

POTENTIAL USES (SUBJECT TO ZONING & APPROVALS):

- COMMUNITY RESIDENTIAL HOMES (TYPE A)
- MODULAR DWELLING
- SINGLE FAMILY DWELLING (CONVENTIONAL)
- FAMILY DAYCARE (HOME)
- LIBRARIES
- PUBLIC SCHOOLS (K-12)
- PUBLIC PARKS & RECREATION FACILITIES
- RECREATIONAL USES, PRIVATE COMMUNITY
- RECREATIONAL USE (PASSIVE)
- CHURCHES/ RELIGIOUS FACILITY

1029 VAN DYKE RD.
LUTZ, FL 33548

A PRIME 4.7 AC LAKEFRONT, DEVELOPMENT SITE

FOR SALE

This remarkable 4.7-acre parcel on Van Dyke Road in Lutz presents a rare waterfront opportunity that combines scenic natural surroundings with outstanding development potential.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
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**TINA MARIE ELOIAN, CCIM
BROKER**
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EXECUTIVE SUMMARY

1029 VAN DYKE RD
LUTZ, FL 33548

OFFERING PRICE **\$2,250,000**

PURCHASE OPTION CASH, HARD MONEY,
CONVENTIONAL, SBA

FINANCING AVAILABLE CONTACT BROKER

PROPERTY FEATURES

PRIME 4.71-ACRE WATERFRONT MULTI-USE DEVELOPMENT SITE ON VAN DYKE RD

This offering is primarily a land listing and includes an existing single-family dwelling currently under construction, **which may be completed in 2026 or removed to accommodate future development**. The property consists of a rare 4.7-acre waterfront parcel on Van Dyke Road in Lutz, featuring panoramic views of Lake Reinheimer, manicured grounds, and a private natural setting framed by mature trees, while remaining close to major shopping, dining, St. Joseph's North Hospital, and key transportation corridors.

Zoned RSC-2 (Residential Single-Family Conventional, 2 units per acre), the site features over 386 feet of frontage along Van Dyke Road, providing excellent visibility and access. The zoning and acreage make it well suited for a variety of future development opportunities with long-term investment potential.

The property includes an approximately 9,000-square-foot grey shell concrete structure with a durable 6-inch poured concrete roof, offering exceptional flexibility for customization or expansion. Existing plans, permits, budget, and builder are already in place, with projected completion in 2026. With its prime location, lakefront views, and development-ready infrastructure, this is a compelling opportunity for investors, developers, or owner-users seeking a truly distinctive property.



PROPERTY VIEW

PROPERTY HIGHLIGHTS:

- Prime 4.71-acre, level, high-and-dry development site
- Approximately 386 feet of frontage on Van Dyke Road with lake frontage and views of Lake Reinheimer
- Excellent visibility and access; average daily traffic count of 12,900+ vehicles
- Strategically located on Van Dyke Road between N. Dale Mabry Highway and Simmons Road, approximately 1 mile east of the signalized intersection
- Rapidly growing area surrounded by new residential and commercial developments
- Electricity available at the site; property served by well and septic
- Zoned RSC-2, allowing a wide range of uses including a family estate, church or religious facility, assisted living or similar use, adult education or trade school, recreational facility, and agricultural uses
- Additional permitted uses include conventional single-family residences, community residential homes (Type A), family daycare homes, libraries, public schools (K-12), public parks, private or passive recreational uses, beekeeping, and ambulance services
- Convenient access to major transportation corridors: approximately 7 minutes to Veterans Expressway / Suncoast Parkway and 6 minutes to US Highway 41
- Approximately 26 minutes to Tampa International Airport
- Within a 3-mile radius, approximately 48,021 residents with an average household income exceeding \$138,684



LISTING DETAILS

FINANCIAL TERMS

OFFERING PRICE \$2,250,000

PURCHASE OPTIONS CASH, HARD MONEY, CONVENTIONAL, SBA

FINANCING AVAILABLE CONTACT BROKER

LOCATION

STREET NUMBER 1029 VAN DYKE ROAD

CITY LUTZ

COUNTY HILLSBOROUGH

TRAFFIC COUNT 12,900 VTD (VAN DYKE RD.)
AADT, 2024

MARKET TAMPA/ ST. PETERSBURG/ CLEARWATER

SUB MARKET EAST OF DALE MABRY- WEST OF US41
NORTH OF VAN DYKE AREA

UTILITIES

ELECTRICITY TECO

WATER HILLSBOROUGH COUNTY WATER & SEWER

WASTE HILLSBOROUGH COUNTY WATER & SEWER

COMMUNICATION SPECTRUM/ VERIZON/ FRONTIER

THE COMMUNITY

**NEIGHBORHOOD/SUB
DIVISION NAME** EAST OF DALE MABRY- WEST OF
US41 NORTH OF VAN DYKE AREA

FLOOD ZONE AREA X, AE

FLOOD ZONE PANEL 12057C0063H

THE PROPERTY

FOLIO NUMBER 014264-0000

ZONING RSC-2 (RESIDENTIAL- SINGLE FAMILY
CONVENTIONAL 2 UNITS/ ACRE)

CURRENT USE VACANT LAND

SITE IMPROVEMENT 15,786 SF

FRONT FOOTAGE 386' (APPROX.)

