KAYLA BUCKSON

KB

TAMPA REALTOR®



The Locals Guide

to Tampa's suburbs

Community Overviews | Things to Do | & much more!



About the Guide

Thanks so much for downloading my Tampa Local's Guide!

I'm Kayla, a Tampa native, boy mom and wife.

Over the years I've helped many people relocate here from out of state, and I've seen firsthand how tricky it can be to pick the right community.

It's never just about price...it's traffic, what's nearby, the whole feel of a place — and then there's the getting-settled part once you land.

So before you get here, I wanted to break down Tampa's suburbs and give you a real feel for each one.

The neighborhoods, the parks and restaurants, and the school resources you'll want on hand.

How to use this guide:
Any business name or venue that's underlined is clickable to get additional details.

One quick note:
I do my best to keep this guide accurate, but businesses close sometimes without notice. Always double check a venue directly before you head out.

Thanks again for grabbing a copy. I hope it helps you make the most of your relocation!



with gratitude,



KAYLA BUCKSON
YOUR TAMPA REALTOR FRIEND



Quick Facts

- 3rd largest city in Florida
- Named the “Sunshine City” with 361 average days of sunshine each year
- Over 165 parks throughout the city
- Home of the first Cuban sandwich
- Known for its craft brewing scene
- Once known as the Cigar Capital of the World
- Tampa General Hospital and USF Health are nationally recognized
- Hosts an annual pirate invasion in Tampa Bay, called Gasparilla
- No state income tax
- Home to the Buccaneers (NFL), Lightning (NHL) and Rays (MLB)

Demographics

Hillsborough County:

- Population: 1,574,115
- Median Household Income: $79,540
- Tampa, Seminole Heights, Hyde Park, Riverview, Plant City, Carrollwood, Westchase, Lutz

Pasco County:

- Population: 674,516
- Median Household Income: $70,492
- Odessa, Land O’ Lakes, Wesley Chapel, Dade City

Hernando County:

- Population: 221,701
- Median Household Income: $66,058
- Brooksville and Spring Hill



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Our Job Market

The job market in Tampa has seen significant growth in recent years and is generally strong and diverse.

Tampa has a robust healthcare industry, with major hospitals and medical centers like Tampa General Hospital, Moffitt Cancer Center and St. Joseph's Hospital.

Tampa's tech scene has been expanding with the presence of companies like Tech Data and ConnectWise.

There are also a significant number of financial institutions, including companies like Citi Bank, JPMorgan Chase and Raymond James Financial.

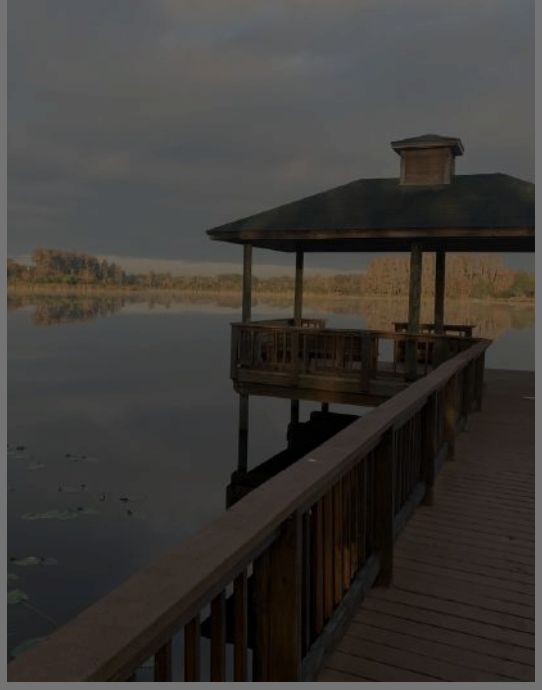
Other sectors include hospitality, construction, education and manufacturing.

Community Resources

Tampa offers a wide variety of community resources that cater to different needs, ranging from health and social services to housing assistance, education and food programs.

Many of these services are low-cost or free, but may have eligibility requirements, so it's always a good idea to contact the organization directly for more information.



