

NISA ESMER • REALTOR® • TAMPA BAY

A new life in FishHawk

Choosing a home, real monthly costs, schools,
parks and daily life in Lithia.

RELOCATION GUIDE

Local notes from FishHawk for anyone moving to Florida, or
planning to buy, rent or invest.

Free 20-minute planning call

WhatsApp or phone: (813) 595-5302

Let's find the place that feels like home

Nisa Esmer, REALTOR® | Elite Choice Home Group | Future Home Realty Inc.
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RELOCATION GUIDE

FishHawk • Lithia •
Tampa Bay



A SHORT NOTE FROM NISA

Local knowledge, people-first service

I live in FishHawk. Moving is about more than finding a house: your daily routine, your budget and a place where you feel at home matter just as much.

WHO I WORK WITH

I help people buy or rent a home in Florida, and my local knowledge is strongest in Tampa Bay and around FishHawk. If you are new to Florida, I will give you closer support while you get to know the area. Whether it is your first home, your third or a remote investment, we will shape your plan together. This guide focuses on buying, but we can talk about renting too.



Nisa Esmer, REALTOR®

WHY NISA?

Human Resources Director

Before real estate, I worked for nearly 20 years as a Human Resources Director. That experience taught me to listen closely, understand needs and expectations, build trust and research the details.

LOCAL ROOTS

PTA and FishHawk

I serve on my local PTA executive board and I live in FishHawk, which keeps me closely connected to the community I serve.

HOW I WORK

01

I listen first

I learn your plan to buy, rent or invest, your timeline and your priorities.

02

We clarify the options

We compare location, home type, monthly costs and the differences that matter.

03

I stay with you at every step

If you are new to Florida or buying remotely, we will plan what to check and how. I am with you step by step through the move.

FIND IT ON THE MAP

Green, well connected and about 21 miles from downtown Tampa

FishHawk is in Lithia, in southeastern Hillsborough County.



FishHawk Ranch entrance sign



An aerial view of the neighborhood

WHAT THE MAP DOES NOT SHOW

Try your own route

Walking paths, school-hour traffic and the stops you make every day change how a route feels. If you can, visit at different times of day, and test the drive to work and to the places you visit often, from your own address, at your own hours.

A LOCAL NOTE

Green space, daily life by car

FishHawk pairs planned-neighborhood design with easy access to the Alafia River and protected green space. Most errands and commutes are by car.

DISTANCE AND DRIVE TIME

About 20.7 miles

Google Maps shows about 20.7 miles between FishHawk and Tampa. The drive to downtown Tampa often takes 30–45+ minutes; your destination and traffic change the time. Try the route yourself at rush hour.

[Open the route in Google Maps ↗](#)

BUYERS' FIRST QUESTION

Which home type fits your lifestyle?

Compare the exact address, not just the area name.

In FishHawk and nearby Lithia you will find townhomes and villas, single-family homes, new construction and larger-lot options. Every neighborhood has its own feel, rules and costs.

MARKET NOTE

ZIP code 33547

In September 2026, the median sale price for 33547 was reported between about \$525,000 (RealtyTrac) and \$580,000 (Movoto), depending on the source. For FishHawk Ranch, Zillow showed a typical home value of about \$492,000 and a median list price of about \$484,000 at the end of August 2026. Figures vary by source, date and coverage; treat them as general references, not a price promise.

LOWER MAINTENANCE

Townhomes and villas

Check shared walls, parking, rental rules, reserves and the monthly HOA fee.

MORE SPACE

Single-family homes

Along with the floor plan, compare the lot, roof, A/C, windows and renovation history.

NEW BUILDS

New construction

Compare incentives, included features, the warranty, the delivery date and fees that may rise later.

LARGER LOTS

Large lot and surroundings

Look into well and septic, land use, flood risk, upkeep and the commute.

PRICE RANGE

There is no single price

Prices vary widely by neighborhood, home type, age, lot and renovations. Zillow showed typical home values in nearby neighborhoods ranging from about \$349,000 to \$645,000 in August 2026. Set your budget first, then compare current listings that fit it, address by address.

Always check current listings.

REAL MONTHLY COST

Your budget is more than the mortgage

Work out the total cost of a home before you fall in love with a floor plan.

$$\text{Monthly cost} = \text{mortgage} + \text{taxes} + \text{insurance} + \text{HOA} + \text{CDD}$$

HOA

Neighborhood dues

Covers common areas, management, reserves and amenities. Amounts and coverage differ from one HOA to another.

CDD

Community Development District fee

A charge for the community's infrastructure costs that can appear on the property tax bill. Check the current FY2027 schedule and the home's parcel.

