

KAYLA BUCKSON  
**KB**  
TAMPA REALTOR®



*a local's guide to*  
**TAMPA**



## Hi, I'm Kayla.

As someone who's called Tampa home for my entire life, I've witnessed how it continues to grow while keeping its local heart.

In this guide, I look forward to sharing what makes Tampa such a special place to call home.

### About me...

- Mom to two boys
- Lover of iced lattes
- Christ follower
- Holistic wellness nerd
- Christmas is my favorite holiday
- I've never lived outside of Florida

## What I love about Tampa...

always something to do

tons of food + coffee options

community-oriented neighborhoods

conveniently located to take weekend trips to nearby cities





## 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 nearby)

## DEMOGRAPHICS

- Median age of 35
- 414,000 residents (city limits)
- 3 million residents in the greater metro
- Median household income around \$71k
- Mixed demographic of young professionals, families & retirees



## COST OF LIVING

As of 2023, the cost of living score was between 105 and 110, with 100 being the national average. So, while it's not as cheap as smaller cities or rural areas, it remains a relatively affordable option compared to other major cities in Florida, like Miami or Orlando.

Home prices have risen significantly over the past few years, especially in desirable neighborhoods. The median home price in Tampa ranges from \$380,000-\$420,000, which is higher than the national average.

Utility costs are relatively moderate, although hot summer months can drive up electricity bills due to air conditioning use.

## TRAFFIC

I-275 is the main interstate running through Tampa, connecting downtown to surrounding areas and across the bay to St. Petersburg. It's heavily trafficked, particularly during rush hours.

Another key corridor is I-4, which connects Tampa to Orlando. Traffic here can be particularly heavy during rush hours, as well as around the exits leading to the stadium or the airport.

Other main roads are I-75 and SR-589 (a toll road).

Tampa is more car-dependent than some cities, and while gas prices in Florida are typically around the national average, you'll likely need a car for commuting.



## **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**

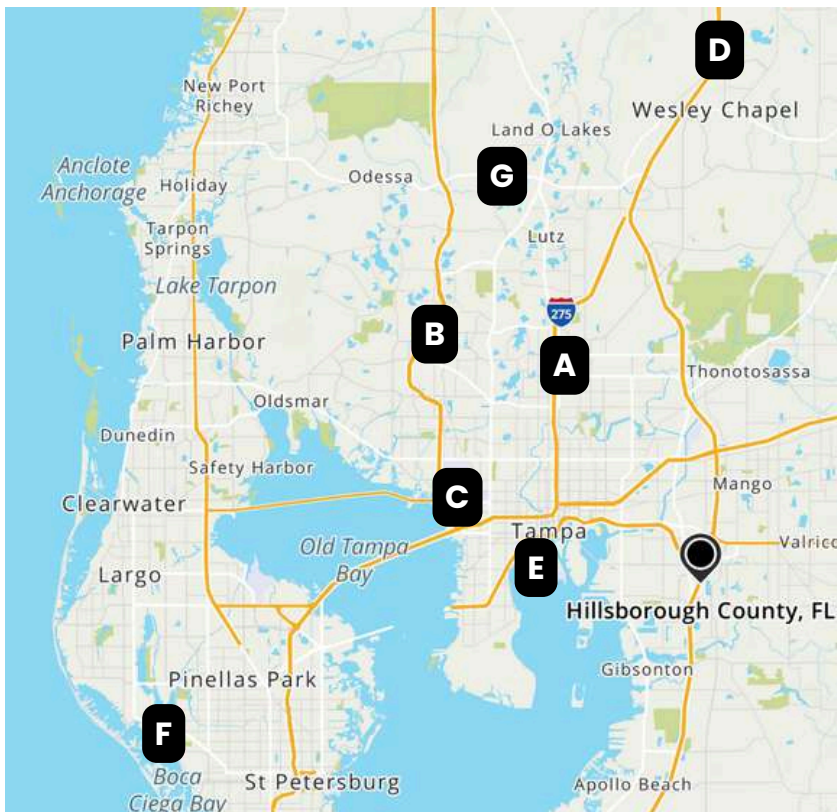
Tampa offers a wide variety of community resources that cater to different needs, ranging from health and social services to housing assistance, education and food programs.

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.

# Tampa At a Glance

*Tampa has something for everyone.* From a vibrant downtown scene to quieter community-oriented neighborhoods, you are guaranteed to find an area that you love. One feature you'll find throughout Tampa?