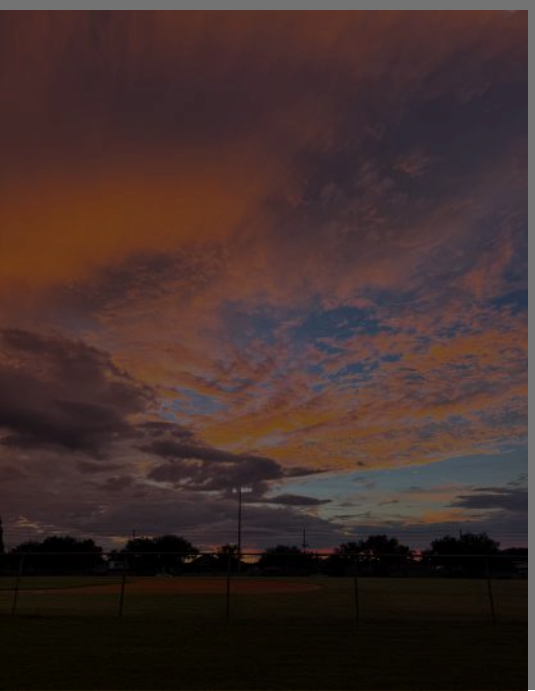


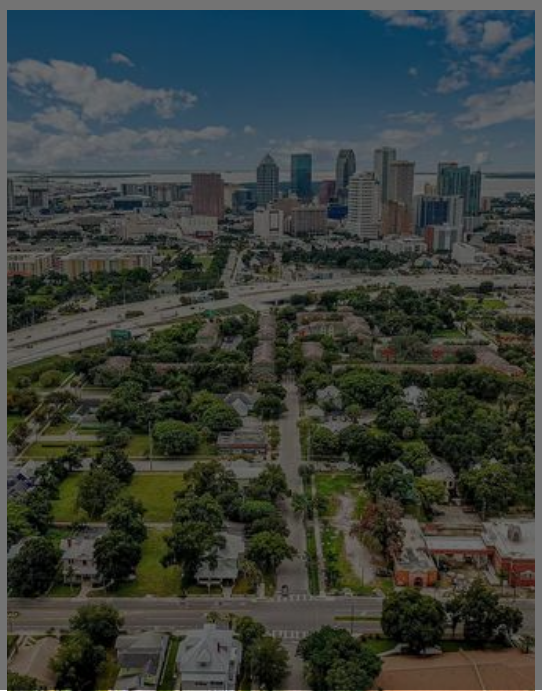


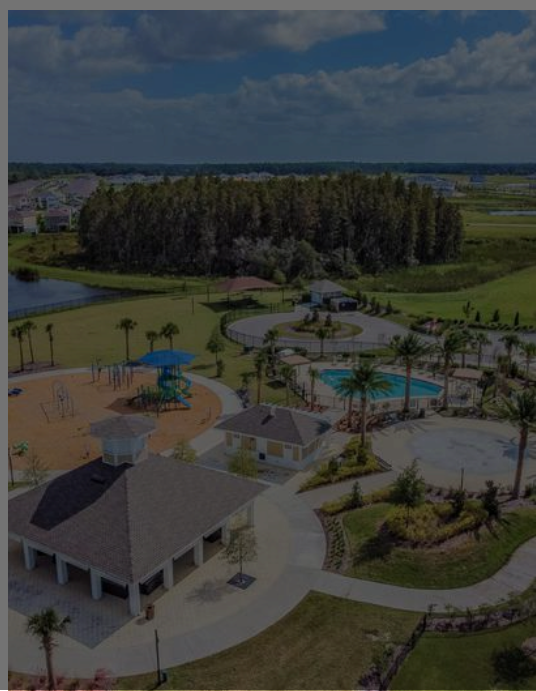


Explore Tampa's Communities









Seminole Heights







Key Traits:

