

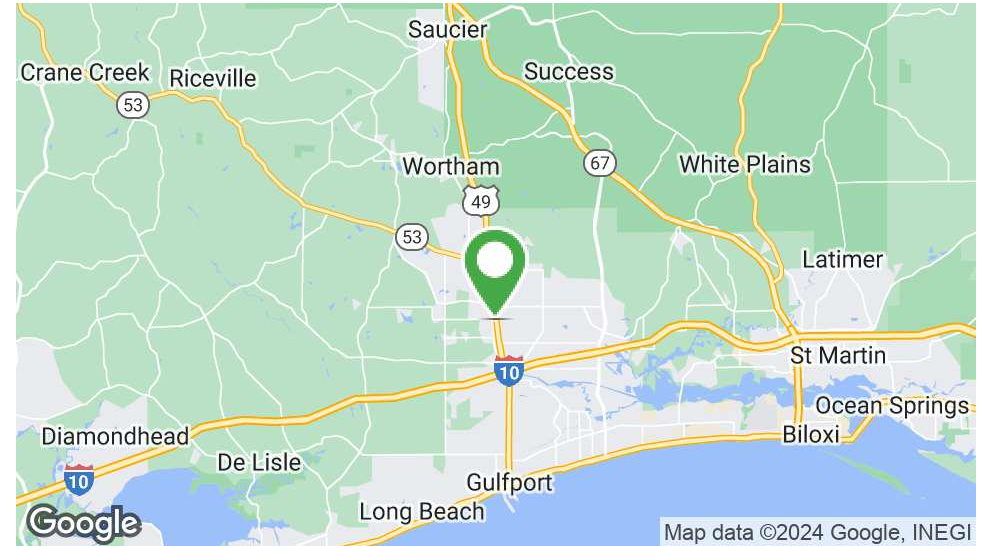


TWO APPROX. 2 AC SHOVEL READY LOTS ON HWY 49

U.S. 49, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is excited to present two prime +/- 2 acre lots located on the highly traveled Highway 49 in Gulfport, MS. This strategically located property is zoned B-4 Highway Business District, making it ideal for a wide range of commercial ventures. Parcels are fully prepared for development with wetland permit in place, ensuring a smooth project kickoff. Average daily traffic counts are an impressive 44,000 VPD. Surrounding national retailers include Walmart, Food Giant, McDonald's, Wendy's, and more.

OFFERING SUMMARY

Parcel A:	\$1,189,188
Parcel B:	\$1,189,188
Combined Parcel Size:	3.9 Acres
Zoning:	B-4 Highway Business District

LAND FOR SALE

PROPERTY SUMMARY





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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

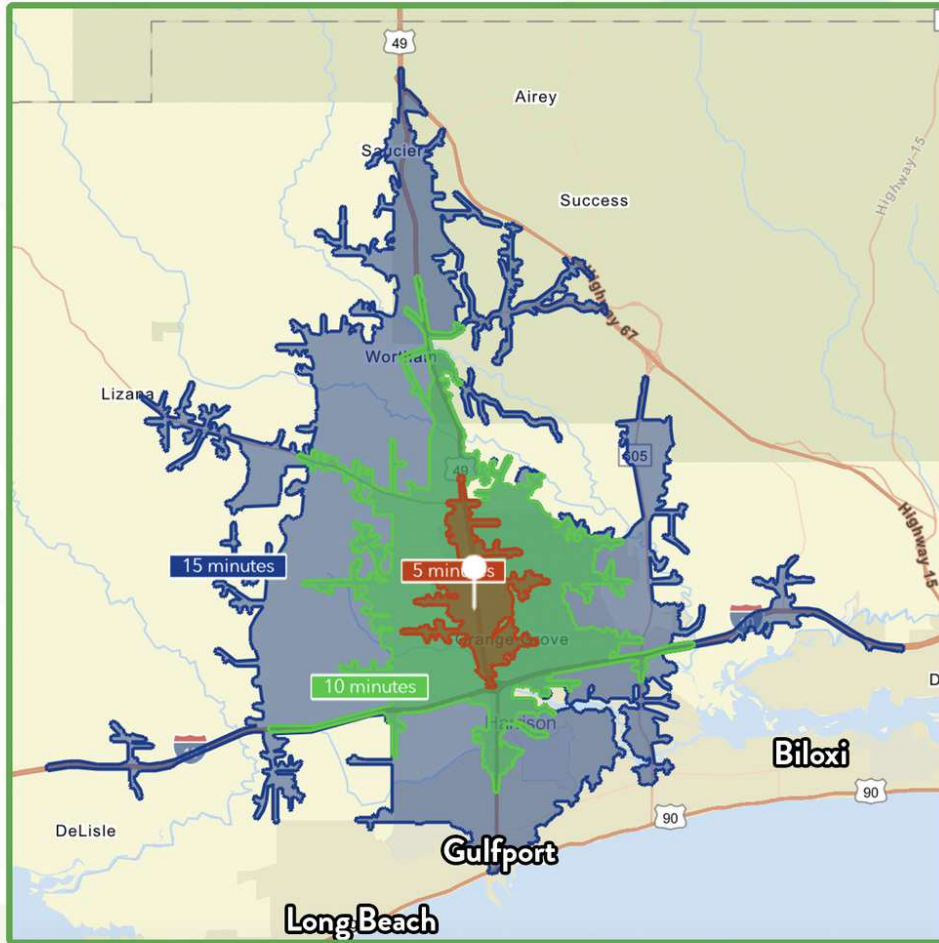


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\$80,522

Average Household Income within 15 minutes of site.



37.6

Median Age

Within 15 minutes of site.



29,384

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	7,643	37,403	70,593
Average HH Income	\$75,838	\$81,131	\$80,522
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	7,710	39,040	73,458
Average HH Income	\$87,605	\$95,083	\$94,375

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE