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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



# 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.

# 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.



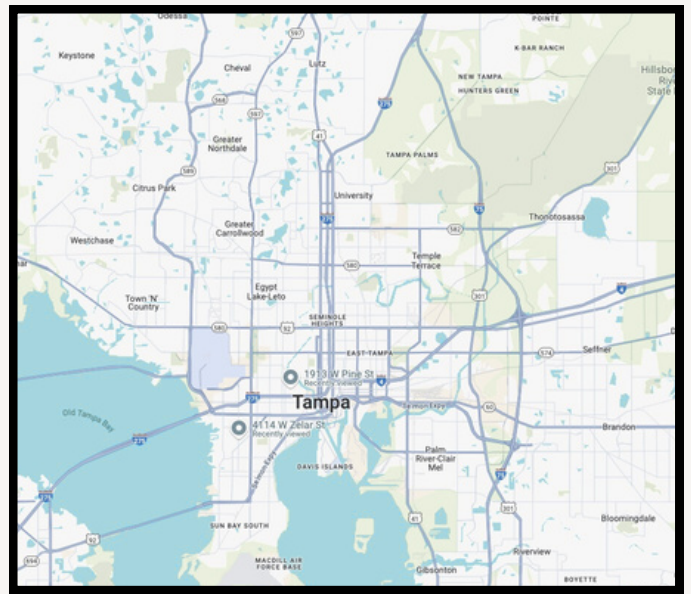
Busch Gardens



# 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.

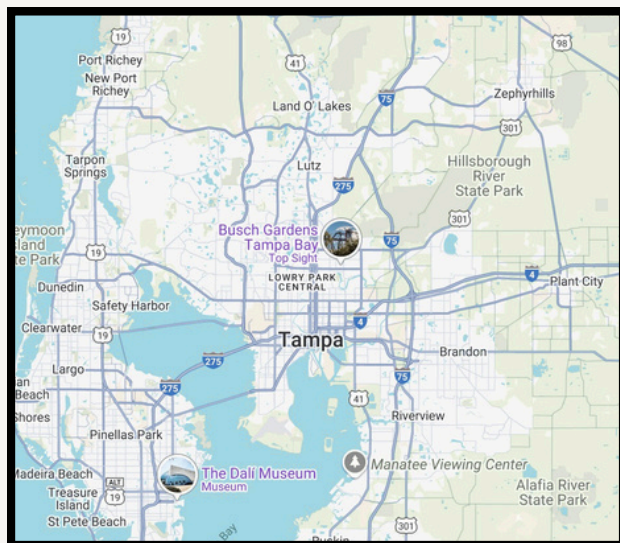
### Westchase

- 📍 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



# 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

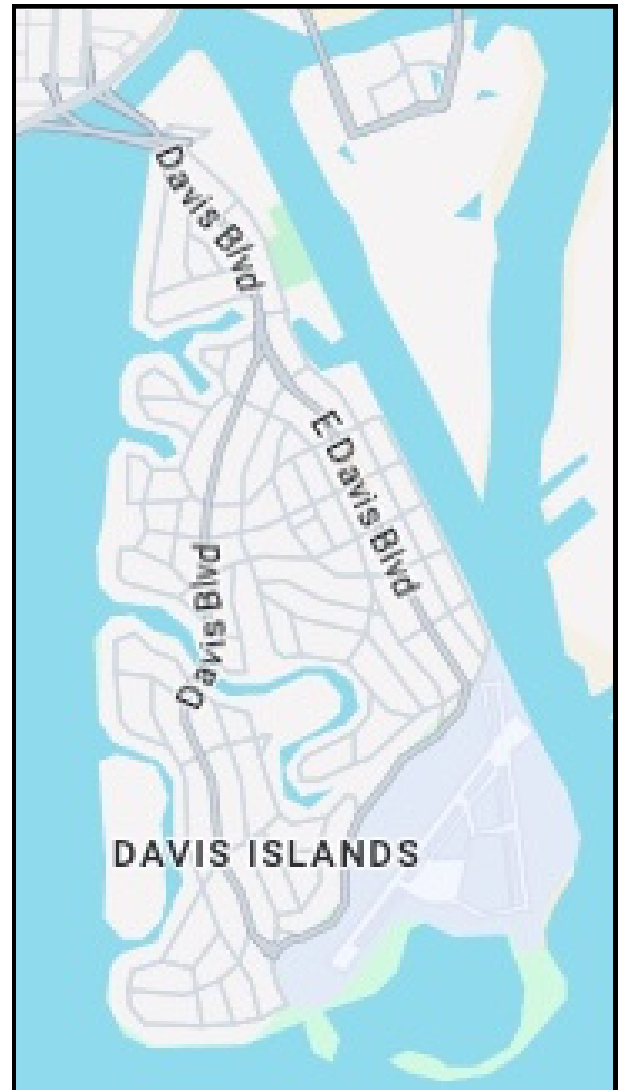
\$800K - \$3M+