TAXES

Property tax

Ask for a new estimate based on the expected value after purchase and homestead eligibility. The previous owner's bill may not match yours.

INSURANCE

Home + flood insurance

Get an early quote for the exact address. Roof age, wind mitigation, prior claims and flood coverage all affect the price.

WORKSHEET

Write in your own monthly numbers

ITEM	MONTHLY AMOUNT	NOTE
Mortgage (principal + interest)	\$	Depends on down payment and rate
Property tax	\$	Ask for a parcel-level estimate
Home + flood insurance	\$	Get a written quote
HOA fee	\$	Take it from current documents
CDD fee	\$	Take it from the current schedule
Monthly total	\$	Compare with your budget

BEFORE YOU MAKE AN OFFER

Five checks that firm up the numbers

The most useful answers are specific to the exact address; ask for these as you compare homes, without rushing.

01**School zone**

Confirm the assigned school for the exact address with Hillsborough County Public Schools.

02**HOA documents**

Read the current dues, restrictions, rental rules, reserves and possible special assessments.

03**CDD + taxes**

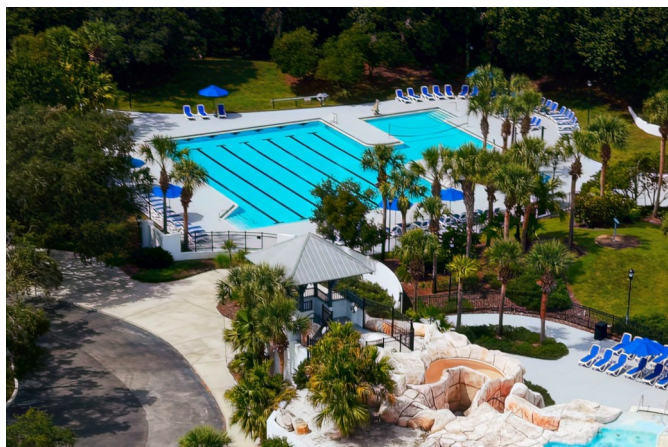
Match the parcel to the current CDD schedule and ask for a post-purchase tax estimate.

04**Insurance + flood**

Get a quote for the exact address; check the roof, wind discounts, the flood map and your lender's requirements.

05**Condition of the home**

Have licensed professionals inspect the roof, A/C, plumbing, electrical, termites/pests and any major renovations.



An aerial view of community amenities



Sports fields and green space from above

SCHOOLS AND LOCAL LEARNING

Verify the address first, then enrollment

FishHawk and the surrounding area have public schools and charter schools. Charter schools are publicly funded but run their own admission and enrollment processes. The addresses below are campus locations; they are not a school assignment or a guarantee of admission. Verify public school assignment for the exact address, grade level and move-in year with Hillsborough County Public Schools.

Elementary: K-5 • Middle: 6-8 • High: 9-12.

PUBLIC SCHOOLS

Campuses around FishHawk

FishHawk Creek Elementary

16815 Dorman Road • Lithia, FL 33547

Bevis Elementary

5720 Osprey Ridge Drive • Lithia, FL 33547

Stowers Elementary

13915 Barrington Stowers Drive • Lithia, FL 33547

Randall Middle

16510 FishHawk Boulevard • Lithia, FL 33547

Barrington Middle

5925 Village Center Drive • Lithia, FL 33547

Newsome High School

16550 FishHawk Boulevard • Lithia, FL 33547

CHARTER SCHOOLS

Separate admission and enrollment

Bell Creek Academy

13221 Boyette Road • Riverview, FL 33569

Grades 6-12

Valrico Academy

13306 Boyette Road • Riverview, FL 33569

Grades K-5 • formerly Valrico Lake Advantage Academy

BEFORE YOU DECIDE

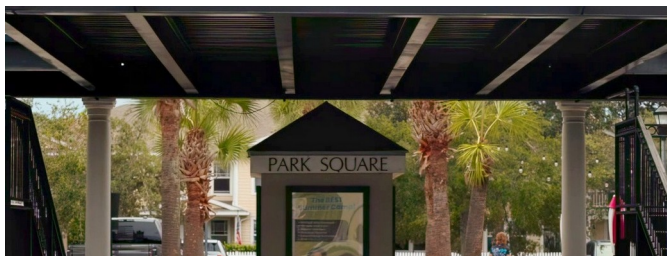
Questions to ask about school zoning

- Which school does the Hillsborough County Public Schools School Locator assign to this address, and does the assignment hold for next year?
- What are the enrollment dates, required documents and application process?
- How do transportation (bus route) and school hours work for this address?