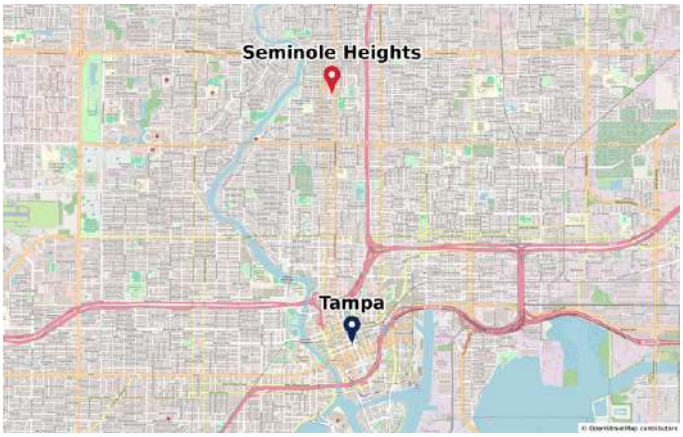
- One of Tampa's first suburban communities located in Hillsborough County
- Bungalows and newly built
- single-family homes
- Mature oak-lined streets
- Monthly farmers market
- Known for its evolving local food scene and craft beer culture
- Has seen major revitalization while preserving historic character, with new businesses, renovated homes, and rising property values

Zip Code

33626, 33607, 33615, 33634, 33635, 33685

Median Price

$480,000 (as of January 2026)



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Hyde Park







Key Traits:

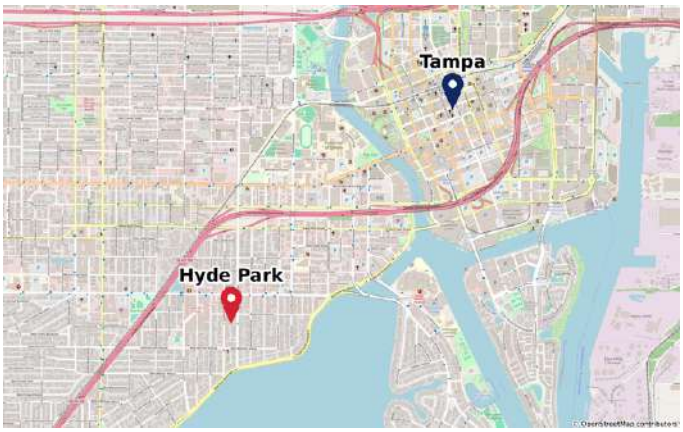
- One of Tampa's oldest & most desirable neighborhoods
- Located in Hillsborough County, just south of downtown
- Bungalows, revivals and newer built single-family homes & townhomes
- Mature oak-lined streets
- Monthly farmers market
- Home to a wide variety of dining options and a vibrant nightlife scene
- Known for being highly walkable with close proximity to parks & to the waterfront

Zip Code

33606

Median Price

$1,800,000 (as of January 2026)



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Carollwood







Key Traits:

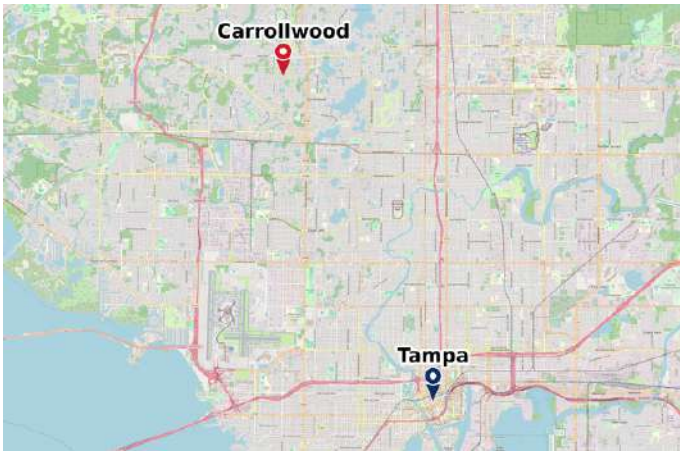
- A suburb located in the northern part of Hillsborough County, about 10 miles from downtown Tampa
- Well-established neighborhood, lined with mature trees
- Single-family homes, condos & townhomes
- Monthly farmers market
- Easy access to amenities like grocery stores and shopping, as well as parks and playgrounds
- Private ski lakes including Lake Carroll & Lake Magdalene

Zip Code

33626, 33607, 33615, 33634 33635, 33685

Median Price

$520,000 (as of January 2026)



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Westchase







Key Traits:

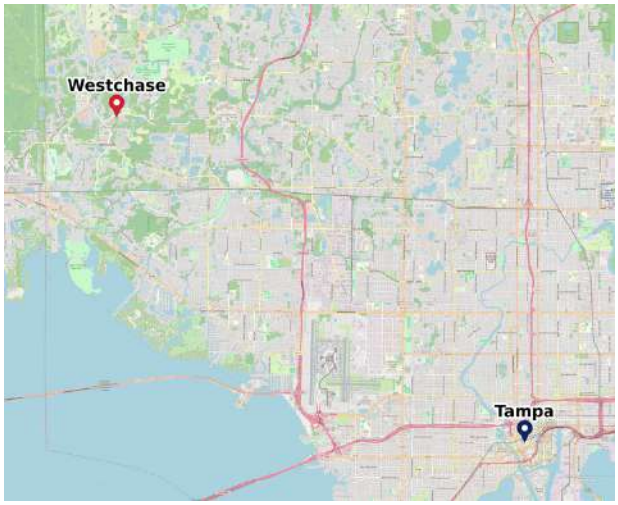
- A suburban master planned community in Hillsborough County, about 16 miles from downtown Tampa
- Single-family homes, condos & townhomes
- Known for its friendly atmosphere, well-maintained properties and golf course
- Has a downtown area with shopping and restaurants
- Has an active homeowners association that organizes community events such as holiday parades, concerts and farmers' markets

Zip Code

33626, 33607, 33615, 33634 33635, 33685638, 34639

Median Price

$700,000 (as of January 2026)



Riverview







Key Traits:

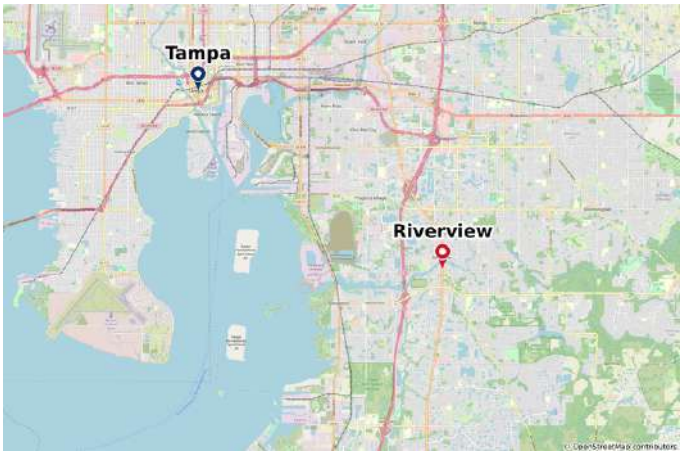
- A rapidly growing suburban community located in Hillsborough County, 13 miles southeast of downtown Tampa
- Transitioning from a more rural area into a bustling suburban community
- Single-family homes, villas & townhomes
- Mix of master planned communities and non-deed restricted communities
- Known for it's many outdoor recreation opportunities and easy access to Downtown Tampa

Zip Code

33534, 33568, 33569, 33573 33578, 33579

Median Price

$415,000 (as of January 2026)



Plant City







Key Traits:

- A charming rural community located in Hillsborough County, 25 miles east of downtown Tampa
- An ideal place for those who prefer a slower lifestyle and country living
- Mostly single-family homes
- Most known for for its strawberry production
- Hosts their annual Florida Strawberry Festival, celebrating the harvest with rides, live entertainment & food

Zip Code

33563, 33564, 33565, 33566

Median Price

$350,000 (as of January 2026)



Lutz







Key Traits:

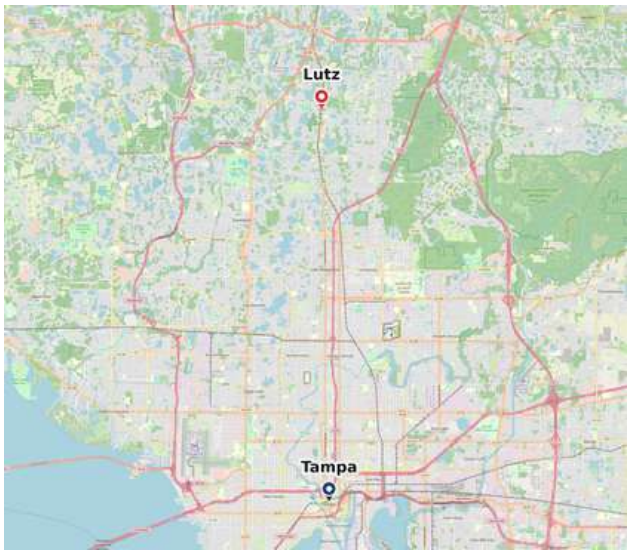
- A suburban community located in northern Hillsborough County, about 15 miles north of downtown Tampa
- Offers a blend of peaceful residential living with access to modern conveniences
- Characterized by large lots, mature trees, and a mix of residential properties, from single-family homes to equestrian estates
- Known for its few mom and pop restaurants and stores
- Residents often travel to nearby areas for bigger retail & dining options

Zip Code

33563, 33564, 33565, 33566

Median Price

$530,000 (as of January 2026)



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Land O' Lakes







Key Traits:

- A community located in Pasco County, about 20 miles north of downtown Tampa
- Named after the numerous lakes in the region, offering boating & fishing
- Single-family homes, condos, villas & townhomes
- Mix of master planned communities with amenities, as well as non-deed restricted communities
- A popular choice due to its semi-rural living while still being close to amenities such as shopping, dining & entertainment

Zip Code

34637, 34638, 34639

Median Price

$425,000 (as of January 2026)



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Wesley Chapel







Key Traits:

- A growing community located in Pasco County, about 25 miles north of downtown Tampa
- Several neighborhood communities that cater to active lifestyles, offering amenities like playgrounds, walking trails or community pool
- Single-family homes, villas, condos & townhomes
- Mix of master planned communities and non-deed restricted communities
- Home to the area's first lagoon master planned community, Epperson

Zip Code

33543, 33544, 33545, 33559

Median Price

$430,000 (as of January 2026)



Dade City







Key Traits:

- A small town located in Pasco County, about 40 miles north of downtown Tampa
- Known for it's Southern Hospitality and scenic countryside
- Mostly single-family homes
- Offers a slow-pace, small-town atmosphere with local shops and mom-and-pop restaurants, while still being relatively close to larger urban amenities
- Has a significant number of horse farms and equestrian estates, attracting people who enjoy country living

Zip Code

33523, 33525, 33526

Median Price

$350,000 (as of January 2026)



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Spring Hill







Key Traits:

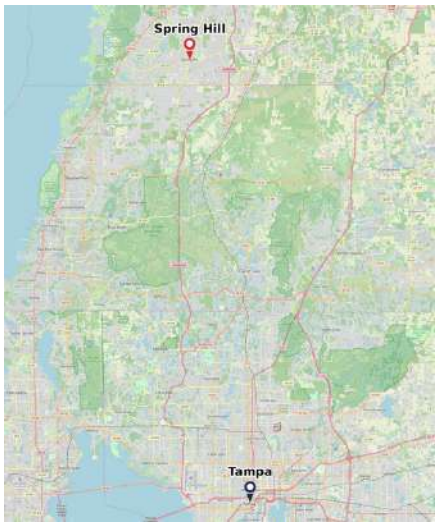
- A small town located in Hernando County, about 40 miles north of downtown Tampa
- Single-family homes make up the majority of the residential landscape
- Neighborhoods vary from established residential areas to new developments, active-adult communities, and waterfront properties
- Known for its more relaxed feel with access to nature and proximity to the Gulf of America
- Weeki Wachee Springs State Park is close, with kayaking and its famous mermaid shows

Zip Code

34604, 34606, 34607, 34608, 34609, 34610

Median Price

$312,000 (as of January 2026)



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Brooksville







Key Traits:

- A small, rural town located in Hernando County, about 50 miles north of downtown Tampa
- Known for its elevation changes and scenic countryside
- A mix of single-family and manufactured homes, ranging from historic and ranch-style to newer construction and homes on acreage
- Outside the downtown area, you'll find rural properties, homes on larger lots, and agricultural land
- Nightlife, dining variety and shopping are limited
- 15 miles from the Gulf of America
- Visit the 46-mile paved Withlacoochee State Trail for hiking and biking

