- The Shops at Wiregrass & Tampa Premium Outlets
- Epperson Lagoon (Crystal Lagoon)
- Top-rated medical facilities
- Expansive parks and trails

Schools:

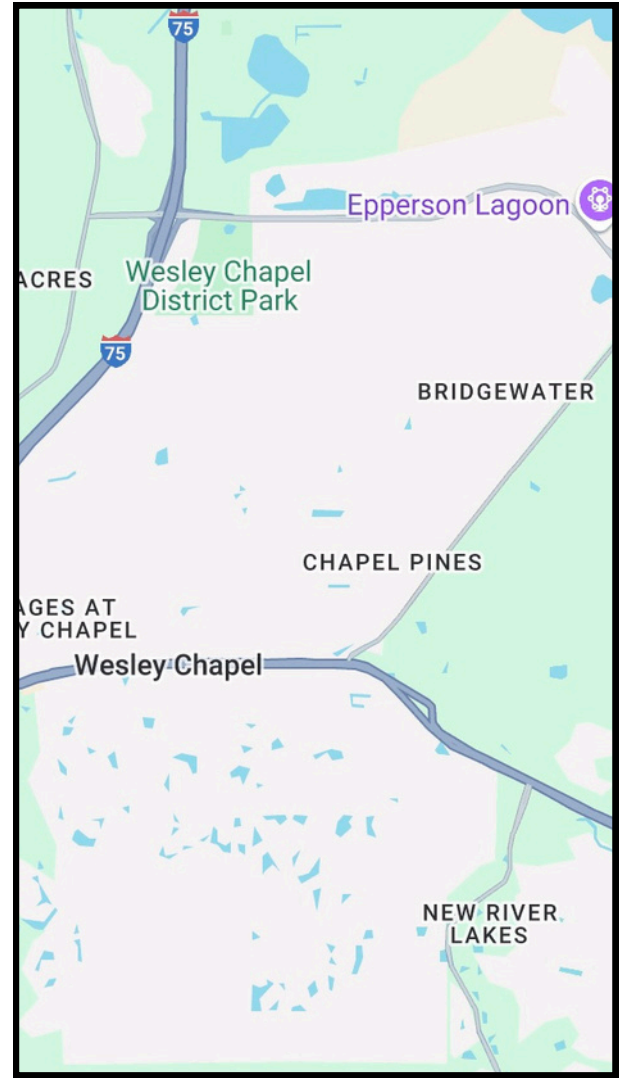
- Elementary: Wiregrass Elementary
- Middle: John Long Middle
- High: Wiregrass Ranch High

Attractions:

- Epperson Crystal Lagoon
- AdventHealth Center Ice
- Cypress Creek Town Center

Why People Love It:

- Family-Focused Growth
- Top Shopping
- Great Schools
- Modern Master-Planned Living



Population

~75,000

Zip Code

33543 - 33545

Avg. Price

\$400K - \$650K

HOA Dues:

Varies by community

Schools

Pasco County Schools



Land O' Lakes

20 MILES NORTH OF DOWNTOWN | 30-35 MIN COMMUTE

A peaceful suburban retreat known for its natural beauty, lakes, and family-oriented neighborhoods.

History:

Land O' Lakes has roots as a farming and citrus town, evolving into a scenic suburban community centered around lakes and conservation.

Amenities:

- Public parks and preserves
- Lakes for kayaking and fishing
- Community pools and recreational centers
- Shopping and dining hubs

Schools:

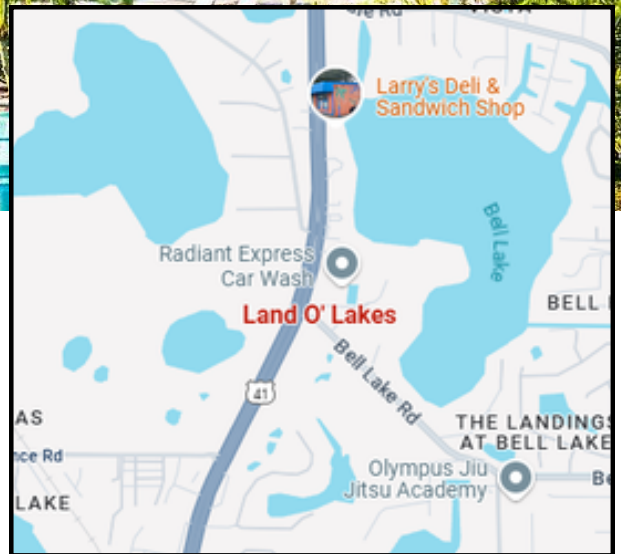
- Elementary: Oakstead Elementary
- Middle: Pine View Middle
- High: Land O' Lakes High

