



**FOR SALE**

# ±46 Acres for Sale across from Buc-ees at I-10 & Menge Ave

**8095 MENGE AVE**

Pass Christian, MS 39571

**PRESENTED BY:**

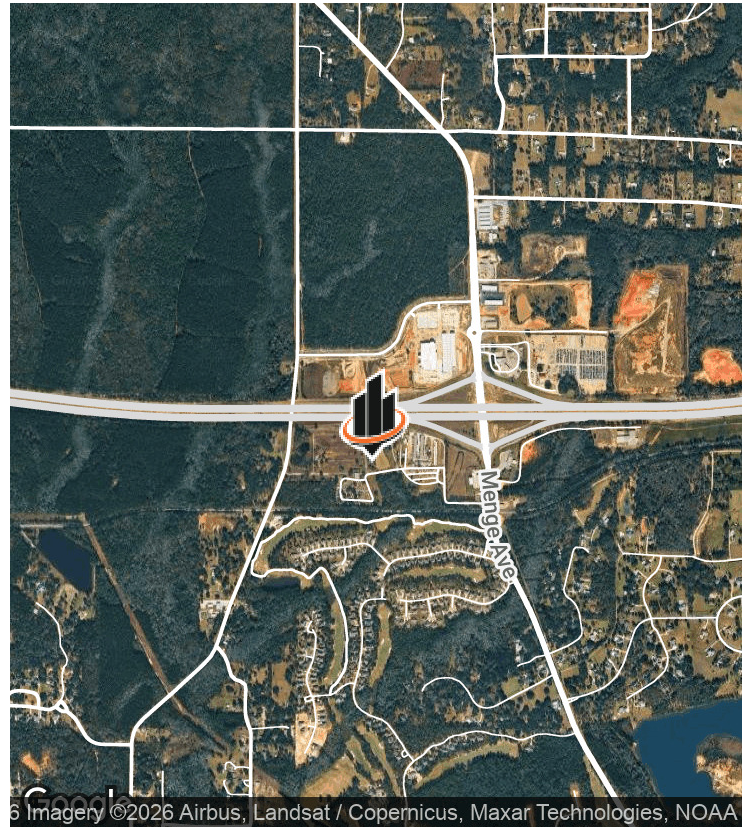
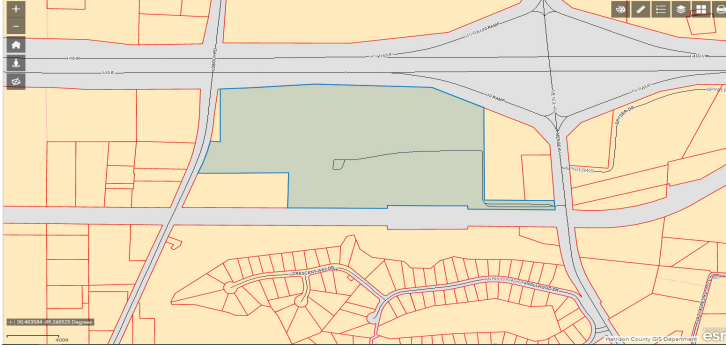
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$7,500,000
<b>AVAILABLE SF:</b>	±1,999,000 SF
<b>LOT SIZE:</b>	±45.9 Acres
<b>PRICE / SF :</b>	\$5.26
<b>ZONING:</b>	C2 - General Commercial
<b>TRAFFIC COUNT:</b>	±62,000
<b>APN:</b>	0310 -25-014.001
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

