

Q1
2022

TAMPA BAY LAND MARKET OVERVIEW

QUARTERLY REPORT

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ERHARDT'S QUICK LOOK AT THE LAND MARKET

Our land market is as hot as I've ever seen it in 44 years, and it is population growth driven and not financial driven.



SINGLE FAMILY

The market continues to where the land is- North Pasco, Hernando, Citrus, North Manatee, and Polk. [Click here for Tampa Bay Builders Association Economic Forecast.](#)



MULTIFAMILY

Developers are redeveloping, drive in movie, mobile home parks because of the shortage of greenfields sites. Developers are also taking positions further out. Hillsborough County had its first Class A suburban project sell for north of \$400,000 in Brandon.



RETAIL

Same as last quarter with out parcels, medical users and grocery stores being the main purchasers of retail land.

INDUSTRIAL

The same thing is happening with a shortage of larger industrial development sites. [Click here for local C&W market statistics.](#)

OFFICE

I am not aware of any spec office developments of any size. [Click here for local C&W market statistics.](#)



HOSPITALITY

We have one site under contract and an offer on a second, so I believe the hospitality market is rebounding.



REAL ESTATE CYCLE MONITOR FOURTH QUARTER 2021 ANALYSIS

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