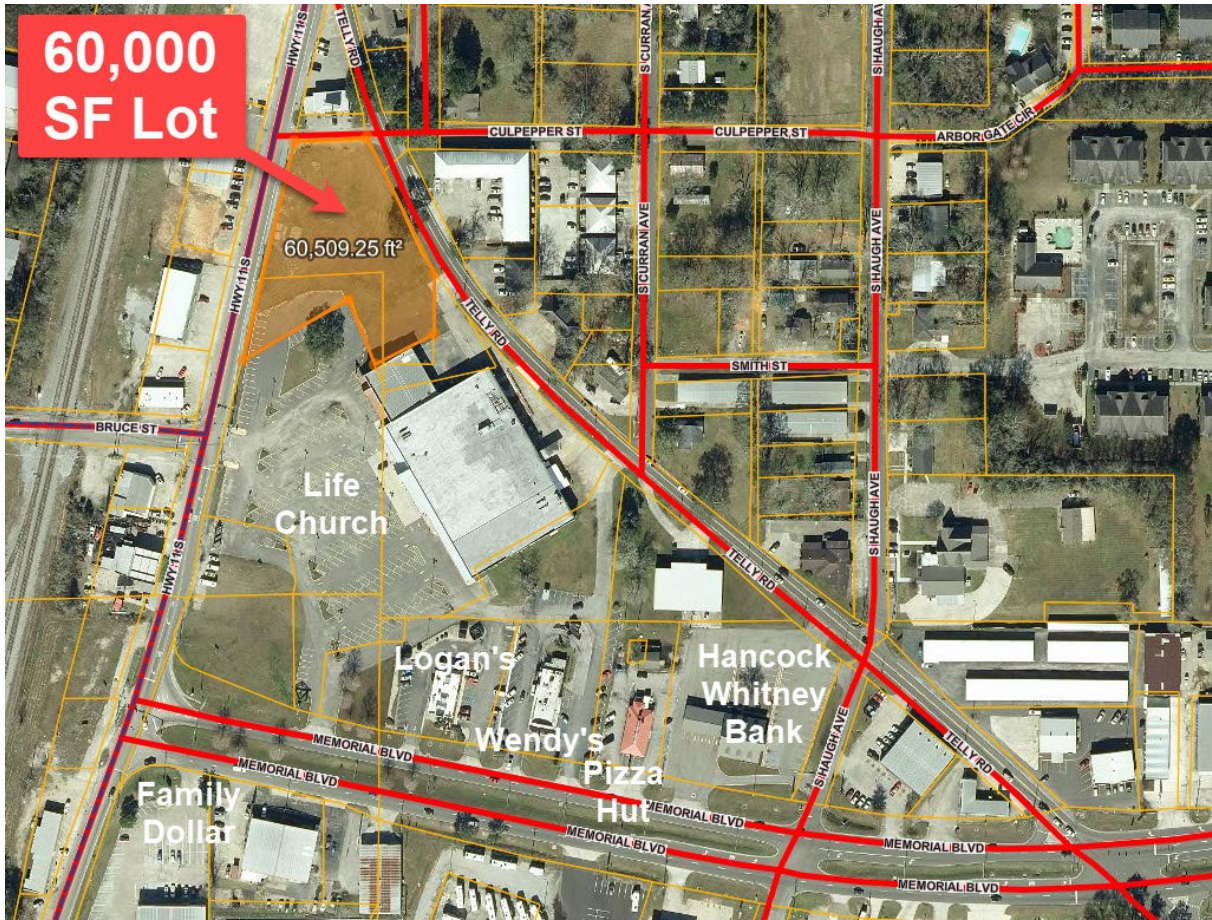


Marketing Presentation



**60,000 SF LAND, HWY 11 S & TELLY ROAD
FOR SALE \$600,000 OR LEASE \$4/SF**

801 Hwy 11 South
Picayune, Mississippi 39466

Presented By:

Mississippi Commercial Realty, LLC
Robert Hand, MBA, CCIM, SIOR
robert@mscommercialrealty.com
601-520-9096