## 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:

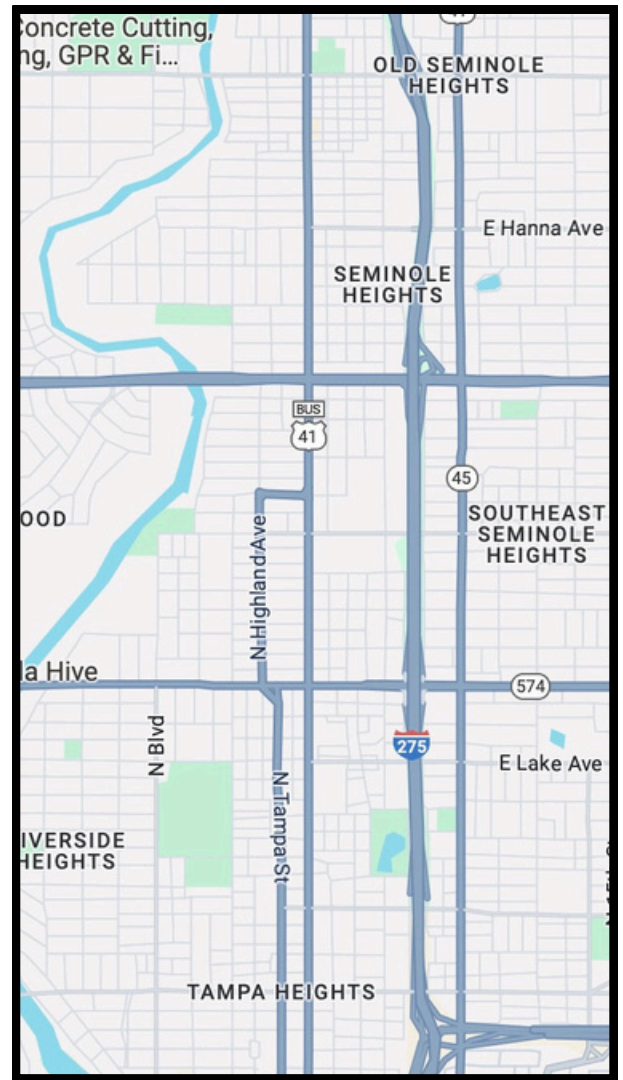
- Elementary: Broward or Seminole Heights Elementary
- Middle: Memorial Middle
- High: Hillsborough High School

### Attractions:

- Armature Works
- Rivercrest Park
- Independent restaurants & cafés

### Why People Love It:

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



## Population

~18,000 (combined)

## Zip Code

33603, 33604

## Avg. Price

\$400K – \$800K

## HOA Dues:

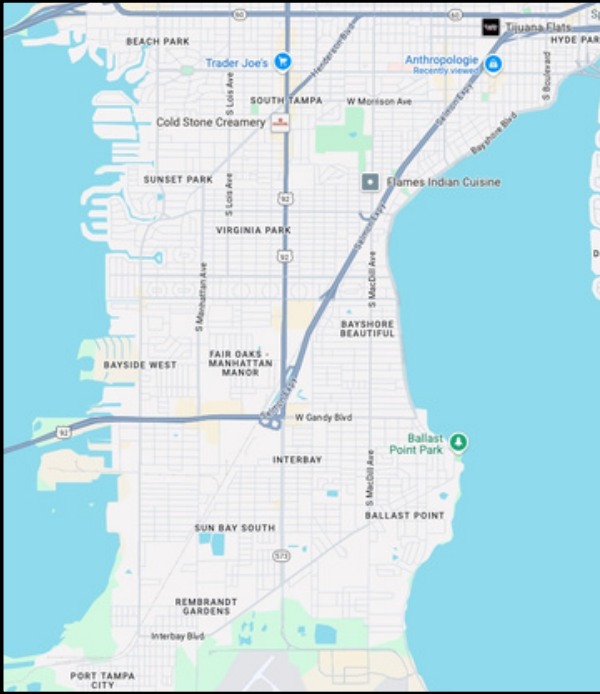
None (historic district guidelines may apply)