Zip Code

34601, 34602, 34604, 34607, 34613

Median Price

$330,000 (as of January 2026)



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Recurring Events

FIRST FRIDAYS

- Downtown St. Pete | St. Pete
- Westchase Town Center | Westchase
- Ybor City Historic District | Tampa
- Armature Works | Tampa
- Market Elaine | Wesley Chapel

ANNUAL FESTIVALS

- Florida Strawberry Festival | Plant City
- Kumquat Festival | Dade City
- Florida State Fair | Tampa
- Tampa Bay Octoberfest | Tampa
- Tampa Greek Festival | Tampa
- Tampa Bay Blues Festival | St. Pete
- Gasparilla Music Festival | Tampa
- Tampa Bay Beer Week | Tampa & St. Pete

ANNUAL PARADE

Gasparilla pirate invasion with two parades; one intended for families and another for the general public



School Choice

Pasco, Hillsborough and Hernando counties offer a variety of options, including public, private, charter, magnet, and co-op homeschool programs.

Many non-public schools use a lottery system that typically opens 6-12 months before the school year.

Below are helpful resources for researching school grades, class sizes, and more. Local Facebook groups can also be a great source of firsthand insight.

Florida also offers scholarships for homeschool and private school education, as well as a transportation stipend if your child is enrolled in public school through Step Up for Students.

Pasco County:

- GreatSchools - Pasco
- Pasco County School Grades
- U.S. News School Rankings - Pasco
- Homeschool Co-Op Directory
- Niche's Best Private Schools - Pasco
- School Choice Process

Hillsborough County:

- GreatSchools - Hillsborough
- Florida Department of Education - School Grades
- U.S. News School Rankings - Hillsborough
- Homeschool Co-Op Directory
- Niche's Best Private Schools - Hillsborough
- School Choice Process

Hernando County:

- GreatSchools - Hernando
- Florida Department of Education - School Grades
- U.S. News School Rankings - Hernando
- Homeschool Co-Op Directory
- Niche's Best Private Schools - Hernando
- School Choice Process







Coffee & Bakeries

COFFEE

- Good Fruit Coffee Roasters | Carrollwood
- The Perfect Press Coffee Co. | Carrollwood
- Spaddy's Coffee Co | Tampa
- Willa's Provisions | Tampa
- Caffeine Roasters | Tampa
- Latte Vino | Land O' Lakes
- The Vanilla Bean | Odessa
- Good Grounds Coffee Roasters | Wesley Chapel
- Heart & Soul | Dade City
- The Haven Cafe | San Antonio
- Treehouse Mercantile | Dade City
- Cafe Betty's | Location Varies
- The Bean Bar | Multiple Locations
- Provisions Coffee | Multiple Locations

BAKERIES & DONUTS

- Wright's Gourmet House | Tampa
- Bakery-X LLC | Wesley Chapel
- Chocolate Pi | Seminole Heights
- Alessi Bakery | Tampa
- Elevenses Co | Tampa
- Sucre Table | Tampa
- La Segunda | Tampa
- Hole in One | Lutz
- Everglazed Donuts | Carrollwood
- The Salty | Multiple Locations
- The Farm Basket | Dade City
- TOUS les JOURS | Wesley Chapel







Sweet Treats

ICE CREAM

- Bo's Ice Cream | Seminole Heights
- The Yard Milkshake Bar | Carrollwood
- Ice Dreammm Shop | Multiple Locations
- Uptown Creamery | Dade City
- Astro Craft Ice Cream | Wesley Chapel
- Bright Ice Scoop Shop | Tampa
- The Revolution Ice Cream Co | Multiple Locations
- Dairy Joy | Tampa
- Cotee River Creamery | Land O' Lakes

DESSERT

- HaleLife Bakery | Wesley Chapel
- The Cake Girl | Carrollwood
- Gretchen's Goodies | Riverview
- The Cake Drip | Tampa
- Toffee to Go | Tampa







