



Mallett Road, Biloxi, MS 39532

61.4 AC BETWEEN THE PROMENADE AND OCEAN SPRINGS EXIT 50

78,000 ADT

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

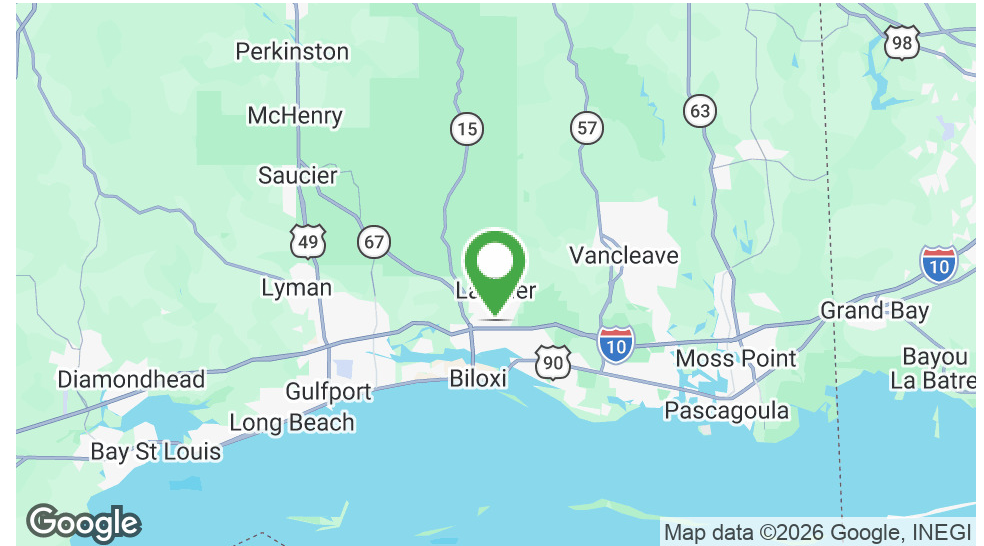
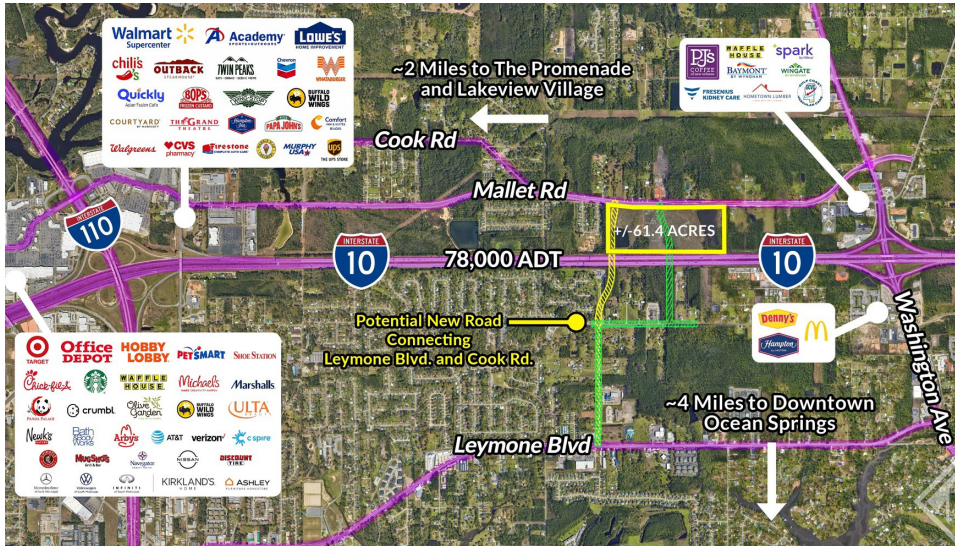
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MONTE LUFFEY • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to present this 61.4-acre development opportunity ideally located in Biloxi, Mississippi. Positioned between The Promenade and the Ocean Springs Exit 50 interchange, this property offers exceptional visibility, accessibility, and development potential in one of the Mississippi Gulf Coast's fastest-growing corridors.

Offered at \$5.00 per square foot, the site is located near the highly sought-after retail destinations of The Promenade and Lakeview Village, and just minutes from thriving Ocean Springs. Surrounded by national retailers, new commercial growth, and strong traffic counts, the property is well suited for retail, mixed-use, multifamily, or other large-scale development opportunities.

With convenient access to major transportation routes and a rapidly expanding market, this property presents an outstanding opportunity for investors and developers looking to capitalize on the continued growth along the Mississippi Gulf Coast.

