



CUSHMAN &
WAKEFIELD

Q4
2021

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 is moving to where the land is- North Pasco, Hernando, North Manatee, and Polk. Hillsborough is up against its urban service boundary, which I think will need change.

[Click here to view Top Selling Master Planned Communities](#)

[Click here to view how Single Family for rent competes for land with for sale home builders.](#)

[Click here to view article on Single Family build for rent](#)

MULTIFAMILY

We are also running out of good multifamily rental sites. Last quarter I stated suburban land pricing pushing \$40,000 per unit, it is now pushing \$50,000 per unit.

RETAIL

Same as last quarter with out parcels, medical users and grocery stores being the main purchasers of retail land. [Click here to read Rachel Wein's take of the future of retail.](#)

INDUSTRIAL

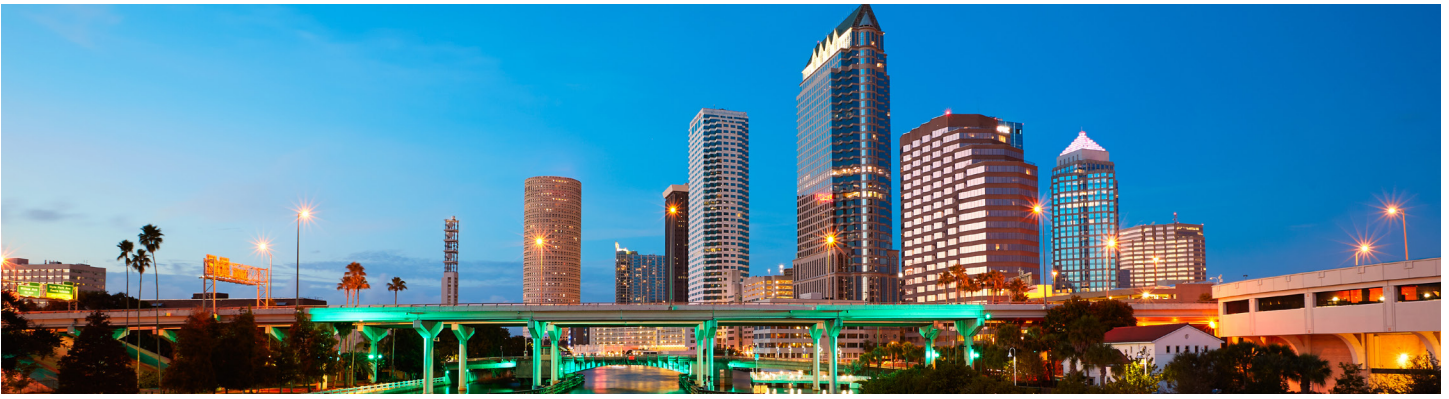
The same thing is happening with a shortage of larger industrial development sites. Developers are moving north along I-75. There are 3 large land deals at I-75 and State Rd 50. [Click here for local C&W market statistics.](#)

OFFICE

While there are no spec buildings under construction, newer producing is attracting tenants. Users are buying sites for expansion. [Click here for local C&W market statistics.](#)

HOSPITALITY

Record occupancy over the holidays.



REAL ESTATE CYCLE MONITOR THIRD QUARTER 2021 ANALYSIS

[CLICK HERE](#) TO VIEW REPORT

USDA 2021 LAND VALUE SUMMARY

[CLICK HERE](#) TO VIEW THE ARTICLE

FOR-SALE HOUSING MARKETS UPDATE BY RCLCO

[CLICK HERE](#) TO VIEW THE REPORT



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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