## 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

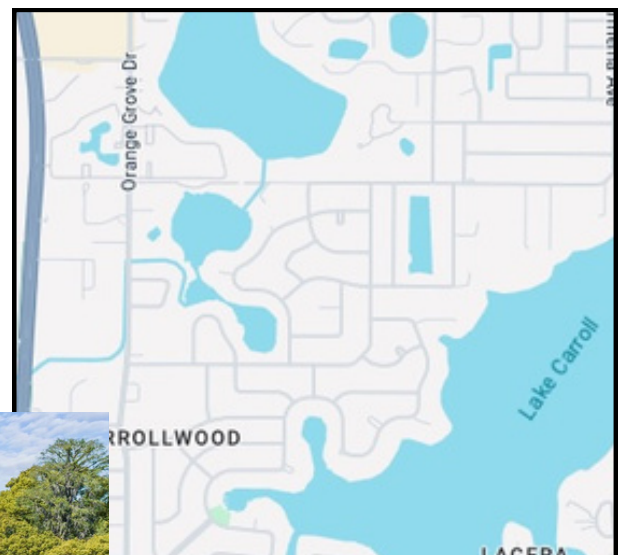
\$450K - \$900K

## 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:*

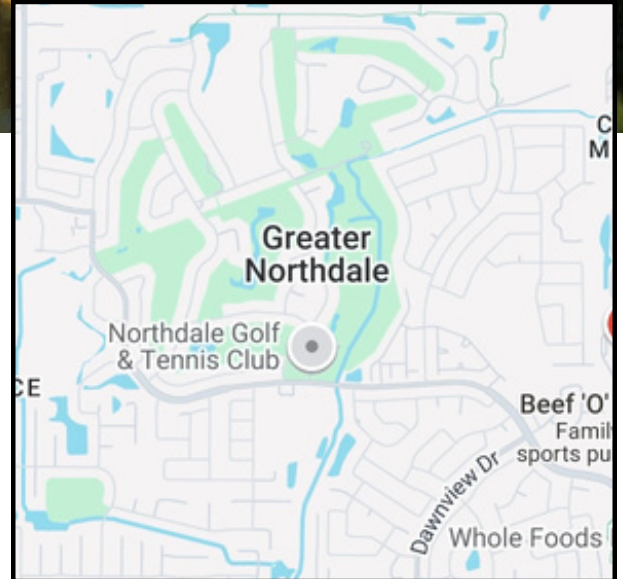
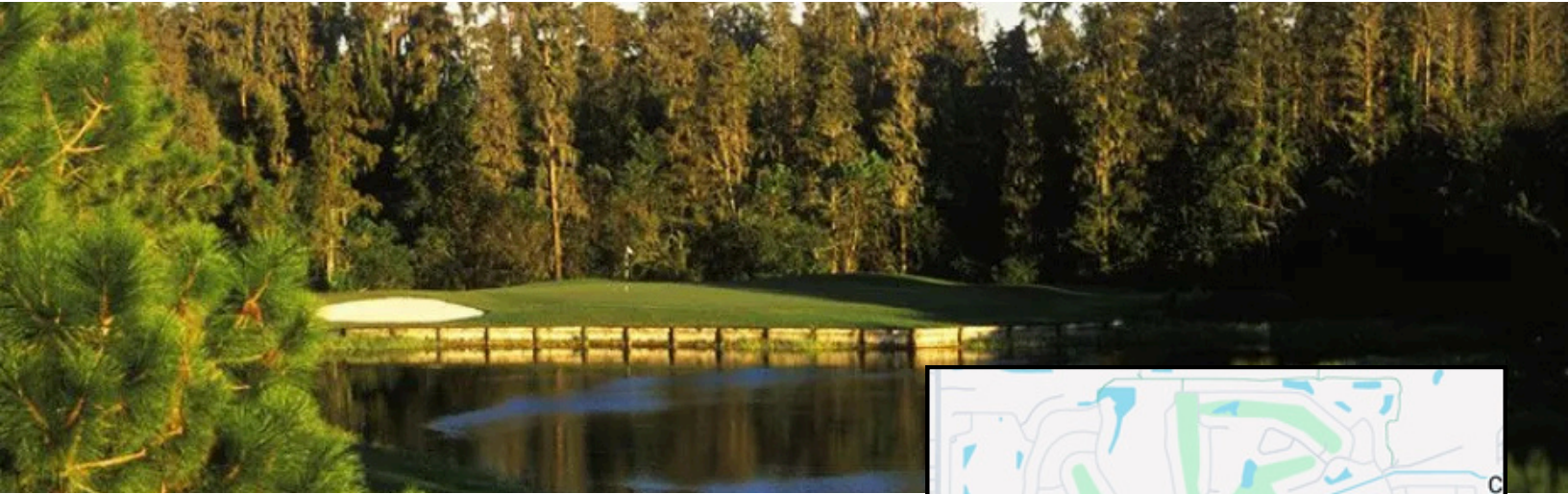
- Golf & Green Space
- Mature Landscaping
- Family Amenities
- Peaceful Suburban Feel





