



3417 Bienville Blvd, Ocean Springs, MS 39564

PRIME DEVELOPMENT LOTS IN OCEAN SPRINGS

MONTE LUFFEY • PRINCIPAL

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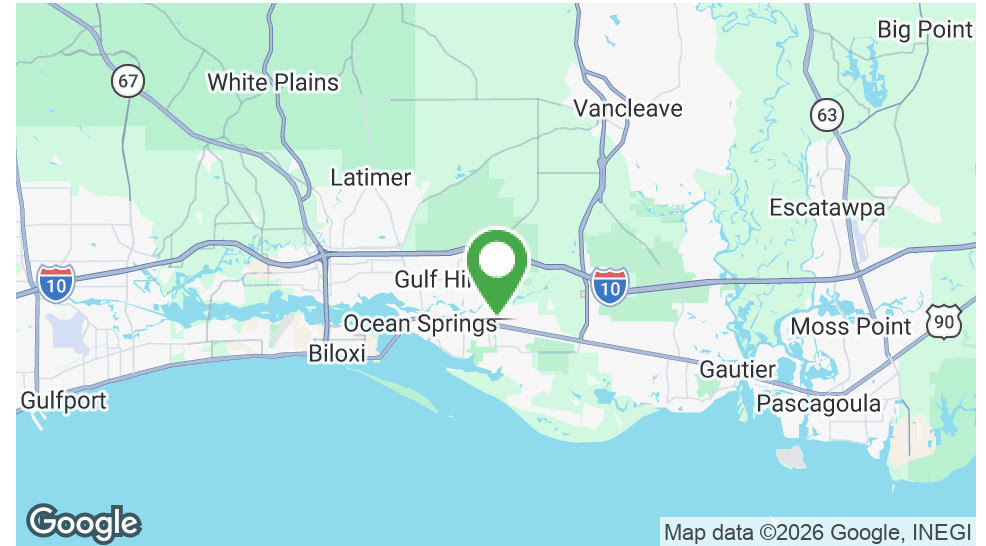
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer two parcels for sale located in Ocean Springs, MS. This prime location, just steps from Ocean Springs Hospital, Singing River Healthcare Academy and the medical district office. These lots are the perfect opportunity for a medical/professional office, retailer or bank. A newly constructed Chick-fil-A and Chipotle are now open in front of the two lots, along Bienville Blvd. One parcel consists of 1.08 acres and the other consists of 1.42 acres. Both lots are fully entitled and ready to build.

Property is zoned CH, Mixed-Use District. Per Ocean Springs zoning ordinance, permitting allows for "apartments, hotels, retail sales, professional services, restaurants, bars, offices, and community shopping centers."

OFFERING SUMMARY

Sale Price:	\$13.50 PSF
Parcel 1:	1.08 Acres
Parcel 2:	1.42 Acres
Zoning:	CH, Mixed-Use District

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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LAND FOR SALE

