

Q2
2022

TAMPA BAY LAND MARKET OVERVIEW

QUARTERLY REPORT

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IN THIS REPORT

Erhardt's Quick Look at the Land Market	2
Interesting Links	3



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ERHARDT'S QUICK LOOK AT THE LAND MARKET

Some resistance over pricing, but the demand is strong. Hopefully, the west coast of Florida land market won't be that affected by what's ahead.



SINGLE FAMILY

The market continues to go where the land is- North Pasco, Hernando, Citrus, North Manatee, and Polk. Higher interest rates are a headwind for entry level single family for sale product, but will benefit single family for rent and apartments. I don't believe move up product will be affected.



MULTIFAMILY

A sites will close, B&C's may not. Developers with their own equity are able to make deals pencil better than those that need to go to market of their equity. Pricing appears to be holding for the A sites. Urban sites are active again. Silverstein paid \$581/land sf and \$50,000/unit for a 400 unit site in Downtown Tampa. [Click here for Walker & Dunlop Multifamily Outlook.](#)



RETAIL

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



INDUSTRIAL

There is a shortage of larger industrial development sites. Developers are moving North. [Click here for local C&W market statistics.](#)

OFFICE

Only a 75,000 SF is under construction, proposed total is 3,469,371 SF, including Midtown with 400,000 SF. 260,000 SF at the Heights and 400,000 SF just north of Amalie Arena. [Click here for local C&W market statistics.](#)

HOSPITALITY

We continue to see activity from developers looking at CBD and interstate exit locations.



REAL ESTATE CYCLE MONITOR FIRST QUARTER 2022 ANALYSIS

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C&W FIRST QUARTER 2022 ENGAGE TAMPA BAY

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URBANEXUS UPDATE- ISSUE #142

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NEW YORK DEVELOPER BUYS APARTMENT SITE IN TAMPA FOR \$19.75 MILLION

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THE LINNEMAN LETTER, VOLUME 22, ISSUE 2

[CLICK HERE](#) TO VIEW THE REPORT

C&W REPORT ON THE OFFICE MARKET

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