

Q1
2021

TAMPA BAY LAND MARKET OVERVIEW

QUARTERLY REPORT

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ERHARDT'S QUICK LOOK AT THE LAND MARKET

In light of the current economic conditions, we must now look forward to see what the effects of COVID-19 will have on our land markets.



SINGLE FAMILY

Since the second quarter of 2020, home builders have been as aggressive in pursuing new land deals as I have ever seen. We see more interest further out for entry level and single family for rent. Dade City, Zephyrhills, and Hudson areas seeing contracts and closings. Prices are firm and rising. [Click here to view Largest Homebuilders in Tampa Bay](#). Starkey Ranch, Bexley Ranch, and Lakewood Ranch made it for our market. [Click here to view the housing market update for Tampa MSA fourth quarter 2020.](#)



MULTIFAMILY

As with single family, multifamily rental are still extremely active. Prices are going up because of a lack of quality sites. Most sites are seeing multiple offers.



RETAIL

Retail is very active for out parcels. Furniture retailers are buying sites.



INDUSTRIAL

Similar to residential, industrial land acquisition is still very strong with interest from developers and users. Our market has a shortage of A-quality sites. Developers are moving north to I-75 and SR 52 and SR 50. [Click here for local C&W market statistics.](#)

OFFICE

Very little spec developer interest. Active prospects for sites are end users or medical [Click here for local C&W market statistics.](#)

HOSPITALITY

Drive to resorts and highway product is doing well. Fly to resorts and convention hotels are still suffering but improving. We had one site fall out of contract and another go under contract. Both were interstate sites.



INTERESTING ARTICLES FROM PIKE OLIVER URBANEXUS

[CLICK HERE](#) TO VIEW ISSUE 127

REAL ESTATE MARKET CYCLE REPORT Q4 2020

[CLICK HERE](#) TO VIEW THE REPORT

Guillén released “2030: How Today’s Trends Will Collide and Reshape the Future of Everything.”

Wharton Management Professor Mauro Guillén published a new book predicting drastic demographic, economic, and technological global changes, partly aided by the pandemic, before the year 2030.

[CLICK HERE](#) TO VIEW THE YOUTUBE VIDEO

RCLCO HOUSE VIEW - A LOOK AT THE NEAR TERM Q1 2021

[CLICK HERE](#) TO VIEW THE ARTICLE



MIGRATION WHITE PAPER

US migrations trends deep dive.

[CLICK HERE](#) TO VIEW THE REPORT

CEL ASSOCIATES - MANDATE TO LEAD

[CLICK HERE](#) TO VIEW THE REPORT

C&W's THE EDGE MAGAZINE

In Volume 6, learn how 5G will impact the office of the future, why the grocery store has changed forever and join the conversation on global sustainability.

[CLICK HERE](#) TO VIEW VOLUME 6

SITE SELECTORS GUILD MEMBER SURVEY

Site selectors make 5 predictions for 2021

[CLICK HERE](#) TO VIEW THE INFOGRAPHIC



THE CUSHMAN & WAKEFIELD LAND ADVISORY GROUP

This group brings together teams of seasoned and knowledgeable professionals who have expertise in all aspects of buying and selling. These teams use their substantial experience and proprietary real-time local market information to analyze and develop appropriate strategies for individual sites or portfolios. By capitalizing on various resources within the company, Cushman & Wakefield is uniquely qualified to combine local real estate knowledge with experience in international and domestic capital markets through our Equity, Debt and Structured Finance Group.



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