# 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

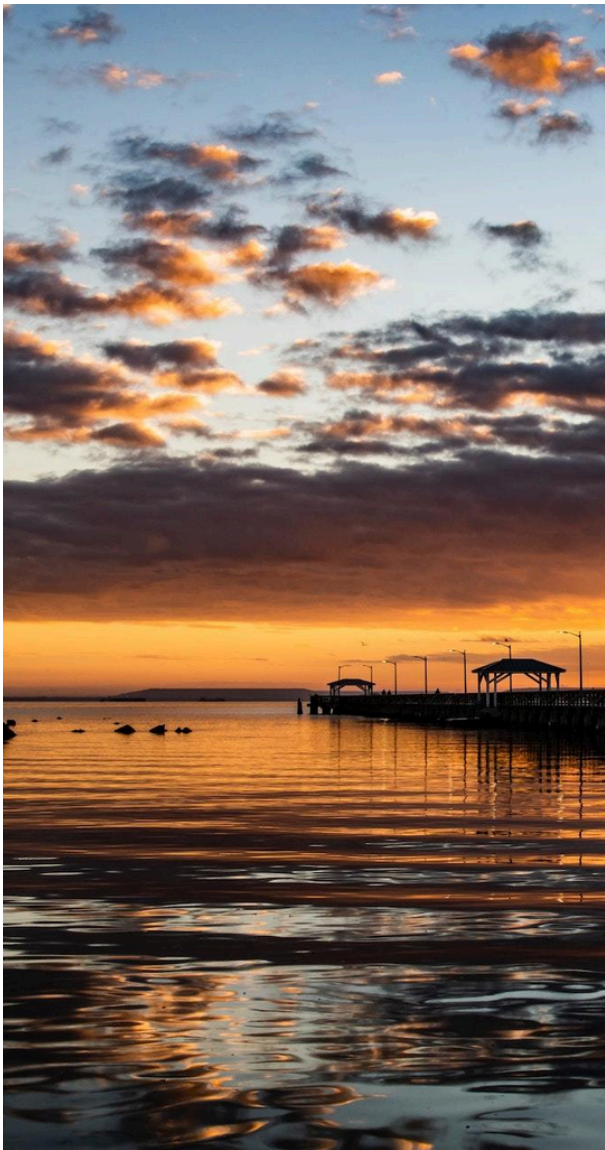
\$350K – \$600K

## 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:

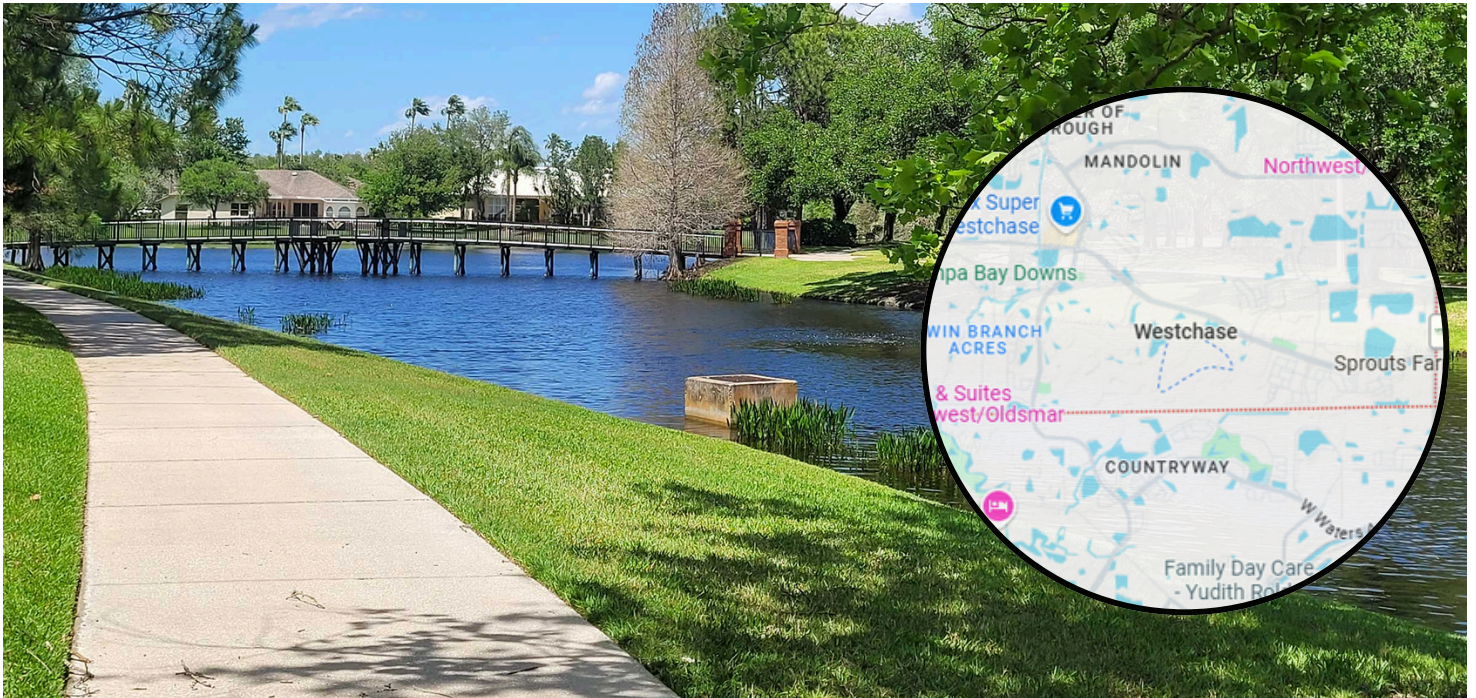
