

NAVIGATING YOUR MOVE



SOUTH CEDAR
REAL ESTATE

WELCOME TO TAMPA

YOUR OFFICIAL RELOCATION HANDBOOK

COURTESY OF SOUTH CEDAR REAL ESTATE



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ABOUT US

South Cedar Real Estate, Inc. stands at the forefront of the real estate industry, leveraging cutting-edge technology and market insights to stay ahead of the curve. Our comprehensive suite of services encompasses everything from property management to development consultation, ensuring that every aspect of your real estate journey is expertly managed.

We pride ourselves on fostering long-term relationships with our clients, guiding them through every step of the process with transparency and communication. Our proactive approach to client service means that we anticipate challenges before they arise and implement proactive solutions to mitigate risk and maximize opportunity. With South Cedar Real Estate, Inc. by your side, you can rest assured that your real estate goals are in capable hands, backed by a team of dedicated professionals committed to your success.



A FEW OF OUR TAMPA FAVORITES

ON A SUNDAY...

You can find us going for morning coffee in Hyde Park followed by a walk along bayshore. Then having lunch or dinner on waterstreet.

BEST COFFEE

There's just something about the way Buddy Brew in Hyde Park creates the perfect cup every time.

BEST VIEWS

One thing Tampa is famous for? The views! We love watching the sunrise on Davis Island and sunset at a place like Salt Shack.

CHAMPA BAY

Tampa is home to some truly admirable sports teams. We love going to lightning games in channelside or catching the Bucs or Rays home games.

INTRO TO TAMPA

Discover the allure of Tampa, FL with South Cedar Real Estate! Nestled on Florida's western coast, Tampa offers a picturesque backdrop of stunning beaches, captivating sunsets, and a balmy year-round climate averaging 72°F. Whether you're drawn to sandy shores or lush natural landscapes, Tampa's abundant beauty awaits exploration.

What truly distinguishes Tampa is its vibrant lifestyle. From its dynamic downtown hub to its thriving arts and culinary scene, the city pulsates with endless opportunities for adventure. Cheer on the Tampa Bay Buccaneers, meander along the Tampa Riverwalk, or indulge in world-class dining—there's excitement at every turn in this lively metropolis.

Beyond its leisurely charms, Tampa thrives as a hub for professional advancement. Boasting a diverse array of major employers in healthcare, finance, and technology, Tampa offers a wealth of career prospects for ambitious professionals seeking growth and fulfillment.

Moreover, Tampa's affordability sets it apart from other urban centers, offering a high quality of life without sacrificing financial peace of mind.

If you're in search of a vibrant city with unparalleled charm, career opportunities, and a favorable cost of living, let South Cedar Real Estate guide you to your ideal home in Tampa, FL!