Attractions:

- Conner Preserve
- Land O' Lakes Heritage Park
- Lake Padgett boating

Why People Love It:

- Natural Surroundings
- Lake Living
- Quiet Suburbia
- Affordable Space



Population

~40,000

Zip Code

34638, 34639

Avg. Price

\$350K - \$550K+

HOA Dues:

~\$300-\$1,200/year (varies by development)

Schools

Pasco County Schools

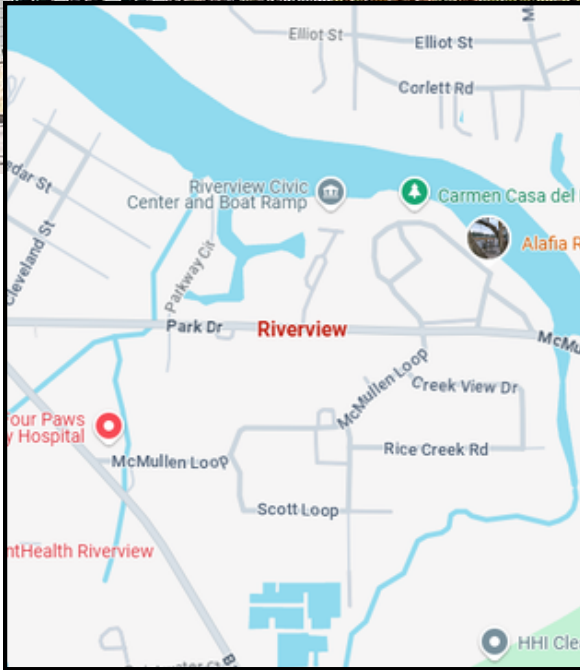


Riverview

15 MILES SOUTHEAST OF DOWNTOWN | 25-30 MIN COMMUTE



Oxford Exchange



A fast-growing suburb with affordable homes, family amenities, and easy access to Tampa and the coast.

History:

Once a small riverside community, Riverview grew rapidly in the 2000s, attracting residents with suburban conveniences and spacious neighborhoods.

Amenities:

- Alafia River parks & trails
- Shopping plazas & restaurants
- Family recreation centers
- New construction communities

Schools:

- Elementary: Sessums Elementary
- Middle: Rodgers Middle
- High: Riverview High

Attractions:

- Alafia River Nature Preserve
- Summerfield Crossings Golf
- Bell Creek Nature Preserve

Why People Love It:

- Affordable New Homes
- Nature Access
- Family-Oriented
- Growing Suburb

Population

~115,000

Zip Code

33569, 33578, 33579

Avg. Price

\$325K - \$475K

HOA Dues:

~\$300-\$1,000/year (varies by community)

Schools

Hillsborough County Public Schools

Population

~115,000

Zip Code

33510, 33511

Avg. Price

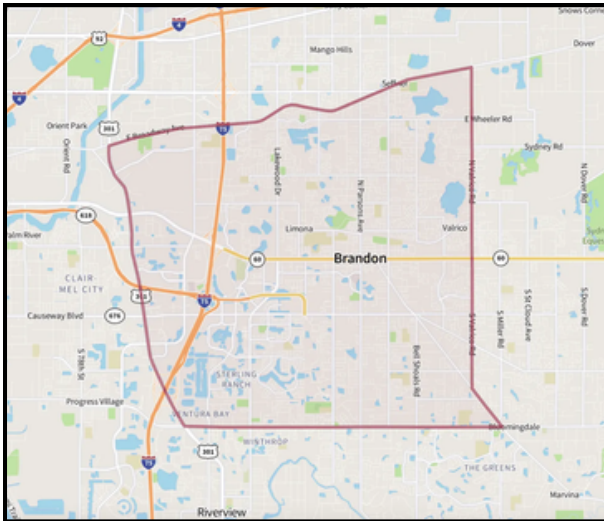
\$300K – \$450K

HOA Dues:

Low to moderate, varies by community

Schools

Hillsborough County Public Schools



Brandon

12 MILES EAST OF DOWNTOWN | 20-25 MIN COMMUTE

A well-established suburb with mature neighborhoods, shopping centers, and commuter-friendly access to Tampa.