Varies by subdivision, many with low or no fees

## 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:*

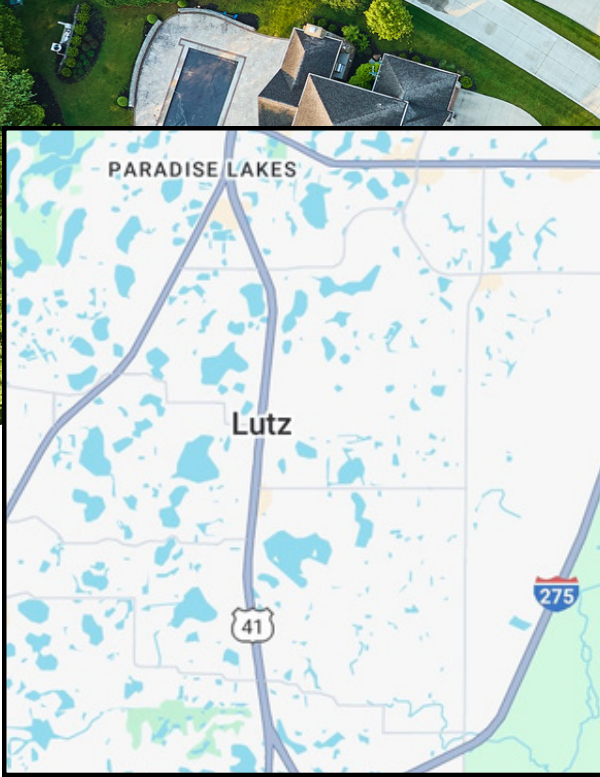
- Westchase Golf Club
- Shoppes at Westchase
- Numerous parks and playgrounds

