

REDEVELOPMENT | LAND | FOR SALE

**RARE (+/-) 5 ACRE SITE ON DALE MABRY HWY**

1703-1711 DALE MABRY HIGHWAY, LUTZ, FL 33548



VIDEO TOUR



**ASKING PRICE: \$2,950,000**

**KW COMMERCIAL TAMPA PROPERTIES**

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALEX LUCKE, CCIM**

Commercial Director

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[alexlucke@kwcommercial.com](mailto:alexlucke@kwcommercial.com)

#SL3351552

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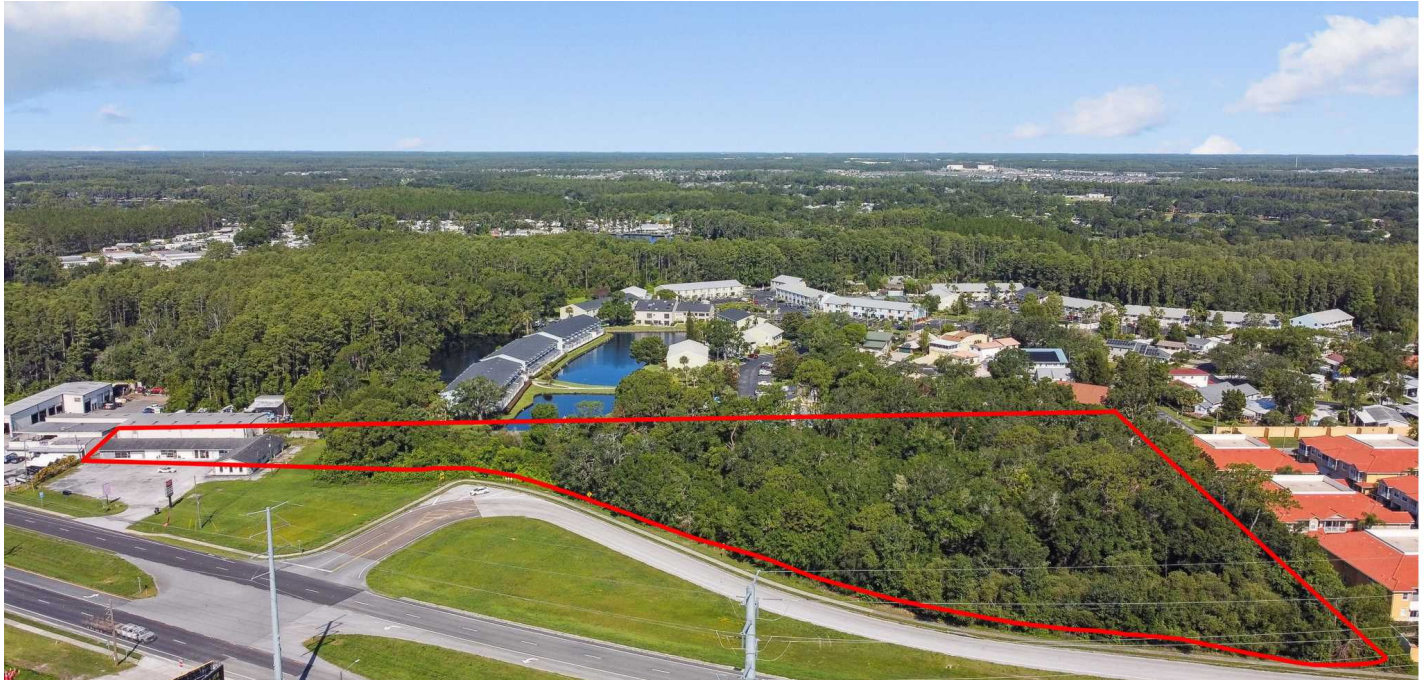
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## EXECUTIVE SUMMARY

1703-1711 DALE MABRY HIGHWAY



### OFFERING SUMMARY

PRICE:	\$2,950,000
LOT SIZE:	(+/-) 5 Acres
PRICE / ACRE:	\$590,000
ACCESS:	Dale Mabry Hwy
ZONING:	C-2
PERMITTED USES:	See Pasco County
FRONTAGE:	950 Feet
TRAFFIC COUNT:	42,000 AADT
FLOOD ZONE(S):	Mix of X, AE, & A (Survey Available)
UTILITIES:	Well Water & Septic
APN:	36-26-18-0000-02200-0021

### PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to exclusively present 1703-1711 Dale Mabry Hwy, a premier +/- 5-acre redevelopment site located on one of Tampa Bay's most heavily traveled corridors.

