

Q1
2025

TAMPA BAY LAND MARKET OVERVIEW

QUARTERLY REPORT

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ERHARDT’S QUICK LOOK AT THE LAND MARKET

- Florida Trend Economic Outlook three year population growth by county. Citrus at 7,347 - Hernando at 12,461 - Pasco at 44,404 - Hillsborough at 55,237 - Pinellas at 8,067 - Manatee at 22,557 - Sarasota at 15,908.
- Active asset classes are single family, multifamily, medical, and retail outparcels.



SINGLE FAMILY

The home builders are still looking for sites but it has slowed, even as new home sales continue to be steady. Several deals have been dropped by builders and developers.



MULTIFAMILY

There is still downward pressure on land values but most sellers are holding firm. Developers with their own equity are active.



RETAIL

Same as the last seven quarters with outparcels, medical users, and grocery stores being the main purchasers of retail land.



INDUSTRIAL

There is a shortage of larger developers and smaller owner/user industrial development sites. Hillsborough County needs to move the urban service line to provide more industrial land. Some developers are building smaller spec product. Hernando County still has large sites available. Small bay development is active.
[Click here for local C&W market statistics.](#)

OFFICE

176,224 SF under construction (Midtown East and 400 Central Ave) and 1,374,456 SF planned.
[Click here for the Tampa Bay Office Market Beat.](#)

HOSPITALITY

We continue to see activity from developers looking at CBD, lifestyle, and interstate exit locations, but it has slowed.

MEDICAL

Still interest for free standing emergency rooms, hospitals, and medical office buildings.



ZONDA TOP NEW HOME STARTS 2024

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REAL ESTATE MARKET CYCLE REPORT | Q4 2024

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BECK Q4 CONSTRUCTION COSTS

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I4 CORRIDOR OVERVIEW

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MATRIX MULTIFAMILY TAMPA REPORT - FEBRUARY 2025

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2025 C&W RESEARCH PRESENTATION- LAND ADVISORY

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U.S. NATIONAL MARKET BEAT FOR OFFICE, INDUSTRIAL, RETAIL, AND MULTIFAMILY

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TAMPA BAY BUILDERS ASSOCIATION ECONOMIC FORECAST

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WINNERS AND LOSERS IN FIVE-YEAR POPULATION GROWTH FORECASTS

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REPLAY & RESOURCES: TRUMP 2.0, TARIFFS, IMPLICATIONS FOR PROPERTY AND MORE

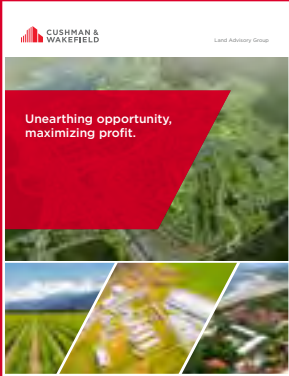
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WALKER WEBCAST - PETER LINNEMAN

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