History:

Founded in the 1800s, Brandon developed into one of Tampa's first major suburbs with a full suite of amenities.

Amenities:

- Westfield Brandon Mall
- Public parks and sports complexes
- Chain and local restaurants
- Major healthcare facilities

Schools:

- Elementary: Mintz Elementary
- Middle: McLane Middle
- High: Brandon High School

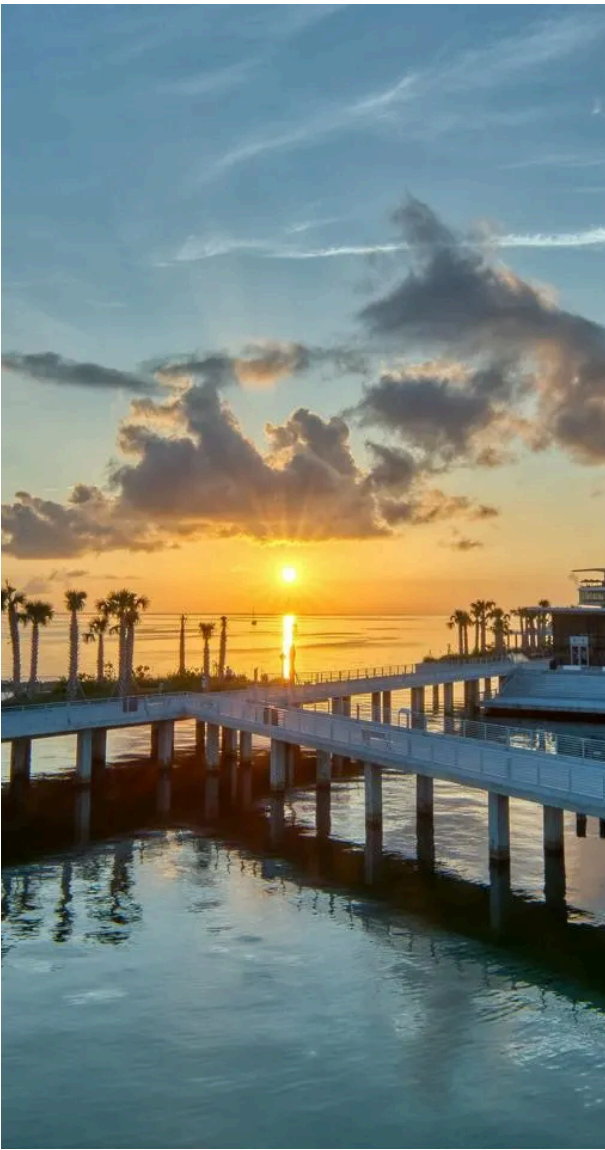
Attractions:

- Topgolf & Dave & Buster's
- Paul Sanders Park
- Brandon Skate Park

Why People Love It:

- Suburban Convenience
- Major Retail
- Established Communities
- Easy Commuting





St. Pete

25 MILES SOUTHWEST OF DOWNTOWN | 30-40 MIN COMMUTE

A vibrant coastal city known for its arts scene, walkable downtown, and Gulf Coast access.

History:

Founded in 1888, St. Pete grew into a hub for arts, innovation, and tourism, with a revitalized urban core.