With over 950 feet of combined frontage along Dale Mabry Hwy and Brinson Road, and exposure to 42,000 vehicles per day (AADT), this site offers exceptional visibility and accessibility in the heart of Lutz, one of the Tampa Bay region's fastest-growing submarkets. The property currently includes a 5,940 SF retail plaza (built in 1975) at the southern end of the parcel, which is considered to have redevelopment value only.

The property is zoned C-2 (Pasco County), allowing for a broad range of commercial uses, including retail, medical, office, quick-service restaurants (QSR), and more. Its flexible zoning, combined with the large land area, makes it an ideal opportunity for developers or end-users looking to establish a high-visibility presence along this major commercial corridor.

[Click here to view the Video Tour](#)

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## PROPERTY PHOTOS

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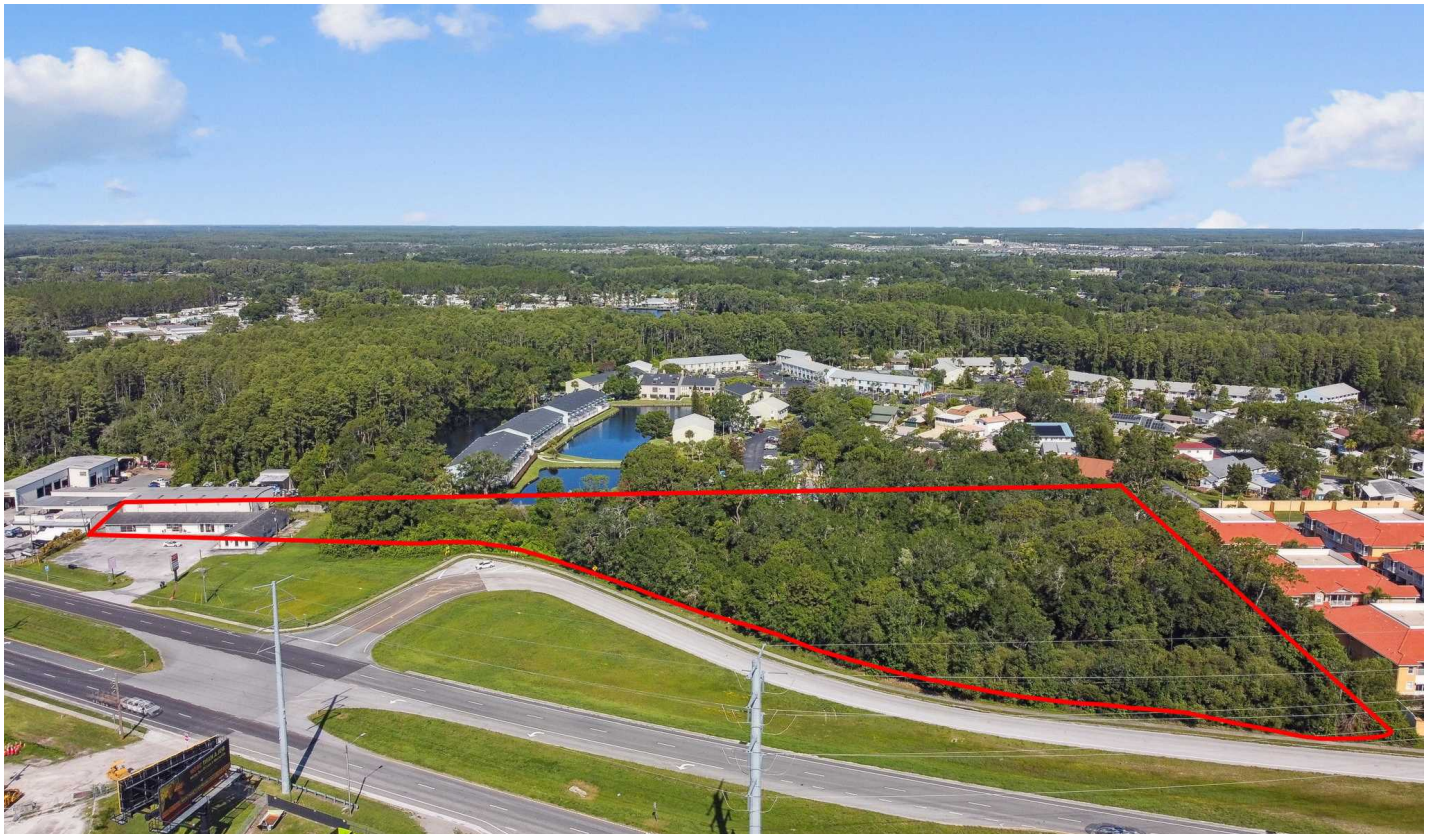
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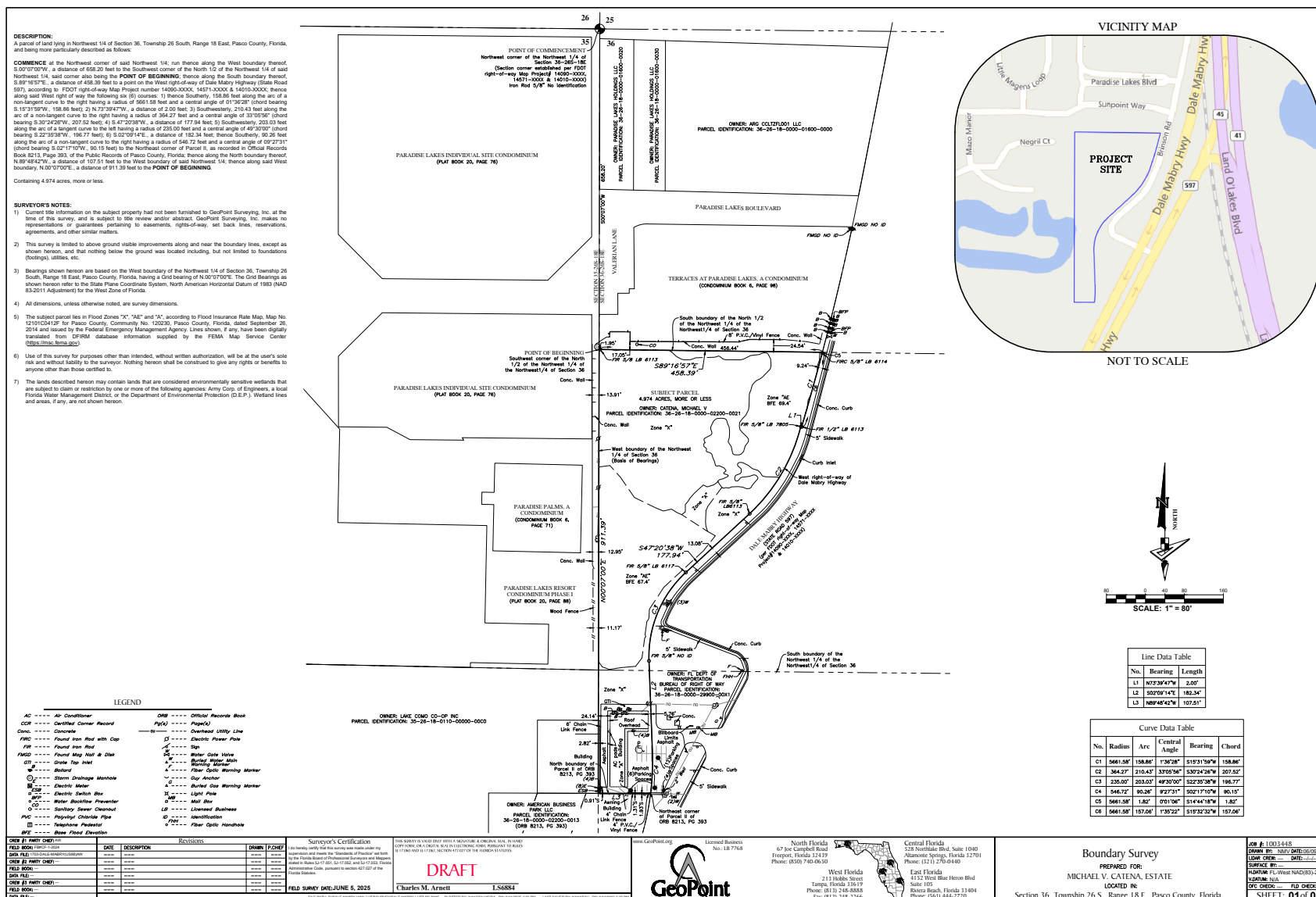