Plenty of parks, farmers markets, shopping & restaurants!



- A** For a quick commute to Tampa
- B** Centrally located to downtown, restaurants & shopping
- C** Tampa International Airport
- D** Growing suburb with new construction opportunities
- E** Walk + bike friendly riverwalk with access to museums, restaurants, shopping & more
- F** White-sand beaches
- G** Recreational lakes for boating and fishing

# 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)

- 2 miles to Publix & Walmart
- Armature Works for river views, dining, live music & more
- Easy access to interstate I-275
- Green ARTery offers a network of trails perfect for walking, biking, or jogging

# 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)

- 3 miles to Whole Foods Market
- Walkable Hyde Park Village for dining & shopping
- Easy access to nearby toll road SR-589
- 7 miles to Tampa International Airport
- Bayshore Boulevard for walking & biking

# Carrollwood



## 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, Lake Carroll & Lake Magdalene

## Zip Code

33626, 33607, 33615, 33634  
33635, 33685

## Median Price

\$520,000 (as of January 2026)

- 15 minutes to ZooTampa
- Carrollwood Village Park for the dog park, playground, splash pad & skate park
- 8 miles to Citrus Park Town Center
- Carrollwood Cultural Center for plays, concerts, exhibits & more

# 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)

- 3 miles to Target, Publix & dining options
- Easy access to interstate I-75
- Topgolf for golfing, dining & games
- Hiking, camping, kayaking and more at Alafia River State Park

# 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 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)

- 8 miles to Walmart & Publix
- Easy access to interstate I-75
- Seasonal u-pick strawberries and sunflowers at Three Son Farms
- Keel & Curley Winery for wine tasting & farm tours

# 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

33548, 33549, 33558, 33559

## Median Price

\$530,000 (as of January 2026)

- Easy access to interstate I-275
- 10 miles to Tampa Premium Outlet mall
- 5 miles to Publix, Walmart & Target
- Lake Park for playgrounds, fishing, kayaking, BMX & other outdoor activities

# 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)

- 6 miles to Target & Whole Foods Market
- Walkable downtown area with dining & shopping
- Easy access to nearby toll road SR-589
- Westchase Golf Club, a par-72 course

# 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)

- 5 miles to Tampa Premium Outlet mall
- Easy access to nearby toll road SR-589 and interstate I-75
- A quick drive to Publix, Walmart & Target
- Flying Squirrel trampoline park

# 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 & a 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)

- 5 miles to The Shops at Wiregrass mall
- Easy access to interstate I-75
- A quick drive to Publix, Walmart & Target
- Florida Avenue Brewing for craft beer
- Hiking at Cypress Creek Preserve

# 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)

- 2 miles to Walmart & Publix
- Easy access to interstate I-75
- Hiking at the Withlacoochee State Forest
- Catch the latest game at Dade City Brew House
- Tree Hoppers Aerial Adventure Park for their ropes course



# 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 Oktoberfest | 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 Options

Pasco and Hillsborough 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.

## **Pasco County:**

- [GreatSchools - Pasco](#)
- [Pasco County School Grades](#)
- [U.S. News School Rankings - Pasco](#)
- [Homeschool Co-Op Directory](#)
- [Niche's Best Private Schools - Pasco](#)

## **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](#)



# Coffee & Bakeries

## COFFEE

- [Spaddy's Coffee Co](#) | Tampa
- [Willa's Provisions](#) | Tampa
- [Caffeine Roasters](#) | Tampa
- [Casa Azul](#) | Tampa
- [Latte Vino](#) | Land O' Lakes
- [Foxtail Coffee](#) | Multiple Locations
- [Coffee Me](#) | Carrollwood
- [Provisions Coffee](#) | Wesley Chapel
- [Macando Coffee Roasters](#) | Wesley Chapel
- [The Perfect Press Coffee Co.](#) | Carrollwood
- [Treehouse Mercantile](#) | Dade City

## BAKERIES & DONUTS

- [Wright's Gourmet House](#) | Tampa
- [Bakery-X LLC](#) | Wesley Chapel
- [Kinka's Bakery](#) | Wesley Chapel
- [Alessi Bakery](#) | Tampa
- [Elevenses Co](#) | Tampa
- [Sucre Table](#) | Tampa
- [La Segunda](#) | Tampa
- [Hole in One Donuts](#) | Lutz
- [Everglazed Donuts](#) | Carrollwood



