Stetson University and Bromley Companies Announce Vision for Transformative Mixed-Use Redevelopment in Downtown Tampa

Project reimagines Stetson's Tampa Law Center site as a new gateway connecting Downtown Tampa, the Heights District and the Hillsborough Riverwalk

TAMPA, Fla. (July 16, 2026) — Stetson University and Bromley Companies today announced a partnership to advance a transformative mixed-use redevelopment of Stetson's existing law center site in Tampa.

Stetson University has owned the 6.5-acre property near the waterfront and I-275 for 25 years and is now working with Bromley to reimagine and modernize its Tampa campus within a larger mixed-use environment. As currently envisioned, Stetson's new space would be integrated into a mixed-use building as part of the broader redevelopment, creating a more connected academic setting that supports Stetson University College of Law's continued investment in Tampa and its plans to expand continuing education and degree programs at the campus.

"Stetson University is proud to partner with the Tampa community and Bromley Companies in a major commitment to create a vibrant, revitalized space for the students at Stetson University College of Law," said **Christopher F. Roellke**, president of Stetson University. "We are excited about the many programmatic possibilities that this partnership brings us to expand the footprint and visibility of Stetson University through an enhanced physical presence in Tampa."

Stetson offers undergraduate and graduate education (including pre-law through an innovative Law Ready program) at its main campus in DeLand, Fla., with law campuses in Gulfport and Tampa.

"Stetson has been committed to this Tampa property for 25 years, and this partnership gives us the opportunity to reimagine our Tampa campus for the future," said **Ben Barros**, Dean of the Stetson University College of Law, which is based in Gulfport, Fla. "By integrating a modern Stetson law center into a larger mixed-use environment, we can create a more dynamic setting for legal education, expand continuing education and degree programs, and strengthen our connections to downtown, the Riverwalk, and the surrounding community."

As the redevelopment is expected to advance in phases—with the creation of a new Stetson law center in the first phase—there will be no disruption to coursework and campus operations at Stetson's existing Tampa Law Center. Current plans envision a new Stetson Law Center, hotel, residential, office, retail, and food and beverage uses, along with meaningful green spaces throughout the site. The University will retain ownership of the Stetson Law Center and have permanent access to use of the hotel and parking garage.

Together, these spaces are intended to create a more dynamic environment where academic life, professional activity, hospitality, residential living, and community recreation intersect. A central goal of the project is to create a true “third place” for the district, a pedestrian-oriented setting where students, faculty, residents, visitors, and the broader community can gather, linger, and interact throughout the day.

The broader redevelopment is envisioned as a major gateway for North Downtown Tampa, repositioning an underutilized and highly visible site into a more active, walkable and connected district. Located at a key point between Tampa’s established downtown core, the rising Heights District and the historic Hillsborough Riverwalk, the project is intended to serve as a vital hinge between several of the city’s most important urban corridors.

“This is an extraordinary opportunity to help reshape a highly visible site at one of Tampa’s most important urban connection points,” said **Nicholas Haines**, CEO of Bromley Companies. “Our goal is to work with Stetson to create a district that supports the university’s long-term mission while contributing meaningfully to the continued growth of Downtown Tampa. The site has the potential to become a true gateway, linking downtown, the Heights, and the Riverwalk through a more active, walkable, and connected mixed-use environment.”

While a groundbreaking is anticipated in late 2027, the timing of the multiphase redevelopment is subject to continued planning. As currently envisioned, the project would convert underutilized land into an active district that supports Tampa’s continued growth as a walkable urban center while broadening the area’s economic base.

From an economic development standpoint, the project is expected to generate significant private investment, new construction, and permanent jobs, increased tax revenue, stronger support for local businesses, and enhanced long-term value for surrounding properties. The addition of academic, hotel, residential, office, retail, and food and beverage uses is also expected to create new demand drivers that benefit Stetson, nearby neighborhoods, and the broader Tampa community.

For Stetson University College of Law, the redevelopment represents an opportunity to reinforce the law school’s long-term presence and investment in Tampa while creating a modern academic environment connected to the life of the surrounding district. The project is intended to enhance the student, faculty, alumni, and visitor experience by creating a more active campus edge, improved amenities, and stronger connections to downtown, the Riverwalk, and surrounding neighborhoods.

Bromley brings more than 50 years of real estate experience, including work with national universities and more than 30 years of commitment to the Tampa market. The company’s experience includes complex mixed-use development, long-term master planning, institutional partnerships, infrastructure planning, shared parking solutions, public-realm activation, and property management.

Bromley is best known locally as the master developer behind Midtown Tampa, the 1.8 million-square-foot mixed-use district that helped establish a new connection between Westshore and Downtown Tampa. The company plans to apply similar master-planning principles to the Stetson site, with a focus on transforming a complex urban property into an active, connected district that supports both institutional goals and broader civic growth.

"Our work is guided by the idea that great urban projects need to serve more than one purpose," Haines said. "They need to support the institution, strengthen the surrounding neighborhood and create lasting value for the broader community. That is the opportunity we see here with Stetson."

Additional details on project scope, design, timing, and phasing will be announced as planning advances.

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ABOUT STETSON UNIVERSITY AND STETSON UNIVERSITY COLLEGE OF LAW
Founded in 1883, Stetson University is the oldest private university in Central Florida. Stetson offers a relationship-rich education with immersive experiences that ready students for success in their lives and careers. Stetson University is ranked among the Best Universities in the South by *U.S. News & World Report* and has been recognized as one of the Best Colleges in America by *The Wall Street Journal* and *The Princeton Review*.

Stetson University College of Law, the oldest law school in Florida, prepares students to be practice-ready attorneys through experiential learning, intensive mentoring, and a community focused on civil discourse and kindness. Ranked by *U.S. News & World Report* as one of the top law schools in the country for trial advocacy and legal writing, Stetson teaches future leaders the framework and skills lawyers use every day.

ABOUT BROMLEY COMPANIES
Since its founding in 1972, The Bromley Companies has built a diversified portfolio of real estate across the country including office, student housing, retail and industrial assets. Bromley has developed and owned over 5 million square feet of real estate since inception. With a sharp focus on developing compelling tenant spaces and highly personalized service, Bromley continues to create innovative, vibrant, sustainable places that connect lives and enrich communities. Relying on an experienced in-house team of financial, construction, leasing and management professionals, the company employs an intensive, hands-on approach to successfully reposition and develop real estate. Throughout the years, Bromley's development and investment teams have generated consistently superior returns for financial partners and long-term value to the communities in which we operate. Bromley is headquartered in New York City with offices in Illinois and Florida. For more information, visit https://www.bromco.com/.