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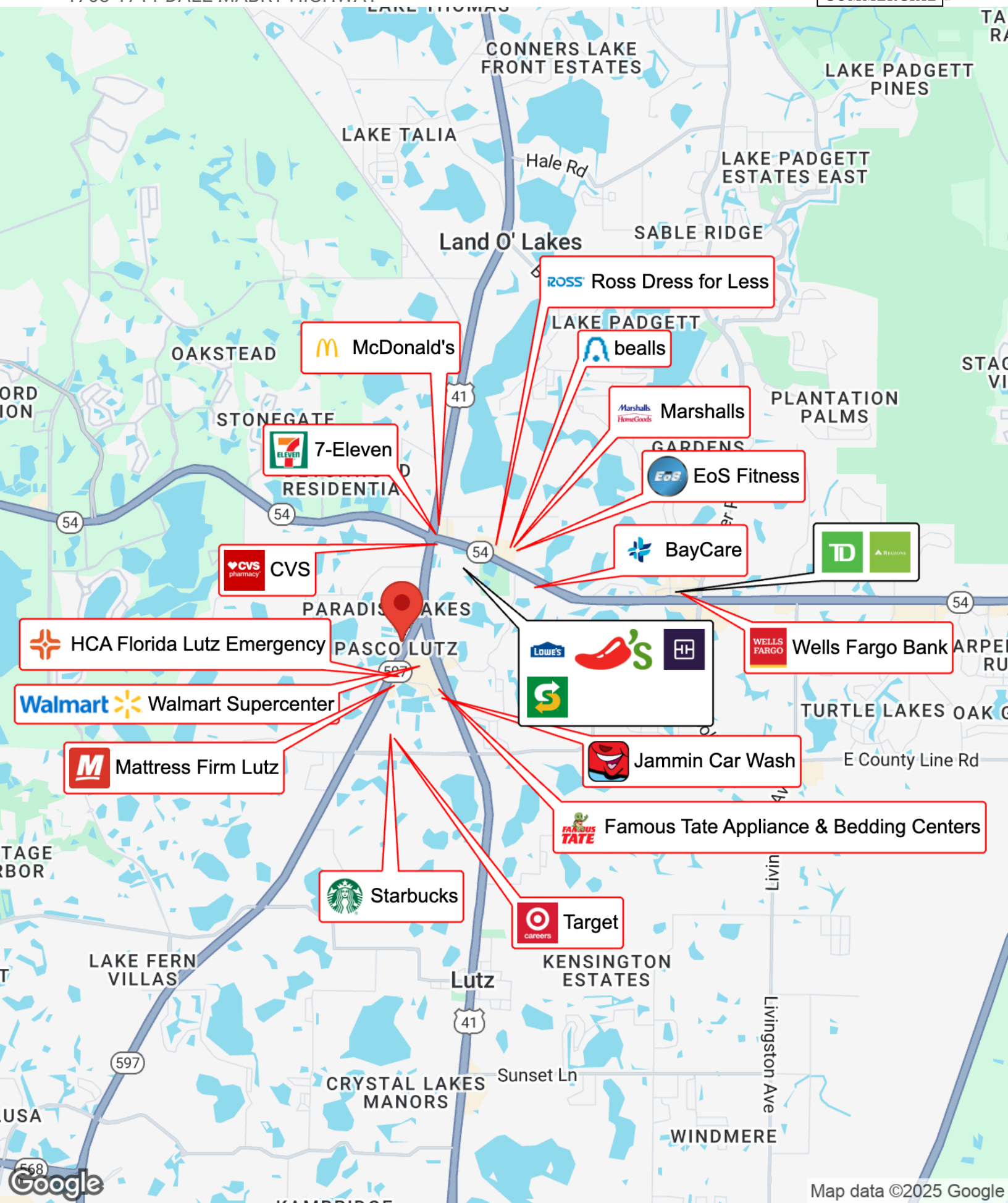
## 1703-1711 DALE MABRY HIGHWAY