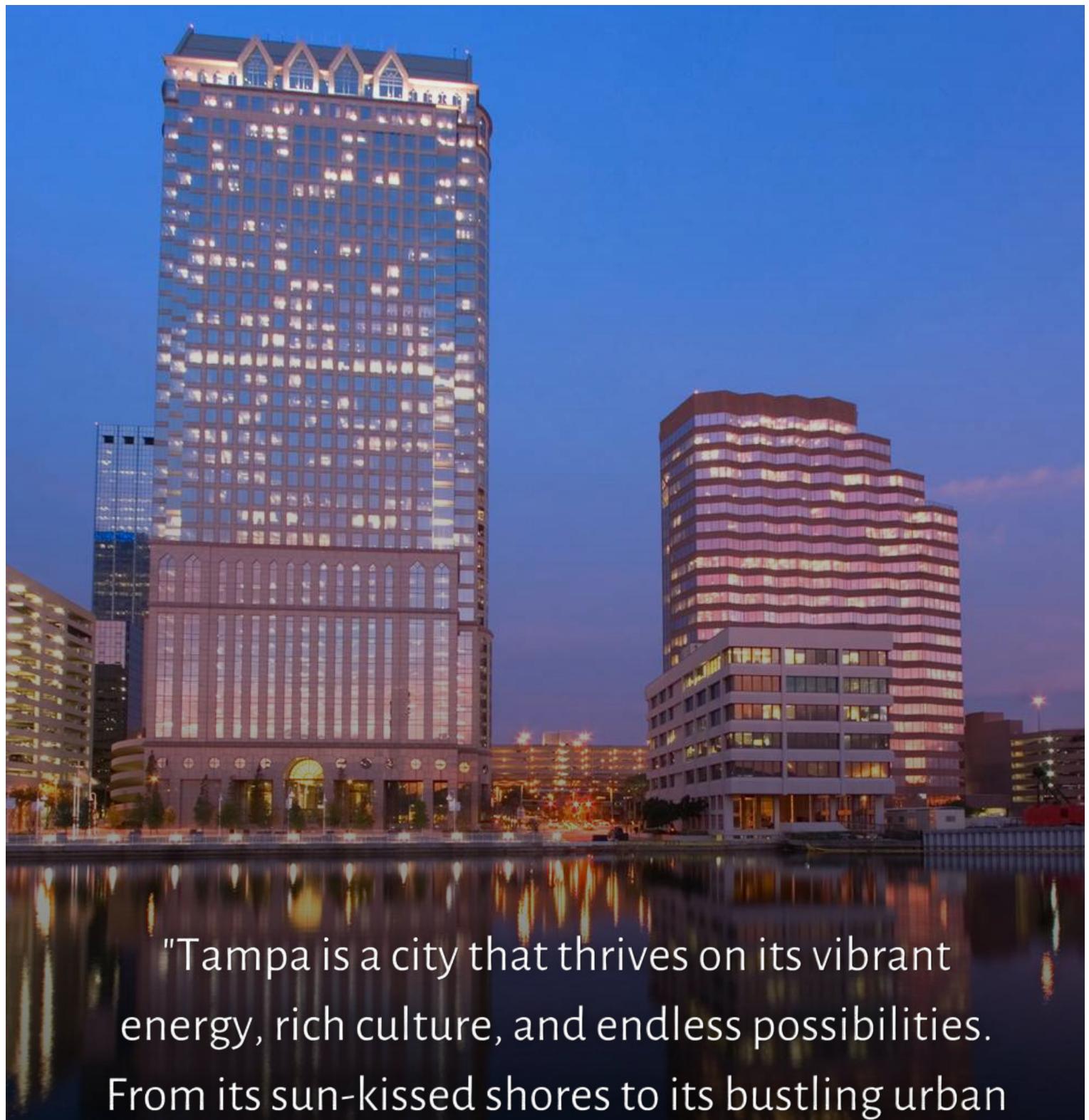




TAMPA IN THE NEWS

AWARDS & ACCOLADES

- #1 Best Place to Travel | Money.com 2023
- #1 Best Places to Live in Florida | Forbes 2023
- #1 City with the Most Bicycle-Friendly Businesses | League of American Bicyclists 2023
- #1 Housing Marketing in the Nation | Zillow 2022
- #1 Emerging Tech Cities in the US | Forbes 2021
- #2 Best Riverwalk in the US | USA Today 2023
- #2 Most Pet-Friendly City in America | WalletHub 2022
- #2 Destination for Relocation | The Title Report 2022
- #4 Best Places to Retire in the US | US News & World Report 2021
- #5 Best City for Veterans | WalletHub 2022
- #6 Best Places for Female Entrepreneurs | SmartAsset 2020
- #8 Best Foodie City in America | WalletHub 2022
- #9 Best Places to Live in the US | Money.com 2022
- #18 Top 20 Cities for an Active Lifestyle | StorageCAFE 2021
- #22 Best Cities in the Nation | Tampa Bay Business Journal 2021



"Tampa is a city that thrives on its vibrant energy, rich culture, and endless possibilities. From its sun-kissed shores to its bustling urban landscape, Tampa embodies the spirit of opportunity and adventure."