April 20, 2026



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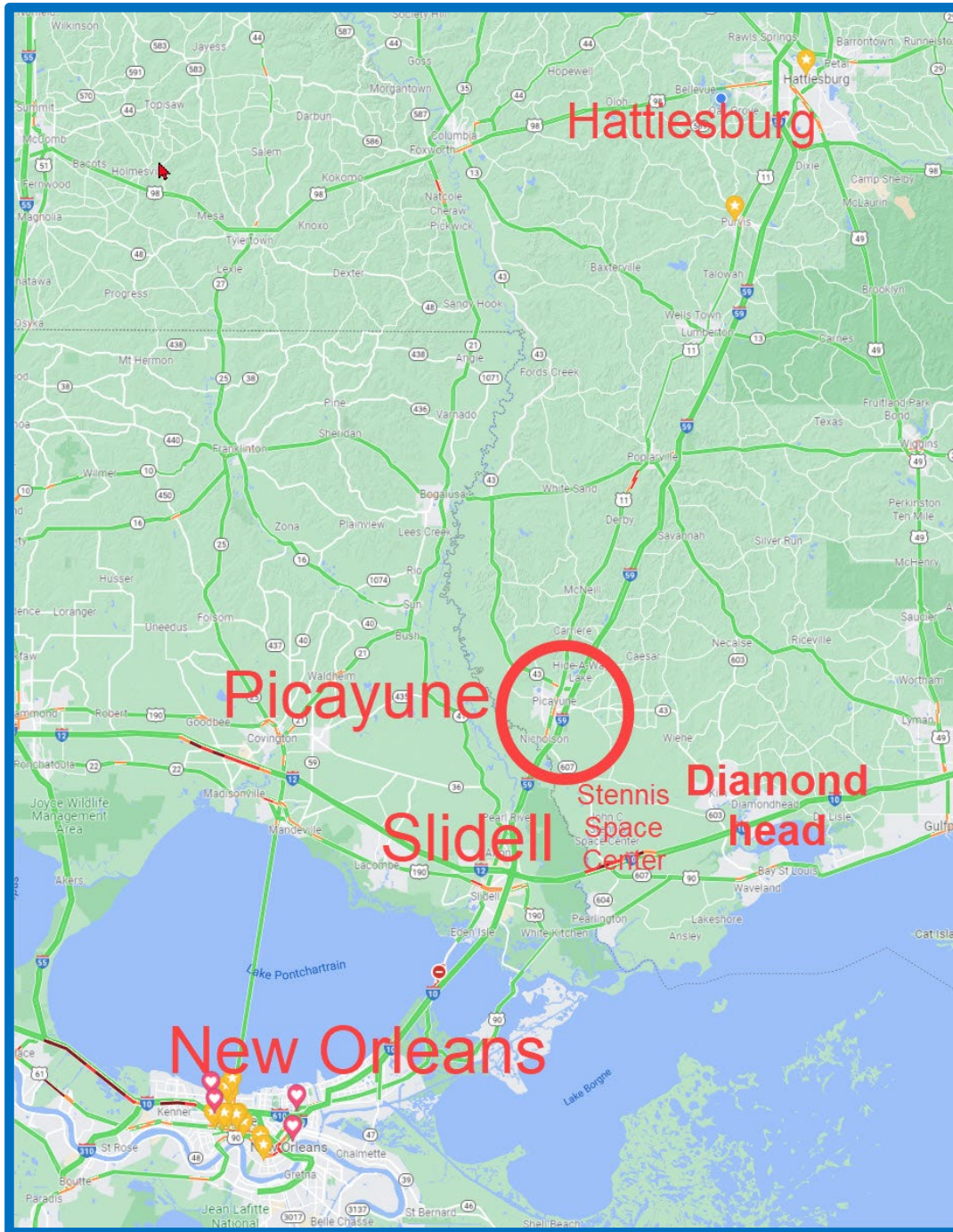
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Location

The property is located within the city limits of Picayune, Mississippi, population 12,000, which is in Pearl River County, and fronts Highway 11 at the intersection of Memorial Boulevard which connects to Interstate 59 that runs from Slidell to Birmingham, Alabama. Picayune is approximately 45 miles northeast from New Orleans and only 15 miles from Stennis Space Center, NASA's largest rocket engine facility and one of the largest employers in the area. Another nearby city is Slidell, with a 28,000 population, about 20 miles southeast.