# 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

## DESSERT

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



# Lunch Spots

## NON-CHAIN

- [Wright's Gourmet House](#) | Tampa
- [Gulf Coast Sourdough House](#) | Seminole Heights
- [Oxford Exchange](#) | Tampa
- [Sparkman Wharf](#) | Tampa
- [Ulele](#) | Tampa
- [Armature Works](#) | Tampa
- [On Swann](#) | Tampa
- [Mel's Hot Dogs](#) | Tampa
- [Taco Dirty](#) | Tampa
- [Graze 1980](#) | Tampa
- [West Tampa Sandwich Shop](#) | Tampa
- [The Farmhouse](#) | Dade City

## CHAIN

- [Naked Farmer](#) | Multiple Locations
- [Chuck Lager](#) | Multiple Locations
- [Fresh Kitchen](#) | Multiple Locations
- [Noble Crust](#) | Multiple Locations



# Dinner Spots

## LAID-BACK ATMOSPHERE

- [Doc B's](#) | Tampa
- [Whiskey Cake Kitchen & Bar](#) | Tampa
- [Florida Cracker Fish Co.](#) | Carrollwood
- [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



## ADULTS NIGHT OUT

- [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





# *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

## **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
- [Sparkman Wharf](#) | Tampa
- [Tampa Riverwalk](#) | Tampa
- [Cigar's International](#) | Wesley Chapel
- [Straz Center for the Performing Arts](#) | Tampa
- [Carrollwood Cultural Center](#) | Carrollwood
- [BDC Candle Bar](#) | Land O' Lakes

## FUN FOR ALL

- [Glazer Children's Museum](#) | Tampa
- [Museum of Science and Industry](#) | Tampa
- [The Florida Aquarium](#) | Tampa
- [Zoo Tampa](#) | Tampa
- [Main Event](#) | Wesley Chapel
- [TECO Street Car](#) | Tampa
- [Grove Mini Golf](#) | Wesley Chapel
- [TreeHoppers Adventure Park](#) | Dade City





# 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

# *Your Tampa Home Search*

When it's the right time, I'm here to help you find the perfect place to call home.

*Here's how we can kick off your search:*



01

## Schedule a relocation consultation

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 an automated 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

## Access to off-market listings

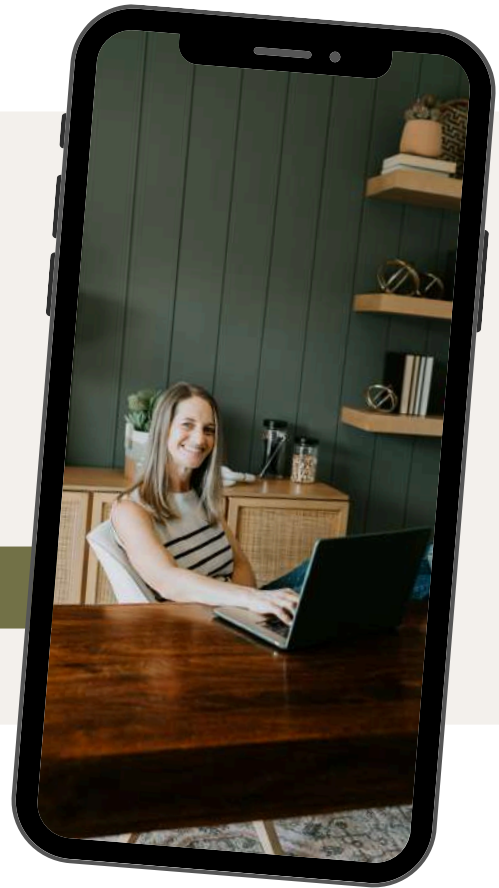
Beyond what's listed online, I'll also leverage my network to keep an eye on off-market listings that might be a perfect fit for you.



All things Tampa living,  
straight to your feed!

Everything local—from real estate  
to favorite spots and events,  
follow me on Instagram.

@kaylasellstampa



# Thank you.

I hope you found this guide helpful and should you decide to buy a home throughout Tampa's suburbs, I'd love the opportunity to work *with* you.

I'm here as a resource should you have any additional questions or concerns about the buying process or homeownership in general.

*Kayla Buckson*

813-956-5840 | [kaylasellstampa@gmail.com](mailto:kaylasellstampa@gmail.com) | Real Broker, LLC

real