PROPERTY HIGHLIGHTS

- Near Lakeview Village & Growing Retail Corridor
- Minutes from Ocean Springs
- Excellent Visibility & Accessibility
- Convenient Access to Interstate 10 & Highway 90
- Ideal for Retail, Mixed-Use, Multifamily, or Commercial Development
- Surrounded by National Retailers & New Development
- Strong Growth Area Along the Mississippi Gulf Coast
- No Jurisdictional Wetlands

OFFERING SUMMARY

Sale Price:	\$5.00/Per Foot
Lot Size:	61.4 Acres

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



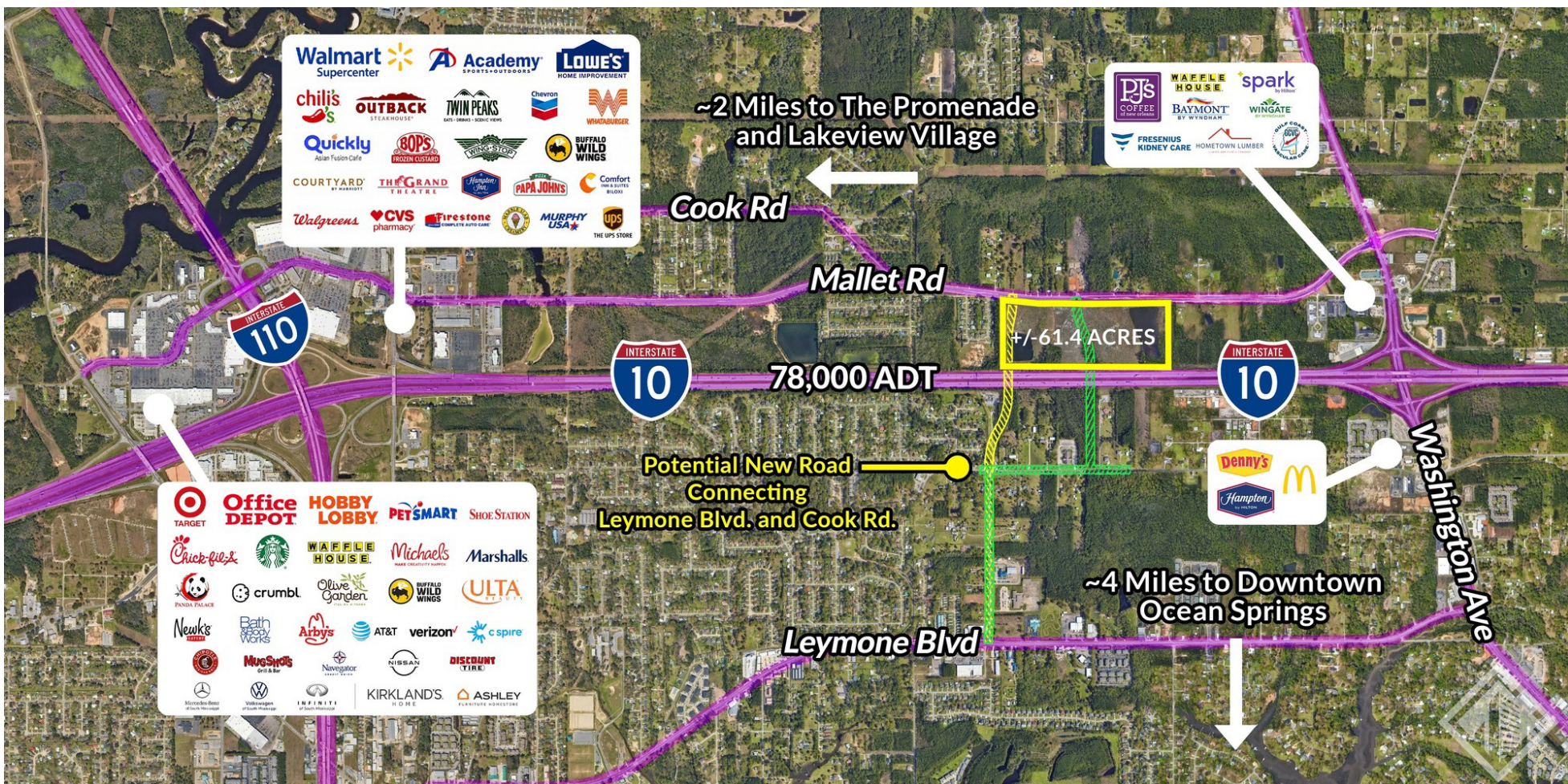