AERIAL



**SOUTHEAST
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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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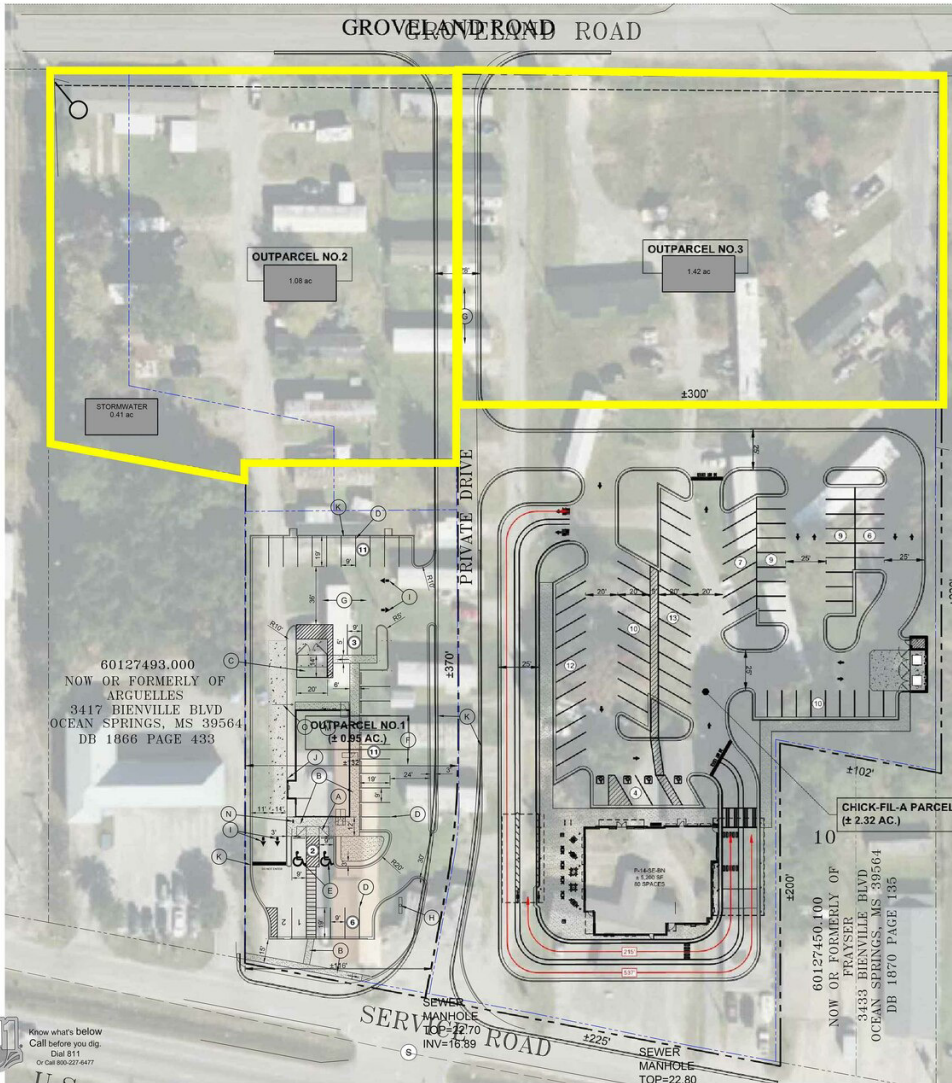




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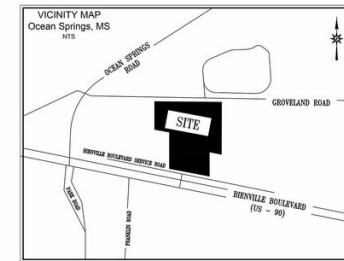
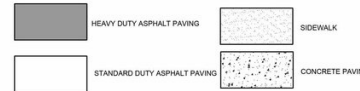
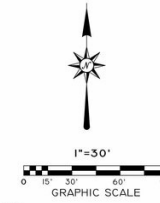
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LAYOUT LEGEND

- (A) ACCESSIBLE RAMP REQ'D. SEE DETAIL SHEET C6.
- (B) BUILDING SIDEWALK REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (C) DUMPSTER PAD REQUIRED. SEE DETAIL SHEET G-4.3.
- (D) 4" SOLID WHITE PAINT STRIPS REQ'D. TYPICAL.
- (E) ACCESSIBLE SPACE, SYMBOL, ASILE, AND SIGN REQ'D. SEE DETAIL SHEET C6.
- (F) STANDARD DUTY ASPHALT PAVEMENT REQ'D. SEE DETAIL SHEET C6.
- (G) HEAVY DUTY ASPHALT PAVEMENT REQ'D. SEE DETAIL SHEET C6.
- (H) PRIMARY IDENTIFICATION SIGN BY OTHERS. SEE SIGN PLANS FOR DETAILS. CONTRACTOR SHALL VERIFY LOCATION OF SIGN WITH TENANT.
- (I) DIRECTIONAL ARROW - PAINTED WHITE - REQUIRED.
- (J) PIPE BOLLARD REQUIRED. SEE DETAIL SHEET C6.
- (K) 18" CURB & GUTTER REQUIRED. SEE DETAIL SHEET C6.
- (L) SITE LIGHT BASE, POLE AND FIXTURE - TYPICAL - SHOWN FOR REFERENCE ONLY. SEE PHOTOGRAPHIC PLAN SHEET G-4.3.
- (M) WHEEL STOP REQUIRED. TYPICAL. SEE DETAIL SHEET C6.
- (N) BIKE RACK. SEE TENANT PLANS FOR DETAILS.
- (O) OVERHEAD CLEARANCE BAR. SEE TENANT PLANS FOR DETAILS.