Lunch + Dinner

NON-CHAIN

- Wright's Gourmet House | Tampa
- Gulf Coast Sourdough House | Seminole Heights
- Sparkman Wharf | Tampa
- Ulele | Tampa
- Armature Works | Tampa
- On Swann | Tampa
- Stonewater Grill | Land O' Lakes
- Mel's Hot Dogs | Tampa
- Taco Dirty | Tampa
- Graze 1980 | Tampa
- West Tampa Sandwich Shop | Tampa
- The Farmhouse | Dade City
- Revelation's Cafe | Lutz
- Doc B's | Tampa
- Whiskey Cake Kitchen & Bar | Tampa
- Florida Cracker Fish Co. | Carrollwood
- Bare Naked Kitchen | Tampa
- Pop Stroke | Wesley Chapel
- Rick's on the River | Tampa
- Ford's Garage | Wesley Chapel
- Columbia Restaurant | Ybor City
- Ulele | Tampa
- Ukulele Brands | Land O' Lakes
- Agave Social | Carrollwood
- Craft Street Kitchen | Trinity
- The Mustard Seed | Land O' Lakes







Lunch + Dinner Continued

CHAIN

- Naked Farmer | Multiple Locations
- Chuck Lager | Multiple Locations
- Fresh Kitchen | Multiple Locations
- Noble Crust | Multiple Locations

DATE NIGHT

- Rooster & The Till | Seminole Heights
- Cooper's Hawk Winery | Wesley Chapel
- Oystercatchers | Tampa
- Water + Flour | Tampa
- Bern's Steakhouse | Tampa
- Steelbach | Tampa
- Kafe Kokopelli | Dade City
- Stonewater Grill | Land O' Lakes
- Olivia | Tampa







Smoothies & Breakfast

BOWLS & SMOOTHIES

- Sweet Soul | Tampa
- Raining Berries | Multiple Locations
- Tutti Frutti Cafe | Wesley Chapel
- The Smoothie Shop | Riverview
- Grain & Berry | Multiple Locations
- Kwench Juice Cafe | Westchase
- Soho Juice Co. | Tampa
- Bare Blends | Tampa
- Urban Jungalow | Tampa

BREAKFAST/BRUNCH

- Oxford Exchange | Tampa
- Willa's | Tampa
- Maple Street Biscuit Company | Multiple Locations
- Daily Eats | Tampa
- Shelly's Cafe | Tampa
- The Breakfast Nook | Land O' Lakes
- The Bean Bar Co. | Carrollwood
- Revelation's Cafe | Lutz
- The Farmhouse | Dade City







Things to Do

MISC

- The Candle Pour | Tampa
- Armature Works | Tampa
- Tampa Riverwalk | Tampa
- Cigar's International | Wesley Chapel
- Straz Center for the Performing Arts | Tampa
- Carrollwood Cultural Center | Carrollwood

FUN FOR ALL

- Glazer Children's Museum | Tampa
- Pirate Water Taxi | Tampa
- Museum of Science and Industry | Tampa
- The Florida Aquarium | Tampa
- ZooTampa | Tampa
- Main Event | Wesley Chapel
- TECO Street Car | Tampa
- Grove Mini Golf | Wesley Chapel
- TreeHoppers Adventure Park | Dade City
- AR Workshop | Tampa
- Lost Pearl Pirate Ship | Tampa







Shopping

MALLS

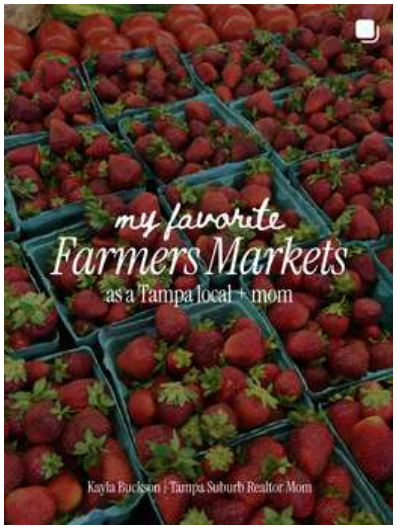
- The Shops at Wiregrass | Wesley Chapel
- Tampa Premium Outlets | Wesley Chapel
- International Plaza | Tampa
- Citrus Park Town Center | Westchase
- Brandon Exchange | Brandon
- Westshore Plaza | Tampa

