



15523 Landon Road, Gulfport, MS 39503

NEW PRICE!! 2.78 ACRES OF LAND NEAR SAM'S CLUB

TIM CARLSON • PRINCIPAL

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MONTE LUFFEY • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer FOR SALE the leasehold interest in 2.78 Acres located across the street from Sam's Club. The property is improved with 3 buildings which are currently occupied by Harvest Church (Owner/Lessee), who is relocating.

The improvements include the church/assembly building (2,440 SF), fellowship hall (2,481 SF), and office/kitchen/breakroom (886 SF) for a total gross leasable area of ±5,807 SF. This property is located in a strong retail corridor near Sam's Club, Bop's Frozen Custard, Buffalo Wild Wings, Texas Roadhouse, Mugshots Grill & Bar, and Newk's Eatery. The site offers excellent visibility with convenient access to I-10 and Highway 49. This is a prime location/opportunity for retail, office, or commercial redevelopment in one of Gulfport's busiest retail areas.

OFFERING SUMMARY

New Price:	\$450,000
Lot Size:	2.78 Acres
Building Size: (3) Buildings Totaling	5,807 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,047	28,261	63,648
Total Population	29,189	73,355	161,775
Average HH Income	\$71,531	\$73,003	\$78,675

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY





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SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL



**SOUTHEAST
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 REAL ESTATE**

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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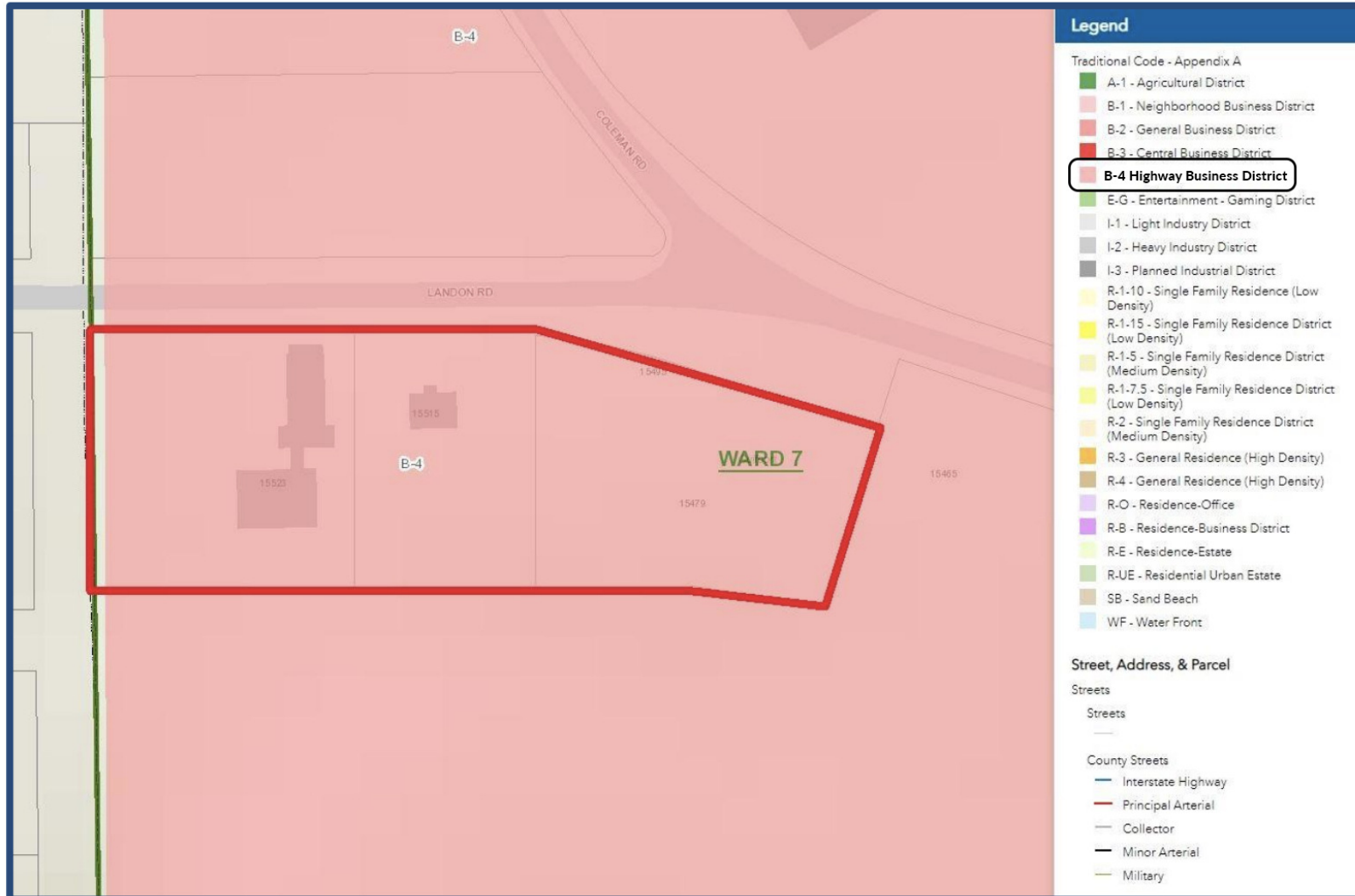
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ZONING MAP



