

TAMPA BAY Neighborhoods



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Welcome!



Tampa Bay isn't just one place. It's a whole collection of neighborhoods — and each one has its own personality.

Some families want top-rated schools and resort-style amenities. Others want walkable streets, local coffee shops, and a little character. Some want space. Some want to be close to downtown. Most want a pool. 😊

That's what this guide is for. I've put together a neighborhood-by-neighborhood breakdown of the areas I know best — so you can start narrowing down where your family actually wants to live.

You don't have to figure this out alone. I'm here when you're ready to talk.

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TAMPA BAY

NEIGHBORHOODS

INSIDE TAMPA

Not sure where to start? Tampa proper has neighborhoods that feel like completely different worlds. Here's what you need to know about the ones inside the city limits.

SOUTH TAMPA

Price range: \$700 – \$1.2M+

South Tampa is the most sought-after zip code in the city — and it's easy to see why. Tree-lined streets, walkable blocks, waterfront parks along Bayshore Boulevard, and some of the best restaurants in Tampa. It's home to the top-rated Plant High School zone, which drives consistent demand from families. The vibe is urban but neighborly. You'll see people walking dogs, jogging the bay, and grabbing coffee on a Tuesday morning like it's the weekend.

Just know — some areas of South Tampa sit in FEMA flood zones. I always check flood zone status before my buyers get attached to a home. It can significantly affect your insurance costs.

WESTCHASE

Price range: \$480K – \$600K

Westchase is one of Tampa's most established master-planned communities — and families who live there rarely want to leave. You've got top-rated schools, a golf course, community pools, tennis courts, and a neighborhood feel that's hard to find in newer developments. It's well-located too, with easy access to the Veterans Expressway and a short commute to downtown or the airport.

The price point is higher than some suburbs, but the quality of life matches it. If schools and community amenities are at the top of your list, Westchase deserves a serious look.

SEMINOLE HEIGHTS / TAMPA HEIGHTS

Price range: \$400K – \$550K

This is Tampa's most talked-about neighborhood right now — and for good reason. Seminole Heights and Tampa Heights are historic, walkable, and full of character. We're talking bungalows with front porches, locally owned coffee shops, craft breweries, and murals around every corner. It attracts buyers who want something with soul.

It's a great fit if you're not looking for a cookie-cutter suburban community. The homes have personality. The neighbors know each other. And the restaurant scene is genuinely excellent. Prices have climbed steadily as more buyers have discovered it — which means it's still a smart buy.

RIVERVIEW / BRANDON

Price range: \$360K – \$460K

Riverview and Brandon offer some of the best value in Hillsborough County. You get more space for your money, solid schools, and easy access to downtown Tampa via I-75 or the Selmon Expressway. Brandon is one of Tampa Bay's most established suburbs with a wide range of home styles and price points. Riverview is newer and growing fast, with plenty of new construction options.

One thing worth knowing: Brandon's established neighborhoods typically don't have CDD fees, which can save you \$200–\$400 or more per month compared to newer planned communities. That adds up fast. I always factor this into the full budget picture with my buyers.

TAMPA BAY NEIGHBORHOODS

GREATER TAMPA BAY

Ready to go a little further out? These communities offer incredible value, top-rated schools, and amenities that rival anything inside the city. For a lot of families, this is where the sweet spot is.

APOLLO BEACH / WATERSET

Price range: \$380K – \$550K

Waterset is one of the most popular master-planned communities in the entire Tampa Bay area — and once you see it, you'll understand why. Resort-style pools, a fitness center, trails, a dog park, a café, and a real sense of community. The builders here include David Weekley, Homes by WestBay, and Neal Homes, so you have great new construction options at multiple price points.

Apollo Beach sits right on the water and has a more relaxed, waterfront vibe. It's popular with families who want space, sunshine, and easy access to Tampa without paying South Tampa prices. This whole corridor is growing fast — and smart buyers are getting in now.

NEW TAMPA

Price range: \$380K – \$520K

New Tampa is a planned community that consistently ranks among the most family-friendly areas in the region. A-rated schools, beautiful parks, and a quieter suburban feel make it especially popular with families relocating from the Northeast and Midwest. It's got the infrastructure of a well-established suburb with the polish of newer development.

Easy access to I-75 makes commuting manageable, and you're close to everything in Wesley Chapel too. If a peaceful, well-organized community with strong schools is what your family needs, New Tampa is worth a serious look.

WESLEY CHAPEL

Price range: \$380K – \$480K

Wesley Chapel is one of the fastest-growing communities in the entire state of Florida — and it's not slowing down. Top-rated schools, tons of new construction, incredible amenities, and easy highway access make it a magnet for relocating families. Communities like Epperson (home to the first Crystal Lagoon in the US) and Mirada have amenities that feel more like a resort than a neighborhood.

One thing to plan for: most Wesley Chapel communities have CDD fees. They fund those amazing amenities, but they do add to your monthly costs. I always walk my buyers through the full picture so there are no surprises at closing.

ST. PETERSBURG

Price range: \$400K – \$550K

St. Pete is across the bay — but for a lot of families, it's worth every mile. It's got a vibrant arts scene, stunning waterfront, walkable downtown districts, and some of the best beaches in the country right around the corner. The energy here is different from Tampa — a little more relaxed, a little more colorful, and very much its own city.

Median prices have climbed significantly in recent years, but there's still solid value depending on the neighborhood and property type. If you don't need to commute into Tampa daily, St. Pete deserves a real conversation.

TAMPA BAY SCHOOLS



Schools are one of the biggest factors for relocating families — and Tampa Bay has some great options. Here's what you need to know about both counties.

Hillsborough County Schools

Hillsborough County is one of the largest school districts in Florida. School grades run from A to F, and many neighborhoods are zoned for A-rated schools. Always verify the exact school zone for any home you're considering — it can vary street by street.

- South Tampa:** Plant High School, Coleman Middle, Gorrie / Grady / Mitchell Elementary
- Westchase:** Sickles High School, Davidsen Middle, Westchase Elementary
- New Tampa:** Freedom High School, Liberty Middle, Chiles Elementary
- Riverview/Brandon:** Newsome High School, Barrington Middle

Pinellas County Schools (St. Pete area)

Pinellas County has its own strong school district. St. Pete is especially popular with families who want waterfront living without sacrificing school quality.

St. Pete Schools:

St. Petersburg High School — one of the oldest and most respected in the county Lakewood High School — strong arts and IB program Several A-rated elementary and middle schools throughout St. Pete.



Florida has an open enrollment and school choice program. Some families qualify to enroll in schools outside their assigned zone. Ask me about this — it can open up a lot of options.

THINGS TO DO IN TAMPA

Tips From A Local Expert!



One of the best parts of moving here? There's always something to do. here's what families love most about Tampa Bay.



BEACHES

- Clearwater Beach - consistently ranked one of the best in the US
- St. Pete Beach - calm water, perfect for kids
- Honeymoon Island - state park, dog-friendly, stunning
- Caladesi Island - only accessible by ferry. worth every minute.



FAMILY ACTIVITIES

- Busch Gardens Tampa — theme park with roller coasters and animals
- Florida Aquarium — downtown Tampa, incredible for kids
- ZooTampa at Lowry Park — one of the top zoos in the Southeast
- MOSI (Museum of Science & Industry) — great for curious kids
- Glazer Children's Museum — perfect for toddlers and young kids



FOOD & NIGHTLIFE

- Armature Works — food hall in a stunning historic building on the river
- Ybor City — historic Cuban neighborhood, amazing Cuban sandwiches
- Hyde Park Village — upscale outdoor shopping and dining
- Seminole Heights — local restaurants, breweries, and coffee shops
- St. Pete Central Ave — murals, galleries, cocktail bars, and brunch spots



OUTDOORS & PARKS

- Tampa Riverwalk — 2.6 miles along the Hillsborough River
- Lettuce Lake Park — kayaking, boardwalks, turtles everywhere
- Flatwoods Park — biking and hiking trails in New Tampa
- Philippe Park — waterfront park in Safety Harbor, great for picnics



SPORTS TEAMS

- Tampa Bay Buccaneers (NFL) — Super Bowl champions
- Tampa Bay Lightning (NHL) — two-time recent Stanley Cup champs
- Tampa Bay Rays (MLB) — consistently competitive
- Rowdies (USL Soccer) — great family-friendly game day experience

TAMPA BAY NEIGHBORHOOD PREFERENCE SELF-CHECK

Define Your Home Criteria

TYPE OF NEIGHBORHOOD

What kind of area fits your family's lifestyle? Urban: walkable, close to restaurants and nightlife. Suburban: quieter, more space, community amenities. Somewhere in between?

SCHOOL QUALITY

How important is school zone to your search? Are you open to private or charter schools, or do you want to be in a top public school zone?

COMMUTE & LOCATION

Where are you working? What's your max commute time? Tampa traffic is manageable but worth planning for.

COMMUNITY AMMENITIES

What matters to your family? Pool, trails, clubhouse, dog park, playground? Some communities have all of it — others are more private and low-key.

FLOOD ZONE & INSURANCES

Are you comfortable near the water, or do you prefer a non-flood-zone area to keep insurance costs lower? This is a big factor in Tampa Bay.

LET'S FIND YOUR NEIGHBORHOOD

Home Is Your Destination

Your Next Chapter Starts Here

You've got the breakdown. Now let's figure out which neighborhood actually fits your life.

I work with Tampa Bay families every day. I know which streets are quiet, which communities have the best amenities, and which zip codes are worth watching right now.

Ready to talk? I'd love to help.

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