### *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.*

### *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

## Population

~23,000

## Zip Code

33548, 33549, 33558, 33559

## Avg. Price

\$400K – \$900K

## HOA Dues:

Varies by subdivision

## Schools

Hillsborough & Pasco County  
Schools







### *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

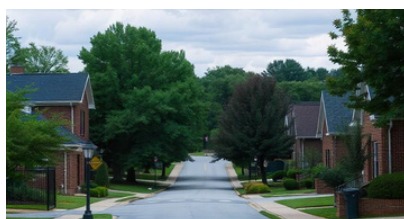
\$500K – \$1.2M+

## 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:*

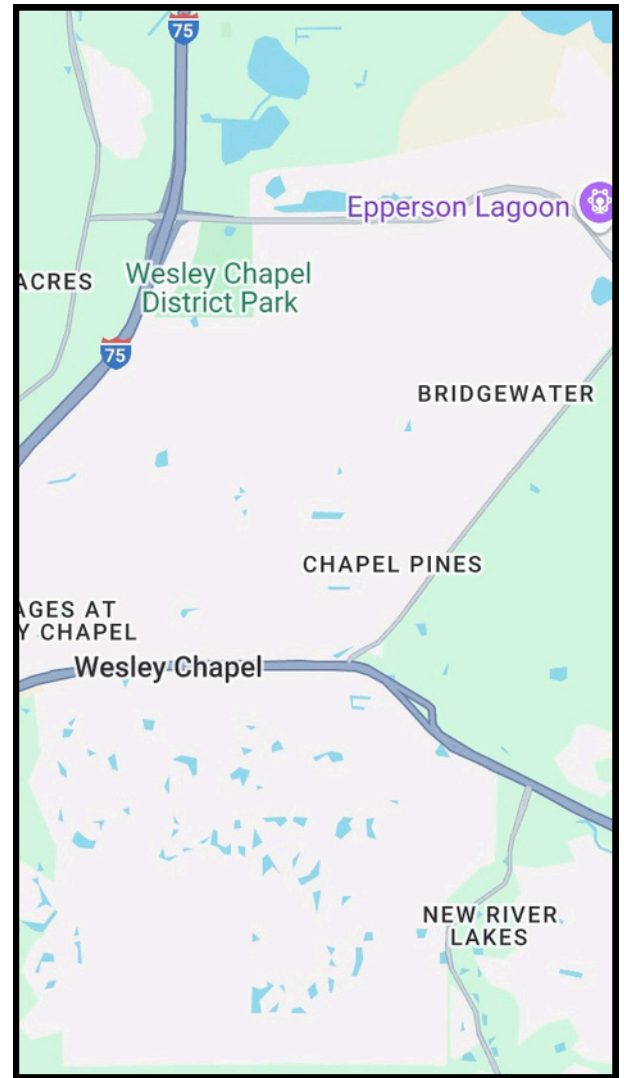
- Elementary: Wiregrass Elementary
- Middle: John Long Middle
- High: Wiregrass Ranch High