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Potential New Road



LAND FOR SALE

AERIAL



**SOUTHEAST
 COMMERCIAL
 REAL ESTATE**





Mallett Road, Biloxi, MS 39532

61.4 AC BETWEEN THE PROMENADE AND OCEAN SPRINGS EXIT 50

78,000 ADT

+/- 61.4 ACRES

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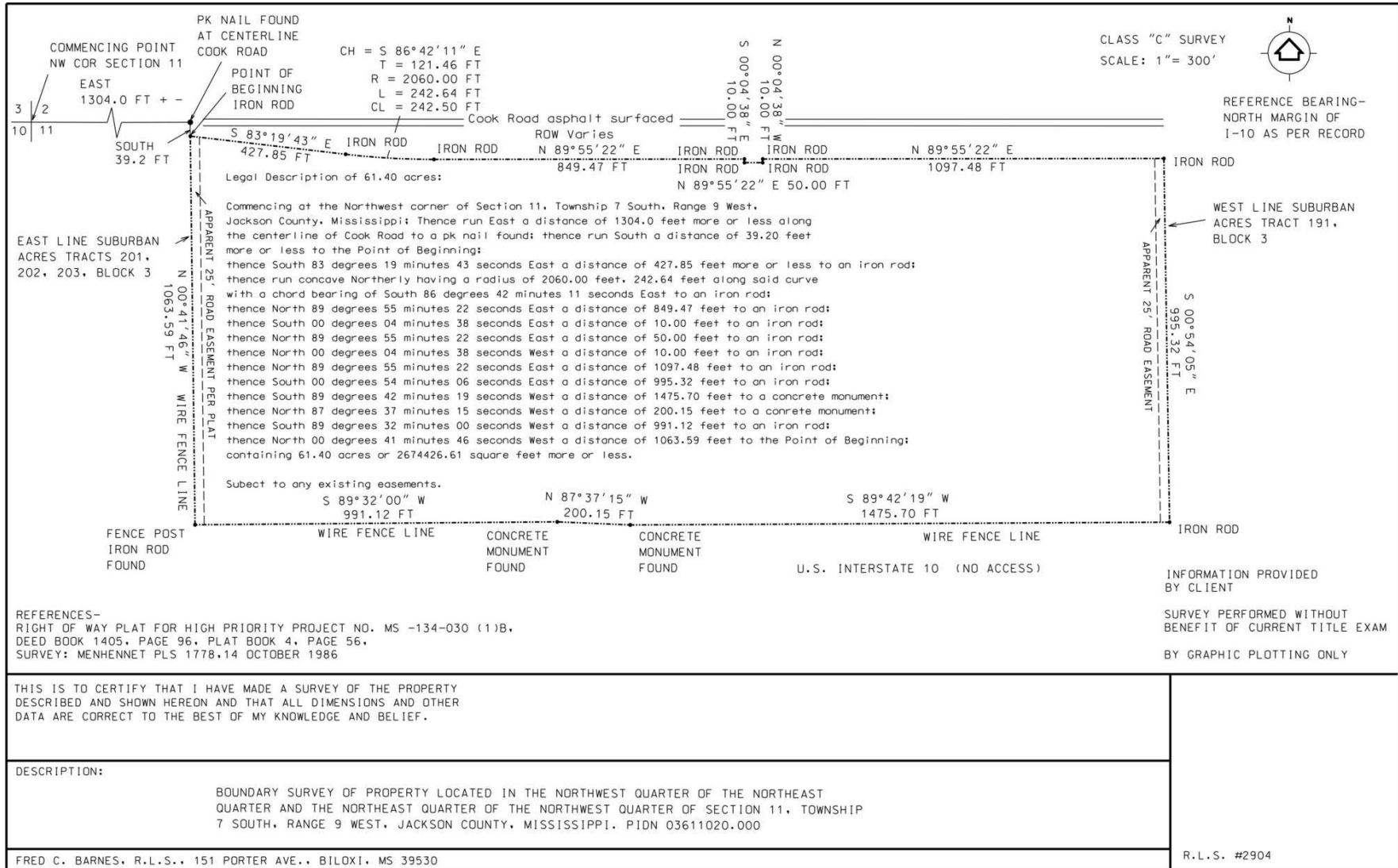
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Potential New Road



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LAND FOR SALE

SURVEY



SOUTHEAST COMMERCIAL
REAL ESTATE

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