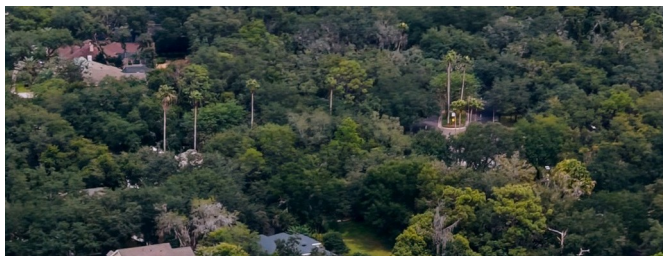
EVERYDAY RHYTHM

Local stops for groceries, dining and coffee

The shopping centers along FishHawk Boulevard, Circa FishHawk Boulevard and Lithia Pinecrest Road make errands and eating out easy. Business hours and open status can change; check before you go.



Park Square



Pond and neighborhood from above

PARK SQUARE

Amici's Pizza & Pasta (16132 Church View Dr.) and Cherry's Bar & Grill (16144 Church View Dr.); ice cream and creative workshops at Art Monkey.

FISHHAWK AND NEARBY

For pizza: FishHawk Pizza, Marco's Pizza and Smokin' Oak. For a sit-down meal: Beef 'O' Brady's, Outback Steakhouse and Canopy Road Cafe. For sushi: Hokkaido Hibachi & Sushi and Rock N Roll Sushi. For a quick bite: Wayback Burgers. For breakfast: The Scrambled Egg and EggTown (Lithia). Hours may change.

COFFEE AND BAKERY

For a coffee break: Chill Cawfee (16741 FishHawk Blvd.) and Starbucks (FishHawk & Bayberry). The White Oak Cottage, at 10530 County Road 39, is a bakery option.

EVERYDAY SHOPPING

Groceries and essentials

Publix at FishHawk Ranch: 5642 FishHawk Crossing Blvd • Publix at Alafia Commons: 5655 Circa FishHawk Blvd • ALDI: 16751 FishHawk Blvd • Dollar Tree: 16757 FishHawk Blvd • Walgreens: 5605 FishHawk Crossing Blvd.

Whole Foods Market has announced a planned new store in Valrico at 3462 Lithia Pinecrest Road; confirm its opening status before you go.

NATURE AND GREEN SPACE

A little greener: around the Alafia River

Shaded trails, the waterfront and things to do by season.



Lakeside in FishHawk

SEASON AND GREEN SPACE

Summers are hot and humid, with frequent afternoon showers. The shaded trails and waterfront around the Alafia River are a good chance to watch birds and other local wildlife from a distance. Choose cooler mornings for longer walks, and check park rules and hours in advance.

AROUND THE ALAFIA RIVER

Alderman's Ford Conservation Park and Nature Preserve

Alderman's Ford Conservation Park main entrance: 100 Alderman's Ford Park Dr., Plant City, FL 33567.

Canoe launch: 9625 Canoe Launch Loop, Lithia, FL 33547. Alderman's Ford Nature Preserve is a separate area: 8911 Turkey Creek Road, Plant City, FL 33567. For the riverbank, shaded trails and boardwalks, check visiting hours with Hillsborough County; do not feed wildlife and watch from a safe distance.

MOVING TO FLORIDA

Your first 5 steps

Instead of rushing into a list of homes, build solid ground first. This is the order I follow with buyers:

1

Set your total monthly budget

Work out a monthly amount you are comfortable with, including principal, interest, taxes, insurance, HOA and any CDD.

2

Define your location priorities

If you will live here, test commutes, schools and daily routes at rush hour. For a remote investment, verify rental rules, local regulations and costs.

3

Compare home types in person

Tour a townhome, a villa and a single-family home; look at storage, lot, roof age, layout and community rules.

4

Price out the exact address

Ask for a parcel-level tax estimate, HOA documents, the CDD schedule, an insurance quote and a flood-zone check.

5

Make your offer with an inspection plan

Schedule the home inspection, financing, insurance and closing steps with the relevant licensed professionals.

FREE 20-MINUTE PLANNING CALL

I'm with you every step of the way

Reach me by WhatsApp or phone; in 20 minutes we will clarify your timeline, your budget and your plan to buy, rent or invest. You can also DM FISHHAWK on Instagram.

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EQUAL HOUSING OPPORTUNITY

Sources: RealtyTrac and Movoto (33547, September 2026) · Zillow (FishHawk Ranch, August 2026) · Hillsborough County · Hillsborough Schools · Florida DBPR · district CDD schedule. Figures change; verify the exact address and costs.