SPECIAL PURPOSE PROPERTY FOR SALE

ZONING - B-4 HIGHWAY BUSINESS DISTRICT



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ADDITIONAL PHOTOS

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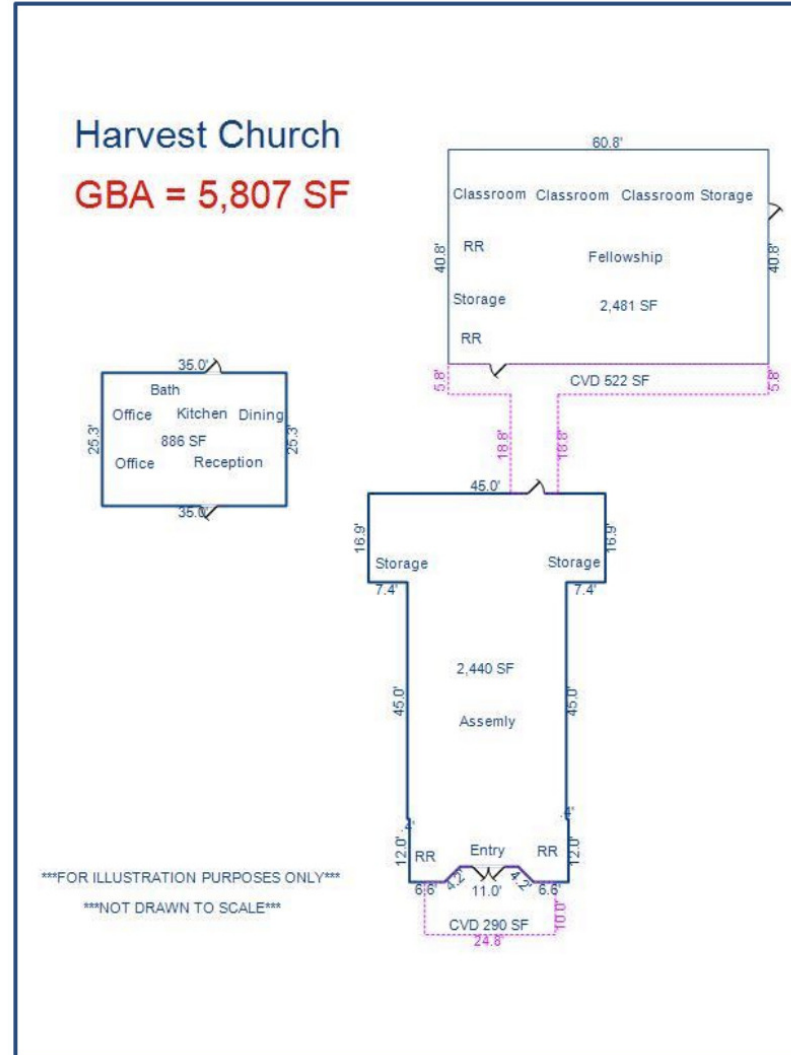
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BUILDING SKETCH