## *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)

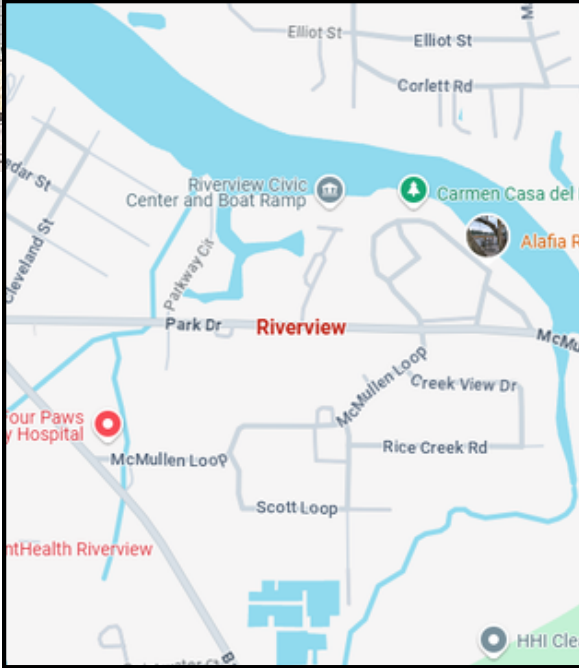
## Schools

Pasco County Schools



# Riverview

15 MILES SOUTHEAST OF DOWNTOWN | 25-30 MIN COMMUTE



*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

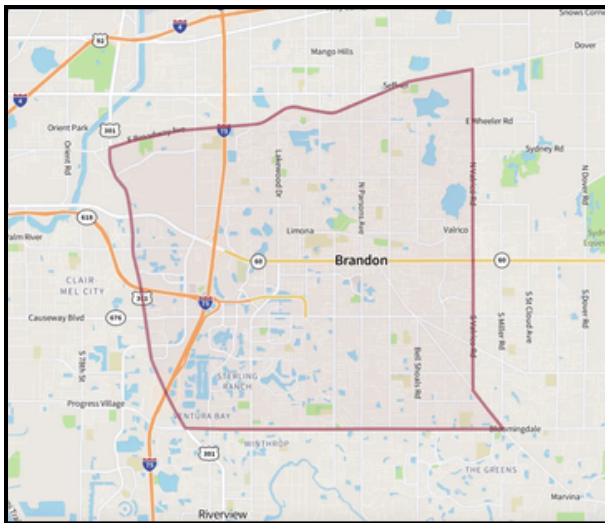
\$300K – \$450K

# 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

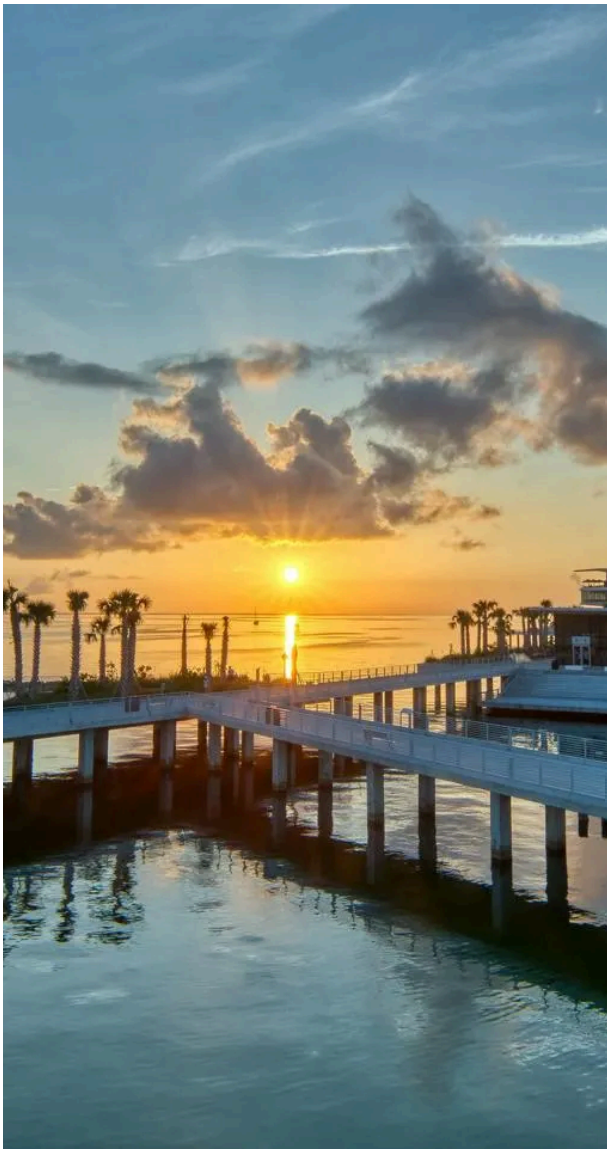
## Attractions:

- 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

## Population

~260,000+

## Zip Code

33701–33716

## Avg. Price

\$375K – \$750K+

## HOA Dues:

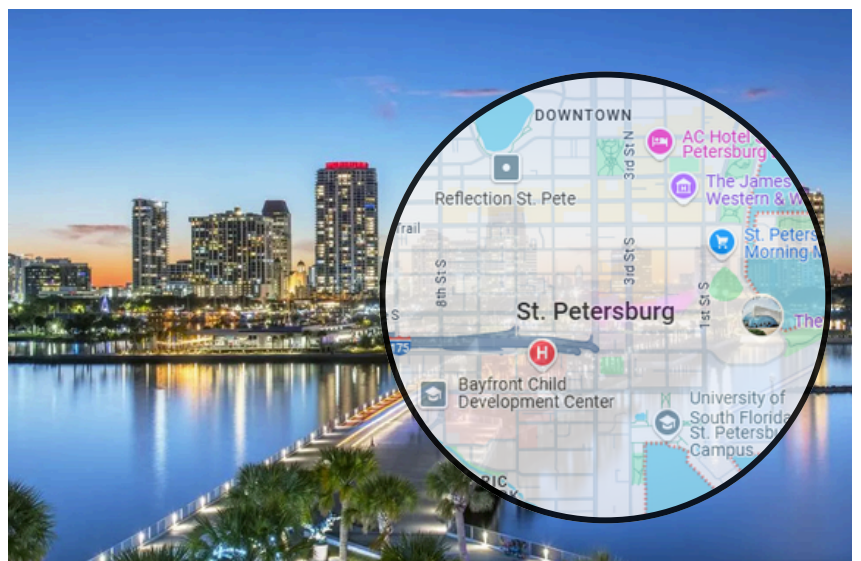
Varies—many areas with none

## Schools

Pinellas County Schools

## *Why People Love It:*

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





# 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

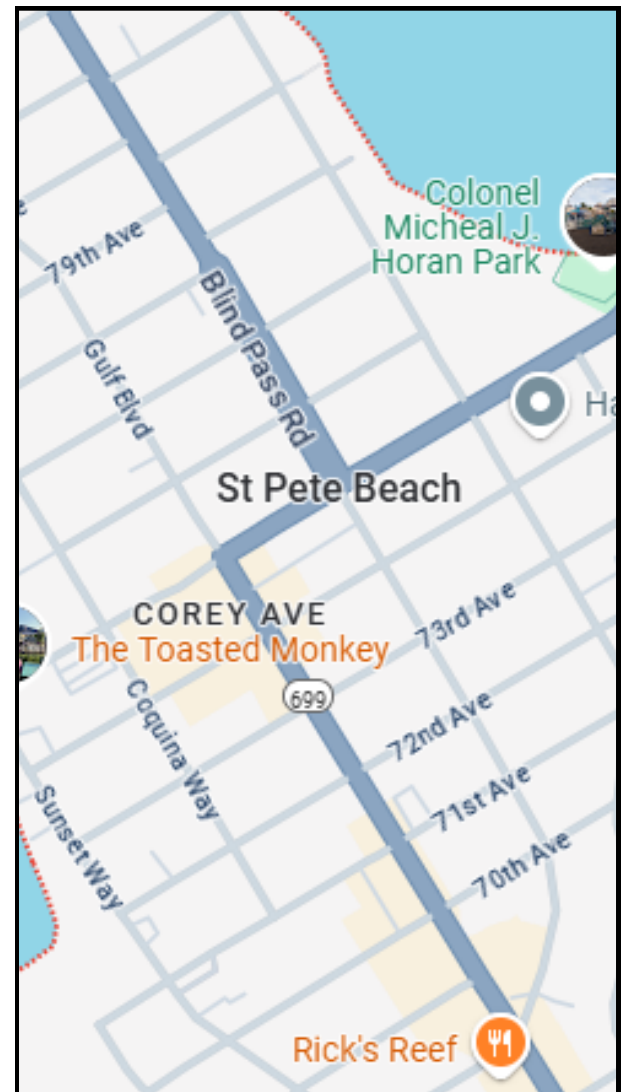
\$550K – \$1.2M+

## 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





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**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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