# BUSINESS MAP

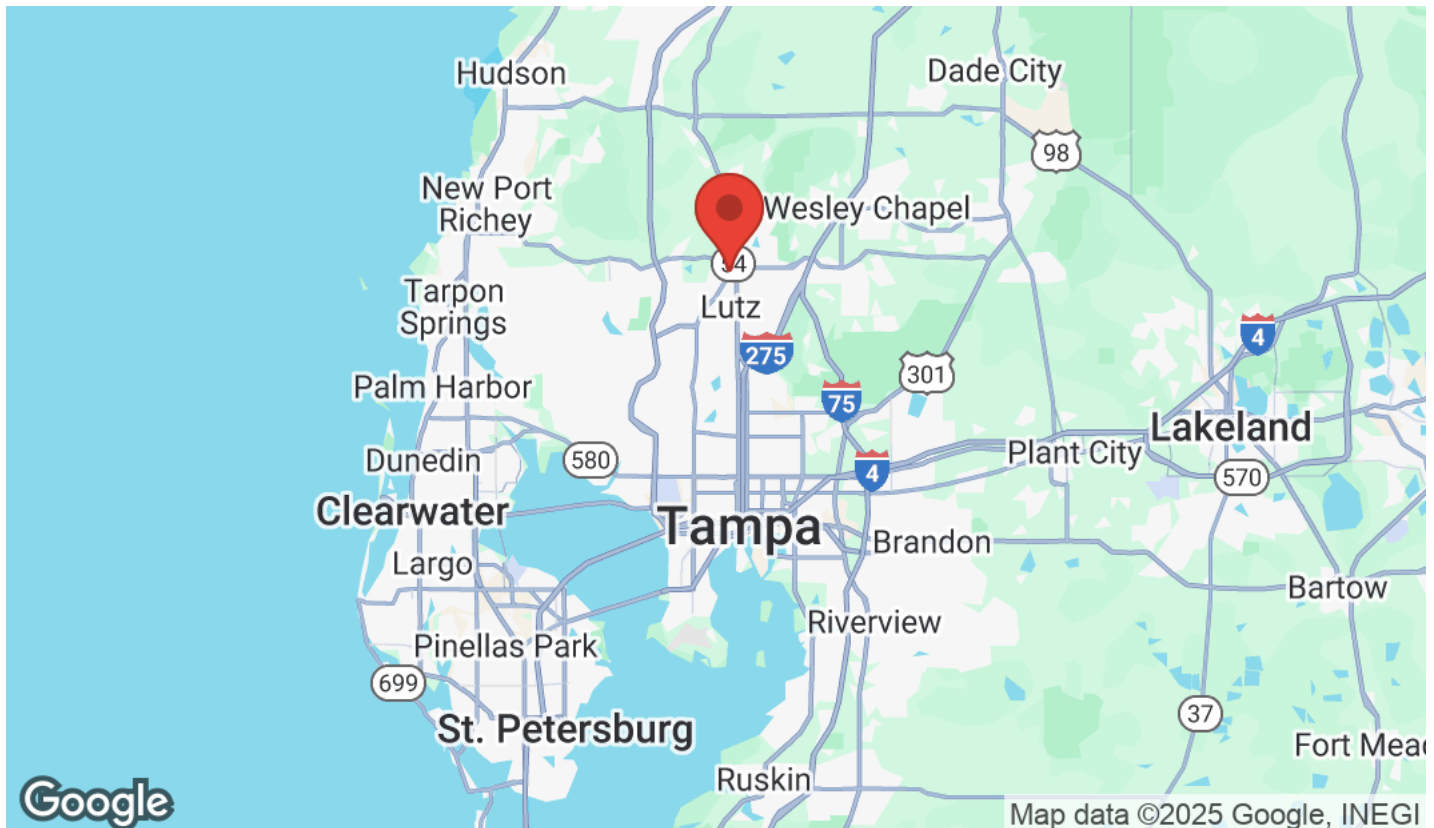
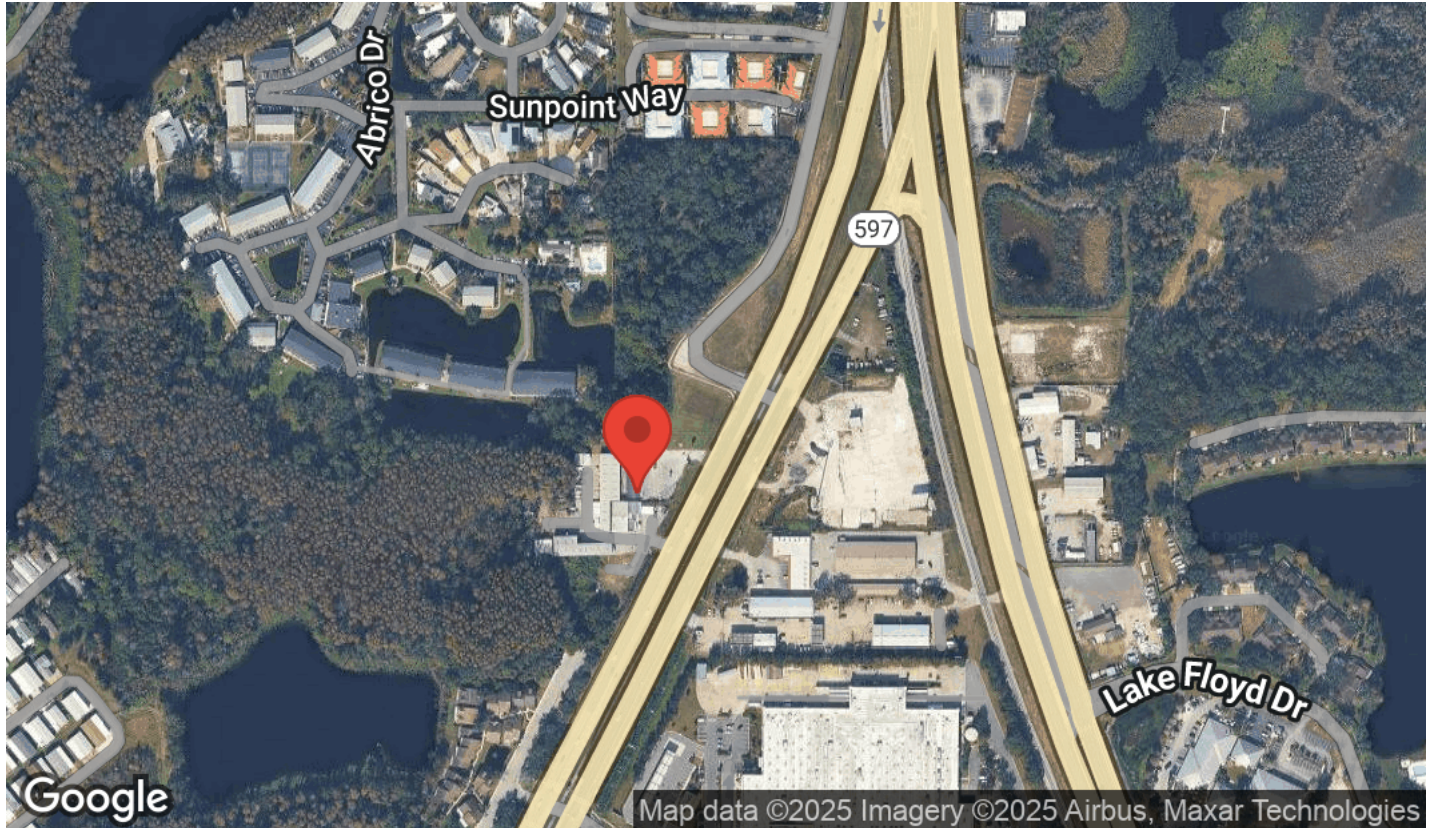
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## LOCATION MAPS