TAMPA FAQS

COST OF LIVING

Despite being a bustling urban center with plenty of amenities and attractions, Tampa boasts a lower cost of living index than the national average. This makes it an attractive destination for individuals and families seeking a high quality of life without the hefty price tag often associated with metropolitan areas.

TRAFFIC

Tampa is actively working to ease traffic congestion through infrastructure upgrades and transit enhancements, striving to create a more efficient and sustainable transportation system for residents and visitors.

JOB MARKET

With a robust economy driven by sectors such as healthcare, finance, technology, and tourism, Tampa offers a wide range of employment opportunities for job seekers. The city's strategic location, favorable business climate, and skilled workforce contribute to its reputation as a thriving hub for career advancement and economic prosperity.

COMMUNITY RESOURCES

From well-maintained parks and recreational facilities to libraries, community centers, and social services, Tampa offers a wealth of resources that cater to the diverse needs and interests of its population. These resources play a vital role in fostering a strong sense of community, promoting health and wellness, and providing support for individuals and families throughout the city.

OVERALL POPULATION & CLIMATE

TAMPA OVERALL POPULATION

Hillsborough County is the 3rd most populated city in the state of Florida.

1,513,301

SPRING

Spring is a delightful season, with warm and sunny days and cool, breezy evenings. The city is bathed in a spectrum of bright colors, as the flowers blossom and the trees sprout fresh new leaves. The mild and pleasant temperatures create a perfect environment for outdoor activities such as picnics, hiking, and beach trips. The occasional rain showers add to the charm of the season, bringing a refreshing coolness to the air and a lush greenness to the landscape.

SUMMER

Summer is a season of warmth, sun, and fun. The city is alive with energy, as people take to the beaches, pools, and water parks to cool off from the heat. The balmy evenings are perfect for outdoor dining and entertainment, with a gentle breeze carrying the scent of blooming flowers and palm trees. Though there may be occasional thunderstorms and showers, they are typically brief, leaving behind a sparkling freshness in the air.

FALL

Fall is a season of beauty, with cooler temperatures and lower humidity bringing a refreshing crispness to the air. The foliage changes into a stunning array of colors, with fiery oranges, deep reds, and rich yellows, creating a picturesque scenery throughout the city. The fall season is also marked by clear blue skies and abundant sunshine, making it a perfect time for outdoor activities such as hiking and biking.

WINTER

Winter is a season of warmth and relaxation, with comfortable temperatures and plenty of sunshine. The evenings are cool and pleasant, perfect for strolls along the beach or waterfront. The city is decked out in holiday decorations and festivities, adding to the cheerful and welcoming atmosphere. Though there may be occasional rain showers, they are typically short-lived and quickly followed by sunny skies.



Average Summer Temperature = 90°



Average Winter Temperature = 72°



Average Sunny Days per year = 246



Average Annual Rainfall = 46.3"

BUSINESS CLIMATE & LIVABILITY

- #1 Emerging tech city, Forbes
- #6 Most Cost-Friendly Business Locations Among Large U.S. Cities, KPMG
- #3 Lowest Labor Costs in US, KPMG
- #2 Best State for women-owned small businesses, Deputy
- #6 Most minority business owners in the U.S., Smartest Dollar
- #6 best city to launch a startup, Real Estate Witch

ECONOMIC DRIVERS

In addition to its thriving entrepreneurial scene, Tampa stands out as a hub for corporate headquarters and major operations. Companies are drawn to the region's business-friendly environment and low tax policies, making it an ideal location for growth and expansion.

Florida's pro-business state tax policies, competitive cost of doing business, and streamlined regulatory environment consistently rank it among the best states for business. Government and economic development leaders collaborate to maintain a favorable business climate for companies of all sizes, attracting leading corporations nationwide.

Moreover, Florida offers a cost-efficient alternative to high-tech states, with more affordable land, labor, and capital. Regulatory agencies and local governments prioritize quick, cost-effective, and predictable permitting processes for significant economic development projects while upholding environmental standards.

Florida's zero percent personal income tax further enhances its appeal for businesses, providing entrepreneurs with greater flexibility and resources to invest in their ventures, families, and future endeavors. With more money in your pocket, you can build the business of your dreams in the Sunshine State.



TRANSPORTATION, TRAVEL & ACCESSIBILITY

Tampa is your gateway to endless possibilities, offering convenient access to a myriad of attractions and activities. Whether you're traveling by air or land, navigating on wheels, you're just a short commute away from a diverse array of experiences. Centrally located amidst the vibrant tapestry of the region, Tampa ensures you're never far from the action.

SURROUNDING CITIES

St. Petersburg	Plant City
Clearwater	Lakeland
Dunedin	Riverview
Brandon	Ruskin
Lutz	New Port Richey
Wesley Chapel	Tarpon Springs

DISTANCE TO MAJOR CITIES

Sarasota - 60 miles South
Orlando - 115 miles East
Gainesville - 130 miles North
Naples - 166 miles South
Miami - 280 miles Southeast



The Tampa International Airport (TIA) is one of the busiest airports in the state of Florida and serves as a hub for several major airlines, with direct flights connecting the city to major destinations both domestic and international. What makes it so great?

- 69 gates and offers non-stop flights to over 90 domestic and international destinations
- State-of-the-art automated people mover system, which transports passengers between the main terminal and the airside.
- Available daily flights