Amenities:

- The Pier & Waterfront Parks
- Art Museums & Galleries
- Local Restaurants & Breweries
- Major League Baseball

Schools:

- Elementary: North Shore Elementary
- Middle: John Hopkins Middle
- High: St. Petersburg High

Attractions:

- Salvador Dalí Museum
- Tropicana Field
- Beach Drive Dining

Why People Love It:

- Arts & Culture
- Coastal Living
- Walkable Downtown
- Endless Sunshine

Population

~260,000+

Zip Code

33701–33716

Avg. Price

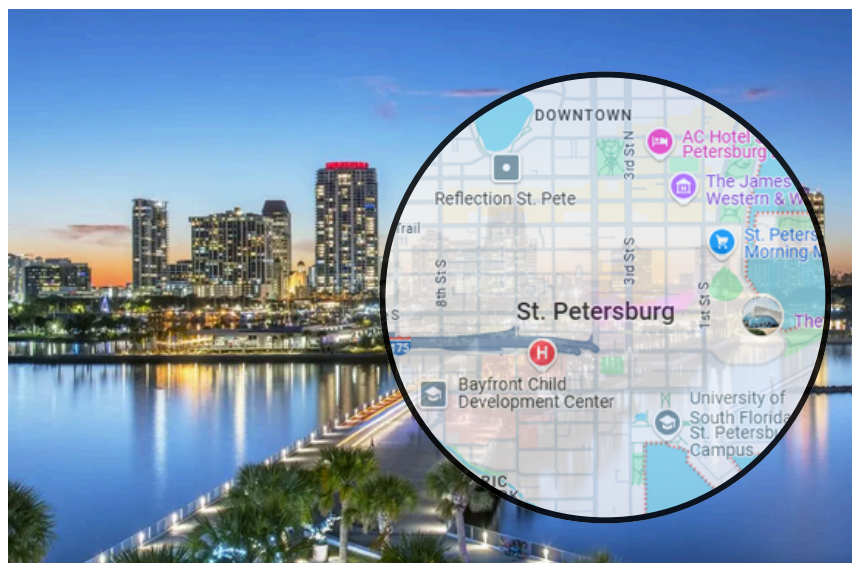
\$375K – \$750K+

HOA Dues:

Varies—many areas with none

Schools

Pinellas County Schools



St. Pete Beach & Beyond

30 MILES SOUTHWEST DOWNTOWN | 40-45 MIN COMMUTE

A laid-back beach town with pristine sands, sunset views, and a strong sense of community.

History:

A resort town since the 1920s, St. Pete Beach retains its vintage charm with a mix of cottages and coastal condos.

Amenities:

- Gulf beaches & piers
- Boutique hotels and shops
- Water sports & boating
- Art festivals and farmers markets

Schools:

- Elementary: Azalea Elementary
- Middle: Azalea Middle
- High: Boca Ciega High

Attractions:

- Upham Beach
- Don CeSar Hotel
- Corey Avenue Market

Why People Love It:

- Ocean Sunsets
- Resort Vibe
- Beach & Boating
- Relaxed Living



Population

~9,500

Zip Code

33706

Avg. Price

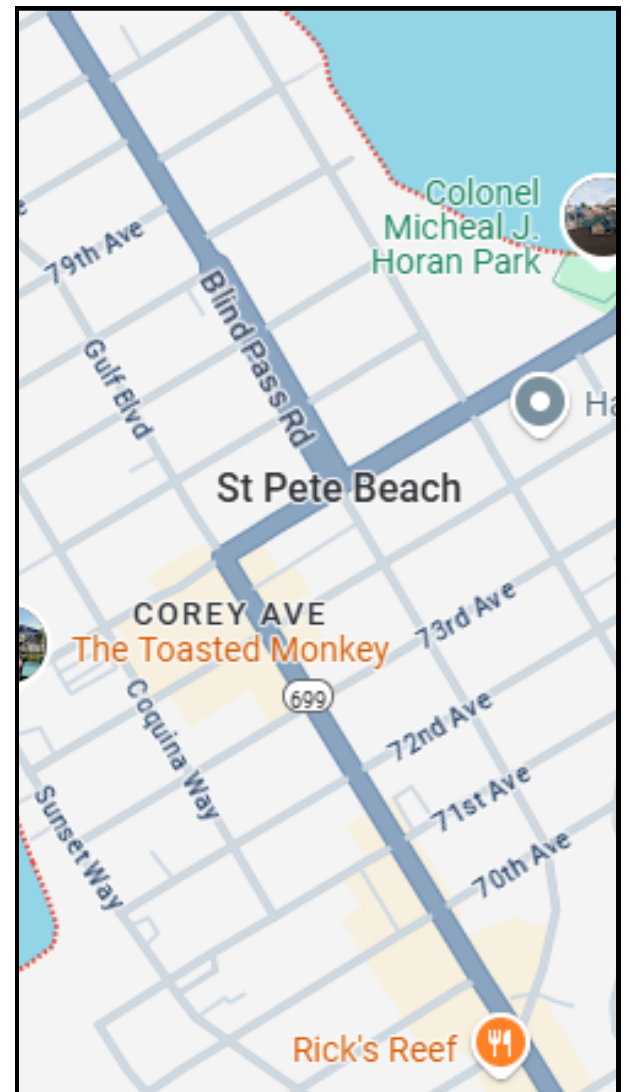
\$550K – \$1.2M+

HOA Dues:

Low or none in most areas

Schools

Pinellas County Schools





Clearwater

25 MILES WEST OF DOWNTON
35-45 MIN COMMUTE

Lively Gulf Coast city known for its beautiful white-sand beaches, especially Clearwater Beach, and its vibrant tourism scene and family life blend.

Population

~118,000

Zip Code

33755-33764

Avg. Price

\$350K – \$600K+

HOA Dues:

Low to moderate, varies by area

Schools

Pinellas County Schools

History:

A coastal town turned resort destination, Clearwater is now a family-friendly city with strong local pride.

Amenities:

- Clearwater Beach & Marina
- Parks, trails, and festivals
- Shopping and fine dining
- Marine aquarium and boat tours

Schools:

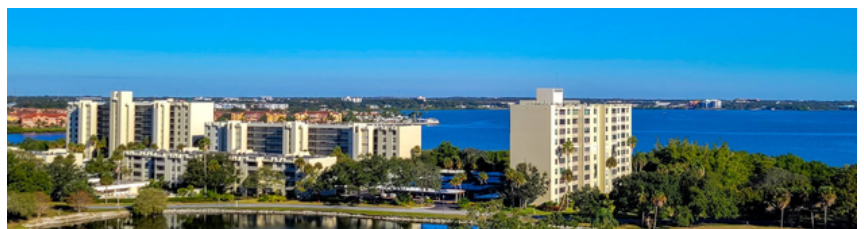
- Elementary: Plumb Elementary
- Middle: Oak Grove Middle
- High: Clearwater High School

Attractions:

- Pier 60 & sunset festivals
- Clearwater Marine Aquarium
- Coachman Park events

Why People Love It:

- World-Class Beaches
- Tourist Meets Suburban
- Marine Adventures
- Events All Year



Population

~37,000

Zip Code

34698

Avg. Price

\$400K – \$700K+

HOA Dues:

Typically low or none

Schools

Pinellas County Schools

Dunedin

26 MILES NORTHWEST OF DOWNTOWN | 35-40 MIN COMMUTE

A walkable coastal town with Scottish roots, charming downtown, and access to Gulf Coast nature.

History:

Founded by Scottish settlers in the 1800s, Dunedin has preserved its character with a thriving arts and food scene.

Amenities:

- Downtown shops, art, and cafes
- Pinellas Trail access
- Community events and parades
- Coastal parks and bike-friendly roads

Schools:

- Elementary: Dunedin Elementary
- Middle: Dunedin Highland Middle
- High: Dunedin High School

Attractions:

- Honeymoon Island State Park
- Downtown Dunedin
- Scottish Highland Games

Why People Love It:

- Small-Town Charm
- Coastal Trails
- Local Arts Scene
- Walkable & Bikeable





your
Tampa
REAL ESTATE RESOURCE

Have Community or Real Estate Questions? I'm Here to Help!

I'm passionate about Tampa and dedicated to helping you find the perfect place to call home. Whether you have questions about local schools, events, market trends, or anything real estate-related, please don't hesitate to reach out. I'm happy to share my knowledge and connect you with the resources you need.

Stay up-to-date on the latest community news, real estate insights, and more by following me on social media! I look forward to hearing from you!

let's chat

Emeri Lewkowicz

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