

# Rare Investment Opportunities

In the heart of Ocean Springs

In approved Tax Increment Finance District

2006, 2009, 2013 Government Street  
Ocean Springs, MS, 39564  
[www.cbre.com](http://www.cbre.com)

3 Parcels of Land equaling to 7.77 acres



# 2006 Government St.



## Parcel One

- + Price to Market: \$2,200,000 (\$10.46/SF)
- + Site Size: 4.83 Acres
- + Frontage: 585'; Depth: 360'
- + Zoning: CMX-2, Community Commercial/Mixed Use
- + Established Tax Increment Finance (TIF) District, including ad valorem and sales taxes

# 2013 Government St.



## Parcel Two

- + Price to Market: \$1,400,000 (\$14.68/SF)
- + Site Size: 2.19 Acres
- + Frontage: 100'; Depth: 528'
- + Zoning: CMX-2, Community Commercial/Mixed Use

# 2009 Government St.



## Parcel Three

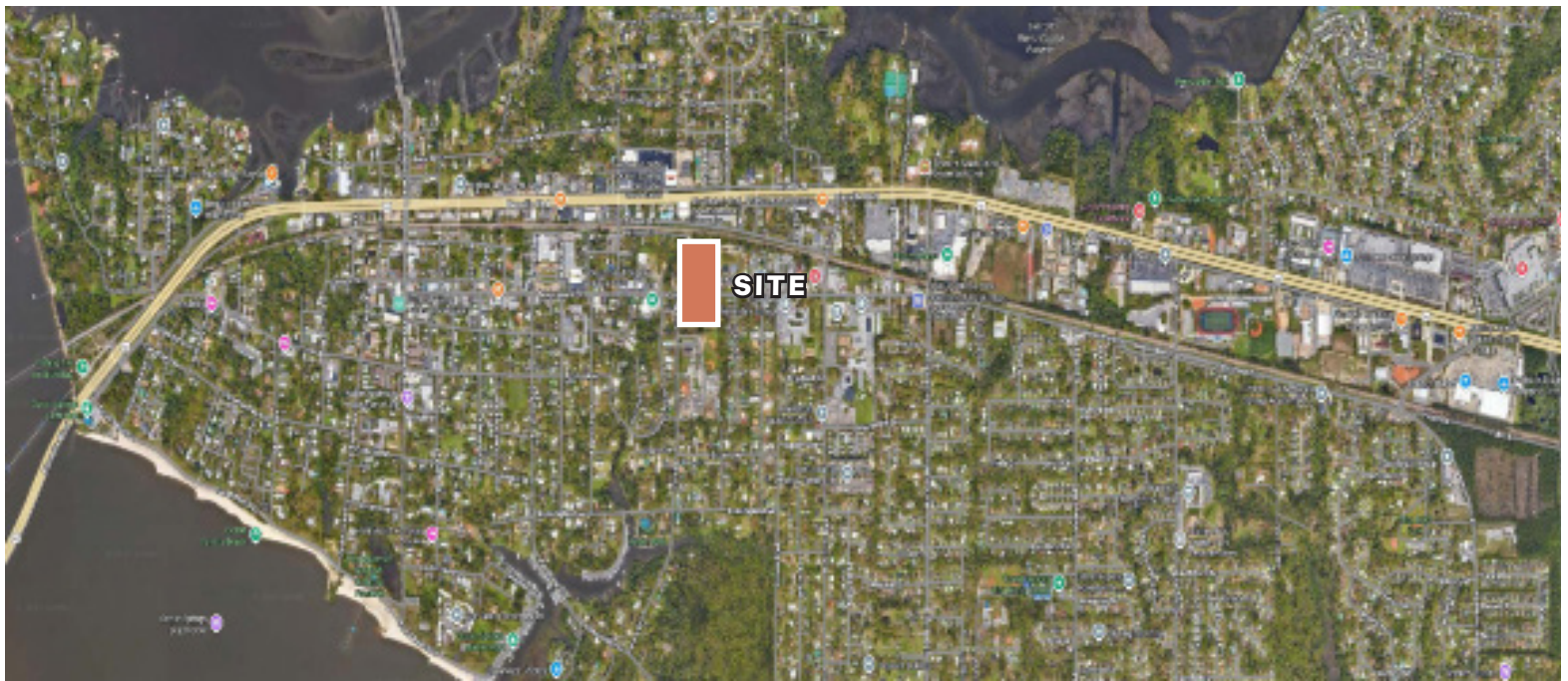
- + Price to Market: \$520,000 (\$15.92/SF)
- + Site Size: 0.75 Acres
- + Frontage: 75'; Depth: 437'
- + Zoning: CMX-2, Community Commercial/Mixed Use

# Prime Locations

Located in the vibrant core of Ocean Springs, this offering includes three contiguous parcels totaling 7.77 acres—a rare find with immense potential. Zoned for flexible use, the property is ideally suited for retail, office, or mixed-use development, making it a prime opportunity for investors and developers alike. Just minutes from the robust charm and energy of downtown Ocean Springs, these sites enjoy close proximity to boating, golf courses, entertainment venues, and a thriving arts and culinary scene. With their strategic locations and acreages, these properties are perfectly positioned to support a wide range of commercial or community-focused projects.

## Demographics within 5 mile radius

- + Daytime Population 62,698
- + Average Household Income \$91,526
- + Place of work 2,167
- + 6 minute drive from Ocean Springs Beach
- + 6 minute drive from Ocean Springs Hospital



## Contact Us

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