ADDITIONAL TRANSIT

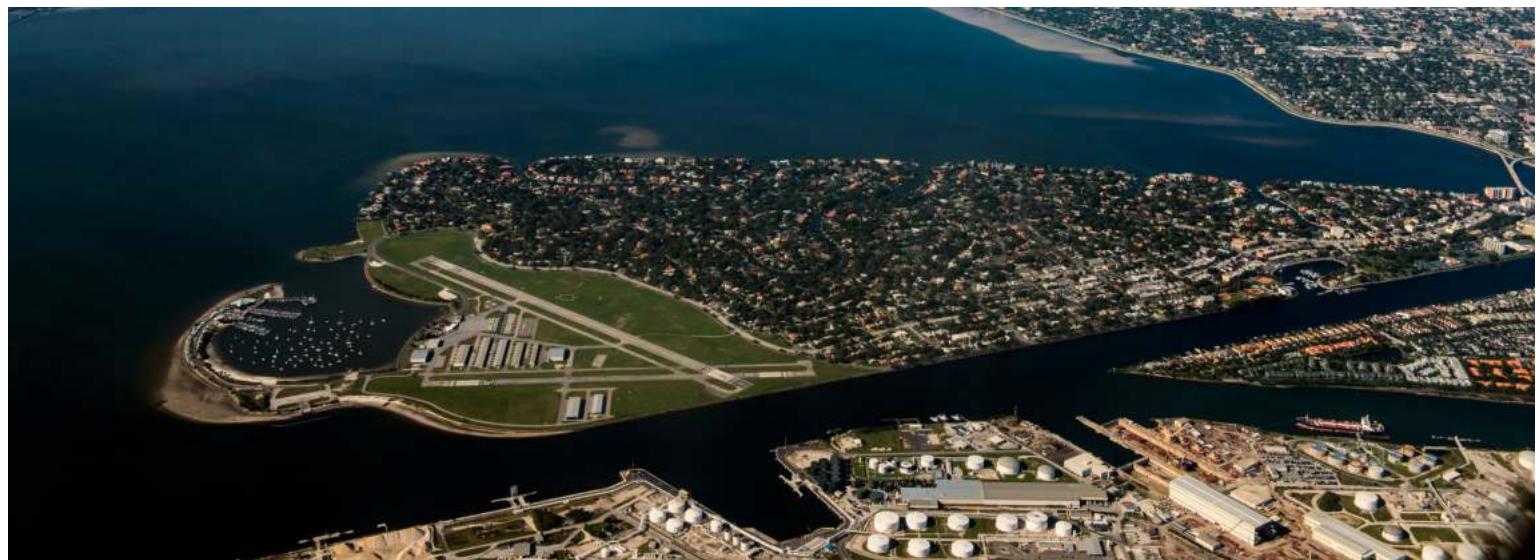
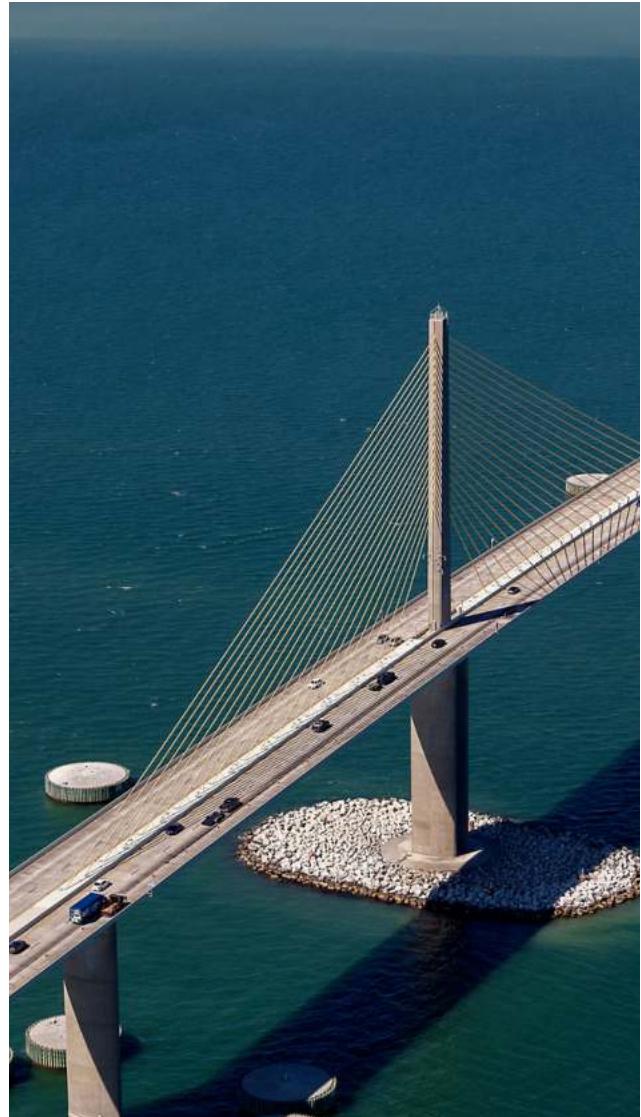
Water Taxi
Coast Bike Share
TECO Streetcar

TRANSPORTATION, TRAVEL & ACCESSIBILITY

Tampa boasts a robust transportation network, featuring major highways like I-275 and I-4, Tampa International Airport (TIA), and Port Tampa Bay, ranked 16th in the US. Investments in sustainability highlight the city's commitment to efficient transportation. Rental cars and ride-sharing services offer hassle-free options for residents and visitors, making Tampa an ideal destination for both business and leisure travel.

KEY ASPECTS OF ACCESSIBILITY

- The Tampa International Airport offers over 300 daily departures and arrivals. It boasts four terminals, an on-site hotel plus dining and shopping options. It's also a major hub for low-cost carriers, making it a popular choice for travelers seeking affordable flights.
- Tampa has a highly connected roadway system that facilitates smooth transportation throughout the region. It includes major highways such as I-275, I-4, and I-75, which provide efficient connections to other parts of Florida.