OTHER

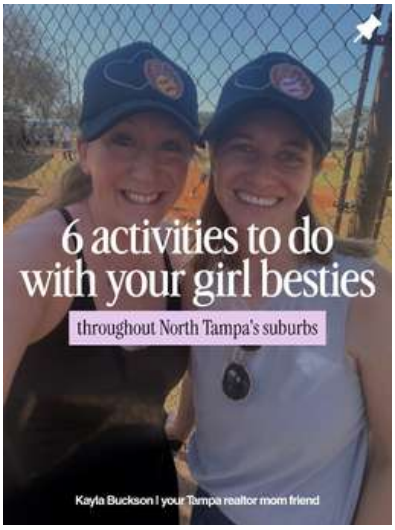
- Hyde Park Village | Tampa
- Downtown Dade City | Dade City
- Downtown Plant City | Plant City
- KRATE at the Grove | Wesley Chapel

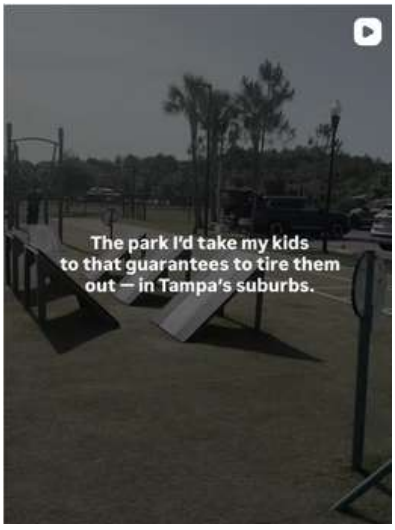
Additional Resources *from a local*

clickable!



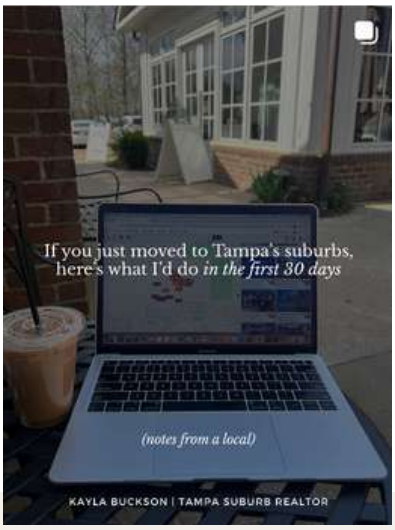




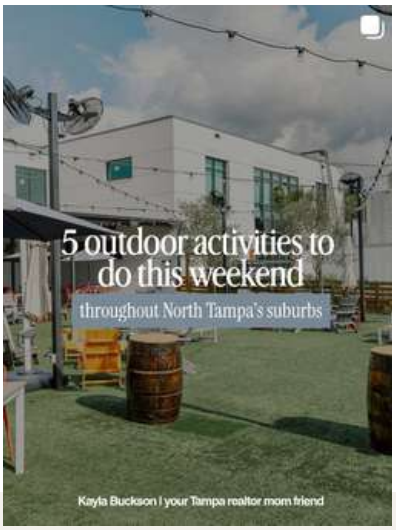












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Your Tampa *Relocation* plan:

01

We'll hop on an introductory call

We'll begin with a personalized consultation to discuss your relocation plans, preferences and budget. Whether you have a clear vision or need some guidance, I'm here to help you define your priorities and make informed decisions.

02

Get set up on a concierge MLS search

I'll create a personalized search for you through the MLS (Multiple Listing Service), where you'll receive listings before they hit popular sites like Zillow. This way, you'll be among the first to know about new properties that meet your criteria.

03

Set up tours

The fun part! We'll meet and see homes that match your criteria - neighborhood, price and timing. Not local yet? I provide this service virtually too.

04

Submit an offer

If we find a winner, we'll submit an offer! Once we get word that your offer is accepted, we'll plan for inspections and next steps.

Ready to plan your relocation?

KAYLA BUCKSON
KB
TAMPA REALTOR®

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kaylasellstampa@gmail.com
Browse my free buyer resources

real