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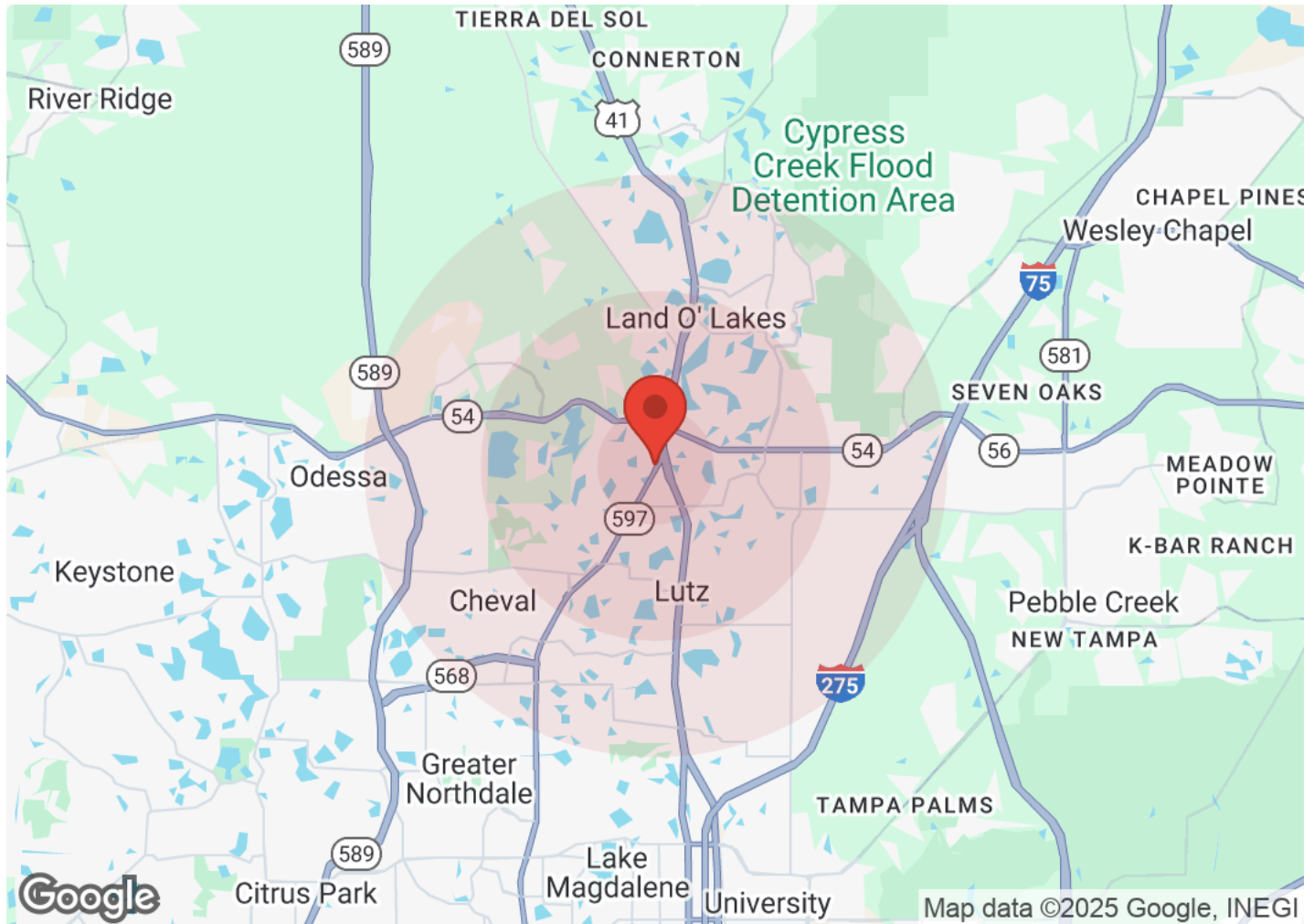
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,169	20,879	55,869	Median	\$93,908	\$116,991	\$115,427
Female	2,323	21,584	57,864	< \$15,000	114	938	2,151
Total Population	4,492	42,463	113,732	\$15,000-\$24,999	97	499	1,183
				\$25,000-\$34,999	34	454	1,357
				\$35,000-\$49,999	141	1,078	2,660
				\$50,000-\$74,999	340	2,062	5,284
				\$75,000-\$99,999	275	2,082	5,494
				\$100,000-\$149,999	306	3,119	9,038
				\$150,000-\$199,999	240	2,358	5,825
				> \$200,000	322	3,528	9,030
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	785	7,751	21,034	Total Units	2,057	17,381	45,254
Ages 15-24	401	4,704	13,175	Occupied	1,868	16,118	42,025
Ages 25-54	1,866	17,063	47,277	Owner Occupied	1,549	12,691	32,735
Ages 55-64	588	5,573	14,235	Renter Occupied	319	3,427	9,290
Ages 65+	853	7,372	18,010	Vacant	189	1,263	3,229
Race	1 Mile	3 Miles	5 Miles				
White	2,844	25,936	68,114				
Black	267	3,507	9,531				
Am In/AK Nat	3	47	125				
Hawaiian	1	8	34				
Hispanic	913	8,904	25,169				
Asian	348	3,066	7,973				
Multi-Racial	111	943	2,627				
Other	5	55	171				

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## PROFESSIONAL BIO

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.