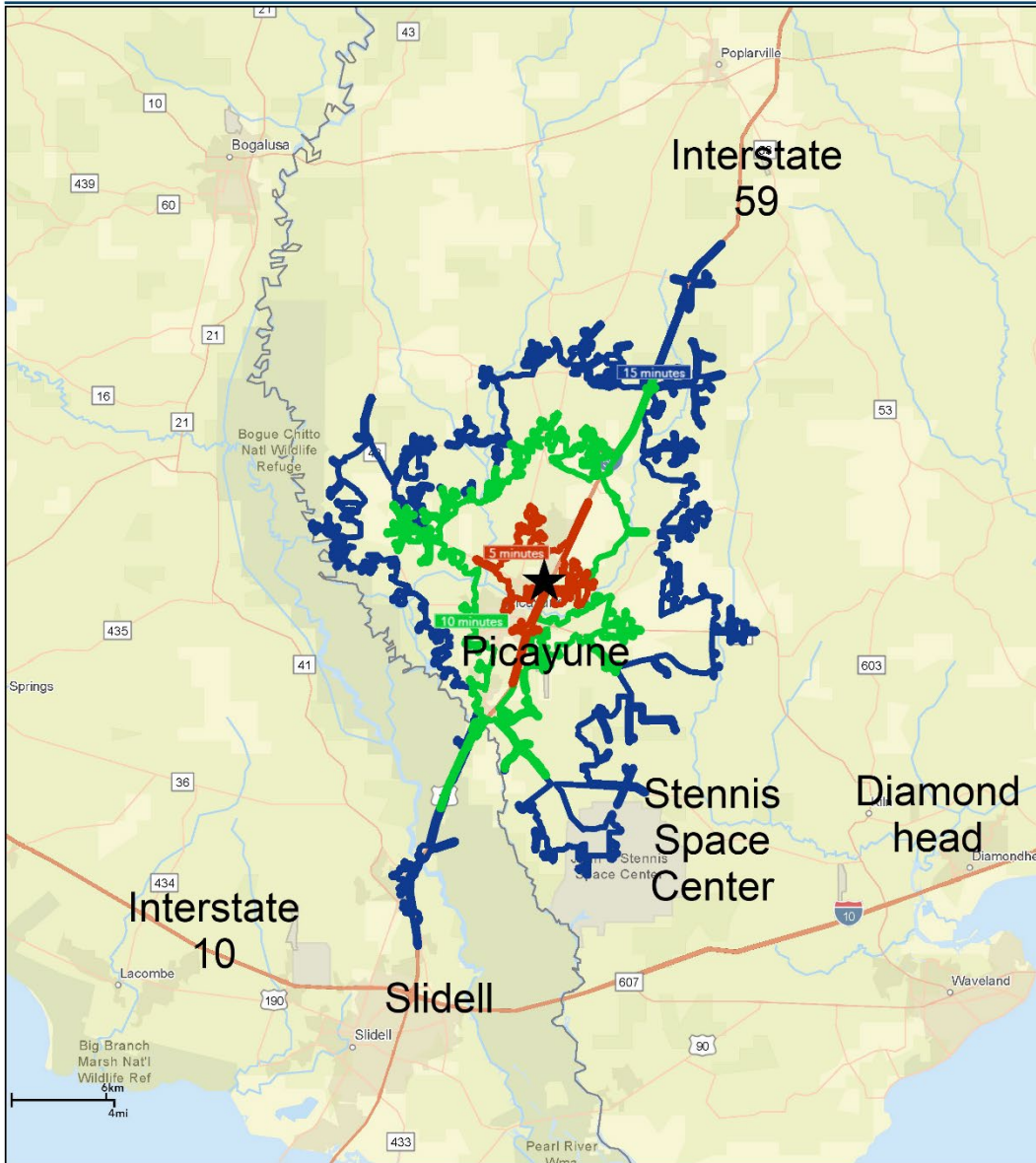
Drive Times: 5, 10 & 15 Minutes

Picayune pulls shoppers from the Stennis Space Center and Diamondhead/Waveland, with traffic to I-59 and the Memorial Boulevard interchange. The map below shows drive times in three time periods: a 5 minute (red border), 10 minute (green border) and 15 minute (blue border) drive time which are elongated due to the easy access by Interstate 59 running northeast and southwest.