SCHOOLS

Tampa is a thriving educational hub, with approximately 14 colleges in the area, comprising 10 private colleges and universities, as well as 3 public colleges and universities.

HIGHER EDUCATION

- University of South Florida
- University of Tampa
- Eckerd College
- Florida College
- Saint Leo University
- Pasco-Hernando State College
- Franklin University
- Trinity College of Florida
- Hillsborough Community College
- Argosy University
- National Louis University
- Emmaus Baptist College



SHOPPING

Tampa fosters community connection beyond workplaces, live music venues, and local attractions. The city's vibrant fabric includes a plethora of local shops and boutiques alongside well-known national stores, offering ample opportunities to support small businesses while enjoying familiar favorites.

SHOPPING MALLS + DISTRICTS

- International Plaza and Bay Street
- Westshore Plaza
- Hyde Park Village
- Tampa Premium Outlets
- Ybor City
- University Mall
- Channelside Bay Plaza
- Midtown
- SoHo
- Downtown Tampa
- Seminole Heights
- Brandon Town Center
- Armature Works
- The Shops at Wiregrass



THE FOOD SCENE

Tampa offers much more than just parks, culture, and sunshine. While the bustling city center is a must-visit, neighborhoods across the mainland are teeming with culinary delights. Explore some of our favorite spots, and don't forget to ask your Compass agent for their personal recommendations.

SOUTH TAMPA

- Cali
- Armani's
- Bern's Steak House
- The Capital Grille
- Donatello
- Eddie V's Prime Seafood
- Hula Bay Club
- Maggiano's Little Italy
- Ocean Prime
- Oxford Exchange
- Cooper's Hawk
- Psomi

HYDE PARK

- Bartaco
- Bulla Gastrobar
- Ciro's Tampa
- Wine Exchange
- Forbici Modern Italian
- Goody Goody Burger
- Haven
- Meat Market
- On Swann
- Timpano Italian Chophouse
- Ro

CHANNELSIDE / WATERSTREET

- The Pearl
- Boulon Brasserie
- Predalina
- Fabrica Woodfired Pizza
- District Tavern
- Columbia Cafe
- Naked Farmer
- The Sail
- La La's Sangria Bar
- The Battery
- Jotor
- Lilac
- Lona
- Anchor and Brine
- SIX
- Wagamama
- Noble Rice

MIDTOWN

- Colony Grill
- Sal Y Mar
- Sunda
- True Food Kitchen
- J. Alexander's
- Bella Brava
- Ponte





SPORTS & MUSEUMS

Tampa Bay is a sports enthusiast's paradise, boasting teams with devoted fan bases that infuse the area with excitement. From the Buccaneers' recent Super Bowl victory to the Lightning's consecutive Stanley Cup championships, there's never a shortage of reasons to cheer on your favorite teams in Tampa Bay.

• Professional Football	• Tampa Bay Buccaneers
• Professional Baseball	• Tampa Bay Rays
• Professional Ice Hockey	• Tampa Bay Lightning
• Professional Soccer	• Tampa Bay Rowdies
• College Sports	• University of South Florida Bulls
• College Sports	• University of Tampa Spartans
• College Sports	• St. Leo University Lions

Below are just a few of the many museums found in and around Tampa, offering a diverse array of art, history, and science exhibits.

- Tampa Museum of Art
- Museum of Science and Industry (MOSI)
- The Florida Aquarium
- Henry B. Plant Museum
- Ybor City Museum State Park
- Tampa Bay History Center
- Glazer Children's Museum
- Contemporary Art Museum at USF
- Cracker Country
- SS American Victory Mariners' Memorial and Museum Ship

PARKS & RECREATION

Tampa is renowned for its stunning parks and extensive range of recreational activities. From the expansive ZooTampa at Lowry Park to the tranquil Hillsborough River State Park, nature enthusiasts have a plethora of options to explore in the Tampa area. Whether you're keen on hiking, biking, or simply enjoying a leisurely day with family, Tampa's parks and zoos cater to every interest and age group.