SPECIAL PURPOSE PROPERTY FOR SALE

BUILDING SKETCH



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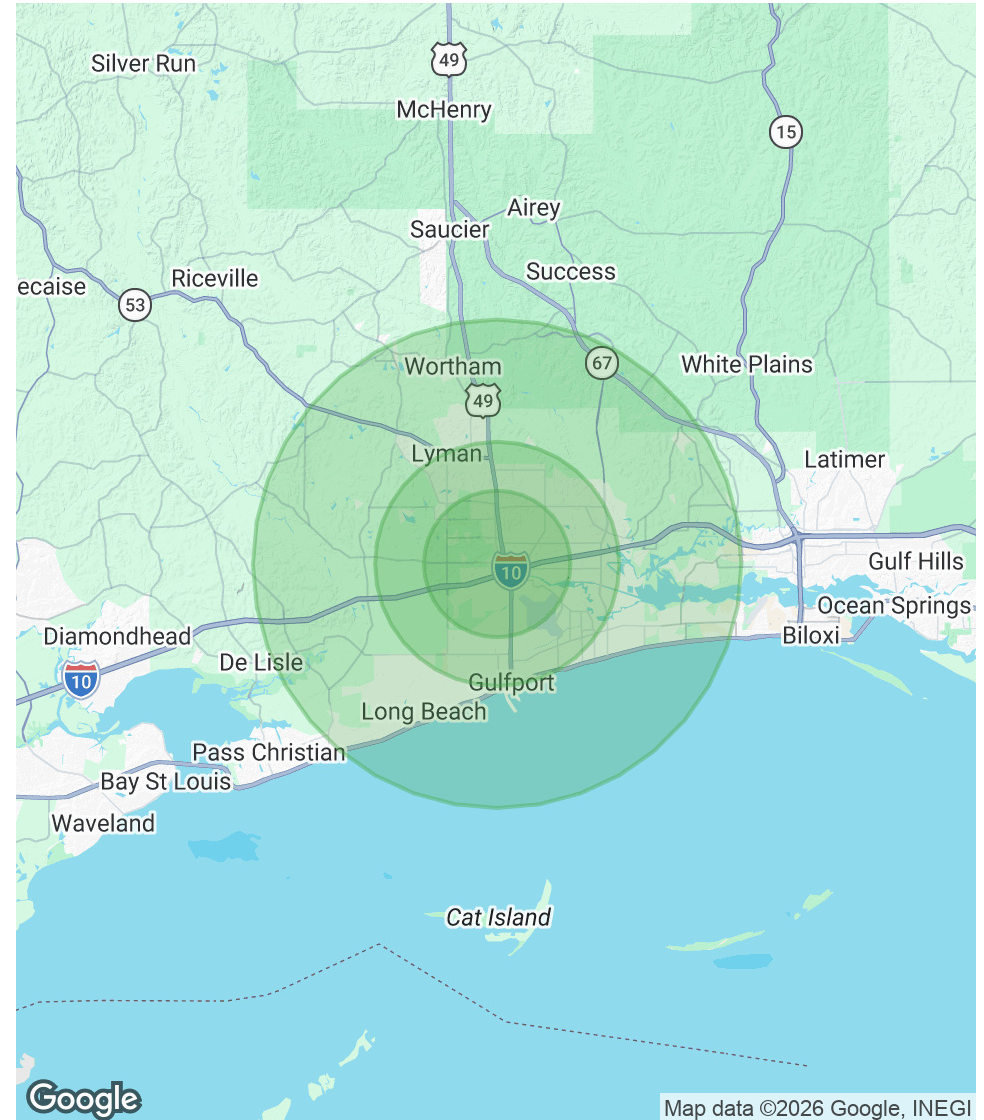
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,189	73,355	161,775
Average Age	39	39	40
Average Age (Male)	37	37	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,047	28,261	63,648
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$71,531	\$73,003	\$78,675
Average House Value	\$178,241	\$208,187	\$236,731

2020 American Community Survey (ACS)



SPECIAL PURPOSE PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



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