GENERAL NOTES

- THE EXISTING CONDITIONAL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLANS ARE PER A SURVEY COMPLETE AND PROVIDED BY GARY A. DUNN, PROFESSIONAL LAND SURVEYOR, DATED 11.07.22.
- PROVIDE THE USUAL PROCEDURE AND SAFETY TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC AS REQUIRED BY THE LATEST EDITION OF THE MUTCD.
- IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL BUSINESS HOURS.
- THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR THE METHODS AND/OR PROCEDURES OF CONSTRUCTION PERFORMED.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL PROPERTY CORNERS AND MONUMENTS SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. IF ANY CORNER OR MONUMENT IS LOST OR REPLACED BY THE CONTRACTOR, THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED WITHIN THE WORK AREA, THE AREA IMMEDIATELY ADJACENT TO THE WORK AREA AND THE ADJACENT RIGHT OF WAY PRIOR TO STARTING CONSTRUCTION. ANY CORNERS OBSERVED SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY, REGULATORY AGENCIES AND CODES AND O.S.H.A. STANDARDS.
- ALL VERTICAL CURBS, SIGN AND LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY/COUNTY, REGULATORY AGENCIES, COVENANTS AND/OR CODES THAT IS APPLICABLE FOR THE CONTRACTOR TO PERFORM AND MEET THEIR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE SITE AND THE ADJACENT RIGHT OF WAY, AS REQUIRED, PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR OBSERVING AND COOPERATING WITH ALL CITY, REGULATORY AGENCIES, COVENANTS AND/OR CODES THAT IS APPLICABLE FOR THE CONTRACTOR TO PERFORM AND MEET THEIR WORK.
- ALL WORK WITHIN 5 FEET OF THE ROADWAY WILL REQUIRE A LANE CLOSURE.
- ALL EQUIPMENT LEFT OVERNIGHT SHALL BE NO CLOSER THAN 25 FEET FROM EDGE OF PAVEMENT.

SITE LAYOUT NOTES

- ALL LOTS SHALL BE 25' W, UNLESS NOTED ON PLAN.
- ALL PROPOSED CURBS, SIDEWALKS AND PAVEMENT TO EXISTING. MATCH GRADE AND ASSURE A SMOOTH TRANSITION WITH NO POONDING OF STORMWATER READY.
- ALL IMPROVEMENTS ARE TO BE FACE OF BUILDING, EDGE OF SURFACING, OR FACE OF CURB.
- PAVEMENT STRIPING, PAVEMENT MARKINGS AND DIRECTIONAL ARROWS SHALL BE WHITE ADA STRIPING AND SYMBOL.
- SMALL SIGN SHALL BE BLUE UNLESS LOCAL CODES REQUIRE OTHERWISE.
- FOR SIGN LOCATION, UTILITY CONDITIONS, BOLLARD LOCATION, AND OTHER BUILDING RELATED ITEMS AND INFORMATION REFER TO ARCHITECTURAL PLANS.
- ALL CONCRETE SIDEWALKS AND CURBS & GUTTERS SHALL BE 3,000 PSI UNLESS NOTED OTHERWISE.

PRELIMINARY - REVIEW ONLY

LAND FOR SALE

SITE PLAN



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\$89,323

Average Household Income
within 15 minutes of site.



40

Median Age
Within 15 minutes of site.



23,001

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,026	23,670	53,163
Average HH Income	\$98,377	\$94,958	\$89,323
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	5,996	23,578	53,787
Average HH Income	\$112,563	\$108,418	\$102,586

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



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