PARKS

- Al Lopez Park
- Ballast Point Park
- Bayshore Boulevard Linear Park
- Curtis Hixon Waterfront Park
- Cypress Point Park
- Davis Islands Dog Beach
- Gasparilla Island State Park
- Gadsden Park
- Hillsborough River State Park
- Lettuce Lake Regional Park
- Picnic Island Park
- Riverfront Park
- Rowlett Park
- Veterans Memorial Park

HIKING TRAILS, GREENWAYS, PARKS & MORE

- Upper Tampa Bay Trail
- Suncoast Trail
- Tampa Riverwalk
- Bayshore Trail
- Courtney Campbell Causeway Trail
- Alafia River State Park Trails
- Flatwoods Park Trail
- Balm-Boyette Scrub Preserve Trail System
- Wilderness Park Off-Road Trails
- Morris Bridge Off-Road Trails

LAKES & RIVERS

- Hillsborough River
- Tampa Bay
- Old Tampa Bay
- McKay Bay
- Lake Thonotosassa
- Lake Carroll
- Lake Magdalene
- Lake Keene
- Lake Ellen
- Lake Lipsey

ZOOS AND CONSERVATION CENTERS

- Central Florida Zoo & Botanical Gardens
- ZooTampa at Lowry Park
- The Florida Aquarium
- Big Cat Rescue
- Tampa's Lowry Park
- The Manatee Viewing Center
- Boyd Hill Nature Preserve
- Moccasin Lake Nature Park
- Honeymoon Island State Park
- Suncoast Primate Sanctuary
- Clearwater Marine Aquarium





COUNTRY CLUB OFFERINGS

These country clubs boast a variety of amenities, including golf courses, tennis courts, swimming pools, fitness centers, and more. Additionally, many host social events and provide dining options, making them sought-after venues for business meetings, weddings, and special occasions. Whether you're a passionate golfer or seeking a serene spot to unwind, Tampa's country clubs cater to a diverse range of interests and preferences.

- Avila Golf and Country Club
- Palma Ceia Golf and Country Club
- Tampa Palms Golf and Country Club
- Hunter's Green Country Club
- Carrollwood Country Club
- Westchase Golf Club
- The Eagles Golf Club
- Cheval Golf and Athletic Club
- Innisbrook Golf and Spa Resort
- TPC Tampa Bay



ANNUAL EVENTS

These annual events attract visitors from across the globe, featuring a plethora of activities including live music, entertainment, food and drink festivals, and cultural celebrations. Whether you're a Tampa local or a visitor, these events provide a fantastic opportunity to immerse yourself in the city's distinctive culture and vibrant community.

JANUARY

- ReliaQuest Bowl
- Children's Gasparilla
- Gasparilla Pirate Fest
- Tampa Bay Black Heritage Festival
- Martin Luther King Parade

FEBRUARY

- Fiesta Day
- Florida State Fair
- Monster Jam
- Gasparilla Distance Classic

MARCH

- Gasparilla Festival of the Arts
- Gasparilla Music Festival
- Gasparilla International Film Festival
- Mayor's River O'Green Fest
- Tampa Pride Parade
- Tampa Bay AirFest
- Bush Gardens Tampa Bay Food & Wine Festival

APRIL

- A Taste of Oviedo
- Central Florida Home & Garden Show
- Epcot International Flower & Garden Festival
- Florida Film Festival
- Easter Surfing Festival
- Spring Fiesta in the Park
- Tampa Bay Blues Festiva

MAY

- Riverfest
- Tampa Bay Margarita and Music Festival

JUNE

- Tampa Bay Juneteenth Festival
- Tampa Bay Boat Show

July

- July 4th Boat Parade
- Boom by the Bay
- Tampa Bay Comic con

August

- Bier Fest
- Tampa Bay Theatre Festival

September

- National Food & Wine Festival
- Howl-O-Scream
- Night of Joy
- Orlando Home Show
- Rock the Universe