TOTAL ACREAGE 4.71 AC :: 204,979 SF

LEGAL DESCRIPTION

TRACT BEG 30 FT N OF SW COR OF SEC AND RUN E 150 FT N 460.92 FT N 54 DEG
32 MIN W 185.21 FT AND S 571.48 FT TO BEG TOGETHER WITH THE FOLLOWING :
TRACT BEG 30 FT N AND 150 FT E OF SW COR OF SEC AND RUN N 460.92 FT N 54
DEG 32 MIN W 185.2 FT N 24.7 FT S 54 DEG 32 MIN E 455.1 FT E 23.64 FT MOL S 325.07
FT AND W 235.90 FT MOL TO BEG

TAXES

TAX YEAR 2024

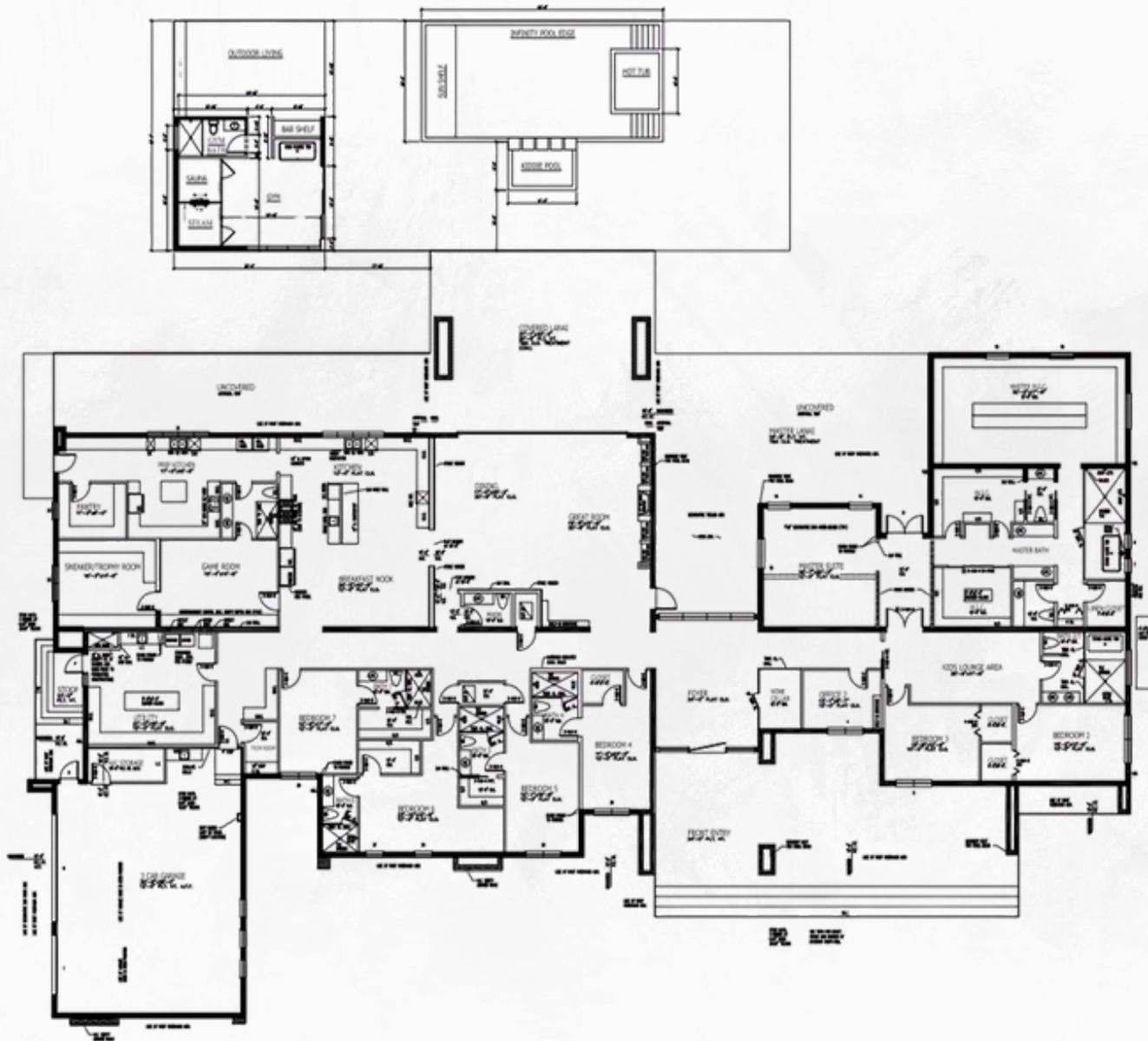
TAXES \$8,220.87



POTENTIAL DEVELOPMENT PLAN (RESIDENTIAL CONCEPT)

POTENTIAL USES (SUBJECT TO ZONING & APPROVALS):

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PROPERTY PHOTOS



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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



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