Drive Times- 5, 10 & 15 Minutes

1701 Hwy 43-Picayune, MS



September 21, 2021

©2021 Esri



Nearby Retailers

Adjacent businesses are medical clinic MedCentris and The Life Church,



Life Church

with nearby retailers including:

- Wendy's
- Logan's Chicken
- Hancock Whitney Bank
- Pizza Hut
- Crosby's Furniture



Demographics-Consumer Spending

Within a 15 minute drive time, the population of 36,012 has a median household income of \$49,856 and a median age of 40 with 19% of the population over 65.

ESRI provides consumer spending data by drive times and results show these businesses would thrive in this location due to consumer spending of residents within a 15 minute drive time. In the last 12 months residents spent:

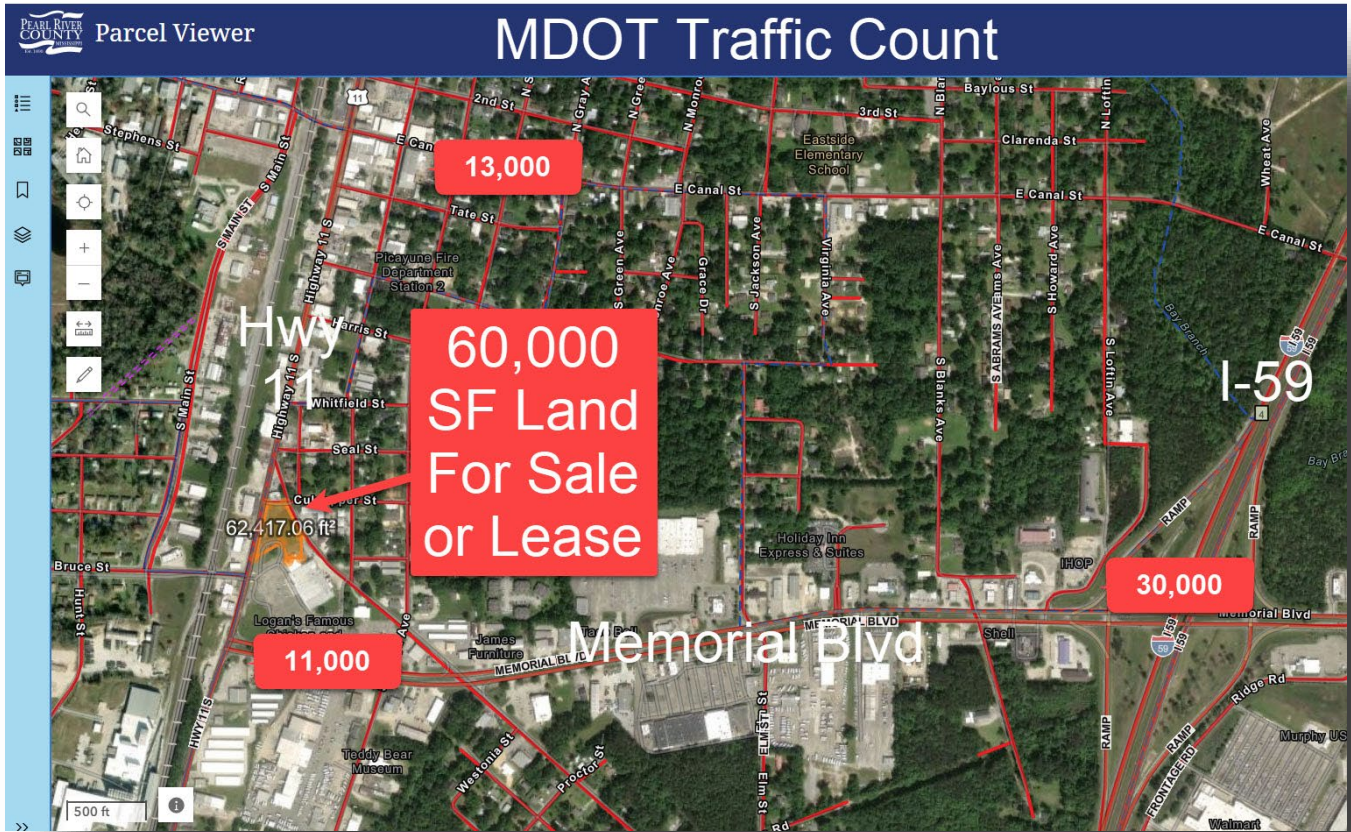
- \$69,000,000 on healthcare.
- \$33,000,000 on entertainment.
- \$20,000,000 on apparel.
- \$22,000,000 on home furnishings.