October

- Oktoberfest Tampa
- Riverwalk Halloween Trick or Treat
- Howl-O-Scream
- Hyde Park Art Festival

November

- Tampa Bay Veg Fest
- Holiday Spectacular

December

- Santa Fest
- Winter Village



“Zillow names Tampa one of 2024's hottest housing markets. The hottest markets of the year are projected to have strong demand, steady home values, a growing number of homeowners, and job growth, per the report.”



RESIDENTIAL

Drawing on the expertise of four Tampa natives, South Cedar Real Estate, Inc. stands out as a premier consultancy in the Tampa real estate market. With our wealth of investment and project experience, we offer unparalleled guidance to clients navigating both buying and selling processes.

Let us serve as your trusted advisor in finding your dream home. Our seasoned agents prioritize your needs, conducting tailored property searches and providing expert counsel throughout the buying journey. Count on us to help you make informed investment decisions.

When it comes to selling, our dedicated team is committed to maximizing the value of your property. We employ effective marketing strategies, employ professional staging techniques, and tap into our vast network to attract qualified buyers. Entrust us to manage the intricacies of selling your home while delivering outstanding results.



INVESTMENTS

South Cedar Real Estate offers a diverse range of investment opportunities for both credit and equity investors. Credit investors benefit from an attractive fixed return, backed by a portfolio of high-value assets carefully selected by South Cedar. Equity investors, on the other hand, participate in the Alpha-generating strategies and projects of South Cedar's own equity investments, sharing in the potential for significant returns.

South Cedar focuses on specific criteria for each deal, including retail properties in trophy locations with below-market rents and national tenants. For multi-family investments, the company seeks value-add opportunities with the potential for increased returns, targeting properties with deferred maintenance in expanding markets. Whether you're looking for stable returns or growth potential, South Cedar Real Estate provides tailored investment options to suit your needs.





FAVORITE TAMPA NEIGHBORHOODS

SOUTH TAMPA

A highly desirable neighborhood located on the southern end of the Tampa Peninsula. It's known for its upscale homes, excellent schools, and proximity to Bayshore Boulevard, which offers stunning views of Tampa Bay. The area is also home to many trendy restaurants, bars, and boutiques

HYDE PARK

A popular neighborhood in Tampa that is known for its tree-lined streets, historic homes, and upscale shopping and dining options. It's located near downtown Tampa and offers easy access to the city's many amenities. The neighborhood is popular among families and young professionals who value a walkable community with a strong sense of community.

DOWNTOWN TAMPA

Downtown Tampa is a bustling neighborhood with a mix of commercial and residential buildings. It's home to many of the city's major attractions, including the Tampa Riverwalk, the Tampa Theatre, and the Tampa Museum of Art. The area has a growing residential population, with many new high-rise apartment buildings and condos.

WESTCHASE

A suburban neighborhood located in northwestern Tampa. It's known for its family-friendly atmosphere, excellent schools, and many parks and recreational areas. The area is also home to a variety of restaurants, shops, and businesses.

SEMINOLE HEIGHTS

This community is a trendy neighborhood located just northeast of downtown Tampa. It's known for its historic bungalows, craft breweries, local restaurants, and vintage shops. The area has become increasingly popular in recent years with young professionals and artists.



Relocating to Tampa can be an exciting journey filled with endless opportunities, but it's natural to have questions along the way. Whether you're curious about the city's vibrant neighborhoods, seeking guidance on the housing market, or simply need advice on settling into your new home, the South Cedar Real Estate team is here to help. With our wealth of experience and unwavering dedication to client satisfaction, we're committed to providing you with the answers and support you need to make your transition as smooth as possible. Contact us today, and let us be your trusted partner in navigating your move to beautiful Tampa.

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