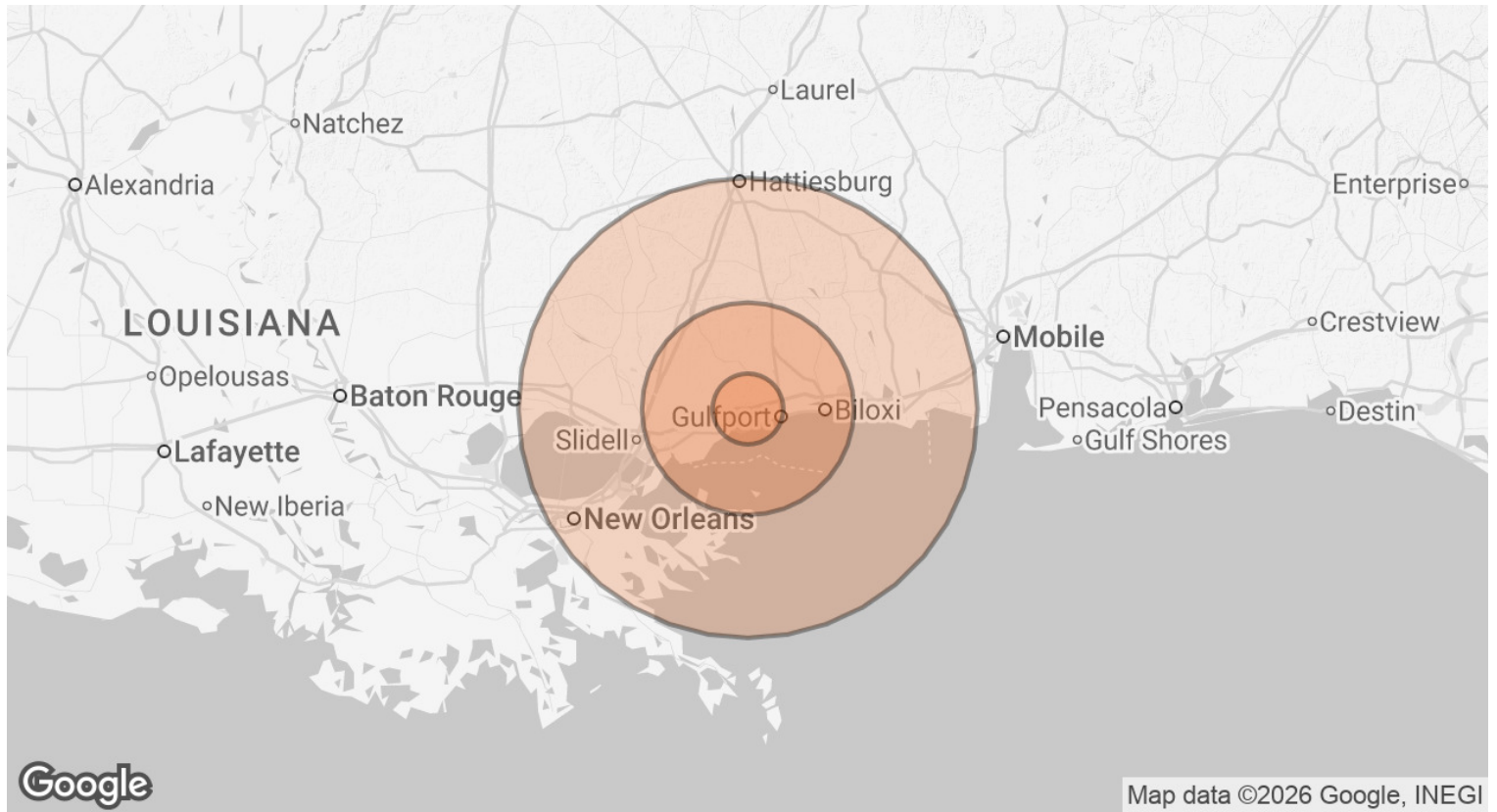
±46 acres adjacent to the SW interchange of I-10 and Menge Ave in Harrison County, MS.

The site is located on one of the most heavily-trafficked corridors in Harrison County, with ±62K vehicles per day, and directly across the interstate from Buc-ee's first MS location, which is now open and includes a ±74K SF retail store, 120 fueling stations and 24 EV charging stations. Other major economic drivers in the region include Keesler Air Force Base and the Stennis Space Center, both within 30 miles of the property. Additionally, the Gulfport-Biloxi Int'l Airport (11 mi.), Bay St. Louis (12 mi.) and downtown New Orleans (66 mi.) are in close proximity. Pass Christian is one of the top school districts in the state. Zoned C2 - General Commercial.

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Zoned C2 - General Commercial.

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>10 MILES</b>	<b>30 MILES</b>	<b>65 MILES</b>
<b>TOTAL POPULATION</b>	91,106	371,874	1,848,857
<b>AVERAGE AGE</b>	42.0	40.2	39.7
<b>AVERAGE AGE (MALE)</b>	40.4	39.0	38.3
<b>AVERAGE AGE (FEMALE)</b>	44.0	41.5	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>10 MILES</b>	<b>30 MILES</b>	<b>65 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	36,533	145,682	729,029
<b># OF PERSONS PER HH</b>	2.5	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$85,882	\$82,985	\$88,775
<b>AVERAGE HOUSE VALUE</b>	\$240,000	\$225,841	\$267,350

2023 American Community Survey (ACS)

## MEET THE TEAM



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