| Market Profile | | | |
|---|--------------------|---------------------|----------------------|
| 801 Hwy 11 S & Memorial-Picayune | | | Prepared by Esri |
| Drive Time: 5, 10, 15 minute radii | | | Latitude: 30.54445 |
| | | | Longitude: -89.65310 |
| 2021 Consumer Spending | 5 minutes | 10 minutes | 15 minutes |
| Apparel & Services: Total \$ | \$2,793,259 | \$12,979,889 | \$20,493,761 |
| Average Spent | \$1,612.74 | \$1,487.84 | \$1,486.35 |
| Education: Total \$ | \$2,044,734 | \$9,101,848 | \$14,114,398 |
| Average Spent | \$1,180.56 | \$1,043.31 | \$1,023.67 |
| Entertainment/Recreation: Total \$ | \$4,467,730 | \$21,191,206 | \$33,730,903 |
| Average Spent | \$2,579.52 | \$2,429.07 | \$2,446.40 |
| Food at Home: Total \$ | \$7,426,394 | \$35,536,856 | \$56,509,911 |
| Average Spent | \$4,287.76 | \$4,073.46 | \$4,098.48 |
| Food Away from Home: Total \$ | \$4,986,441 | \$23,399,016 | \$37,160,648 |
| Average Spent | \$2,879.01 | \$2,682.14 | \$2,695.14 |
| Health Care: Total \$ | \$9,166,312 | \$43,611,539 | \$69,672,451 |
| Average Spent | \$5,292.33 | \$4,999.03 | \$5,053.12 |
| HH Furnishings & Equipment: Total \$ | \$3,086,194 | \$14,340,269 | \$22,751,613 |
| Average Spent | \$1,781.87 | \$1,643.77 | \$1,650.10 |



Traffic Count Map

The Mississippi State Department of Transportation shows the daily traffic on Memorial Boulevard between 20,000 and 11,000 cars per day.





About Mississippi Commercial Realty



We are known for using the latest technology to help clients buy, sell and lease commercial property, bringing a high level of ethical conduct to the industry with great attention to detail and professionalism. We are a top rated, award winning, client-oriented firm, with a goal to deliver expedited results. We bring expertise in every sector of commercial real estate, completing these landmark projects:

- One of the largest warehouse sales.
- Several of the largest apartment developments.
- The largest land disposition in Louisiana.
- One of the largest hotel acquisitions.
- One of the largest office leases in Hattiesburg.

Licensed in both Louisiana and Mississippi, with offices in Hattiesburg and New Orleans, clients benefit from a wider marketing area and personal service. Our owner, Robert Hand, is a top-rated commercial real estate broker with the CCIM and SIOR designations. He also has an MBA and experience in the appraisal industry, and is recognized by peers for these achievements:

- Named Top 100 Investment Executive in the U.S. by Financial Planning Magazine.
- Member National Association of Realtors and Hattiesburg Association of Realtors
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.

What makes our firm different is that our clients will never have to worry about conflicts of interest. We never promote real estate that competes with our client's interest. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge that helps them make better real estate decisions.

We offer insightful real estate advice on our website, including over 150 articles for buyers, sellers and tenants of commercial real estate. We also have had several articles published in national magazines:

- *Commercial Investment Real Estate Magazine*: "Using Technology To Select Highly Profitable Retail Locations".
- *Commercial Investment Real Estate Magazine*: "The 3 Most Common Mistakes In Your Lease".
- *Commercial Investment Real Estate Magazine*: "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*: "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*: "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*: "Return of The AutoMat".
- *Registered Representative Magazine*: "Growing Your Business By Providing a Higher Level of Services".
- *Personal Financial Planning Magazine*: "Using Technology To Help Clients".

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