



FULLY 2-2 ACRE SHOVEL READY LOTS ON HWY 49

U.S. 49, Gulfport, MS 39503

MONTE LUFFEY • PRINCIPAL

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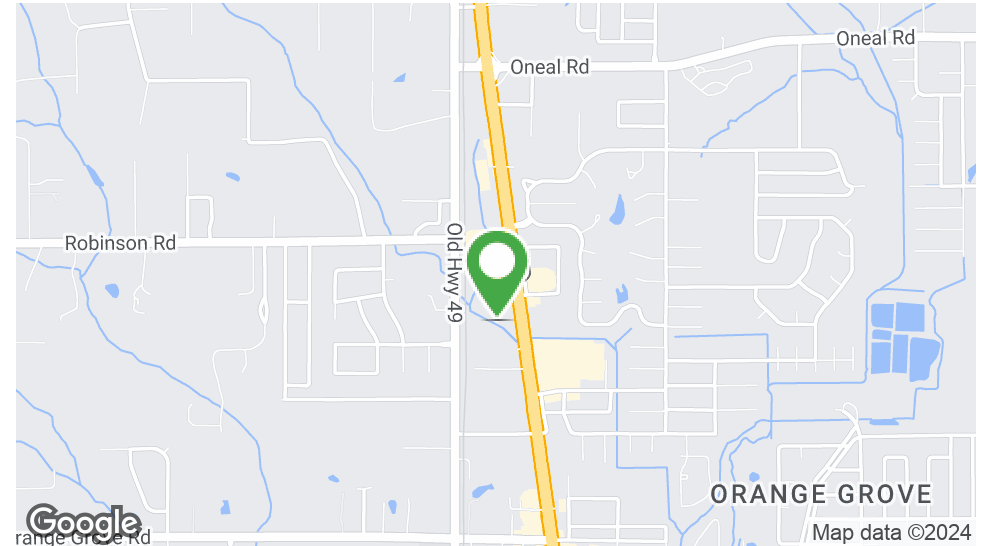
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PROPERTY DESCRIPTION

Southeast Commercial is excited to present two prime parcels totaling 3.9 acres on the high-traffic Highway 49. This strategically located property is zoned B4, making it ideal for a wide range of commercial ventures. This site is fully prepared for development with wetland permit in place, ensuring a smooth project kickoff. Average daily traffic counts are an impressive 44,000. Surrounding retailers include Walmart, Food Giant, McDonald's, Wendy's, and more.

OFFERING SUMMARY

Sale Price:	\$2,378,376
Lot Size:	3.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	248	1,740
Total Population	110	621	4,245
Average HH Income	\$74,466	\$75,193	\$73,899

LAND FOR SALE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS



SOUTHEAST
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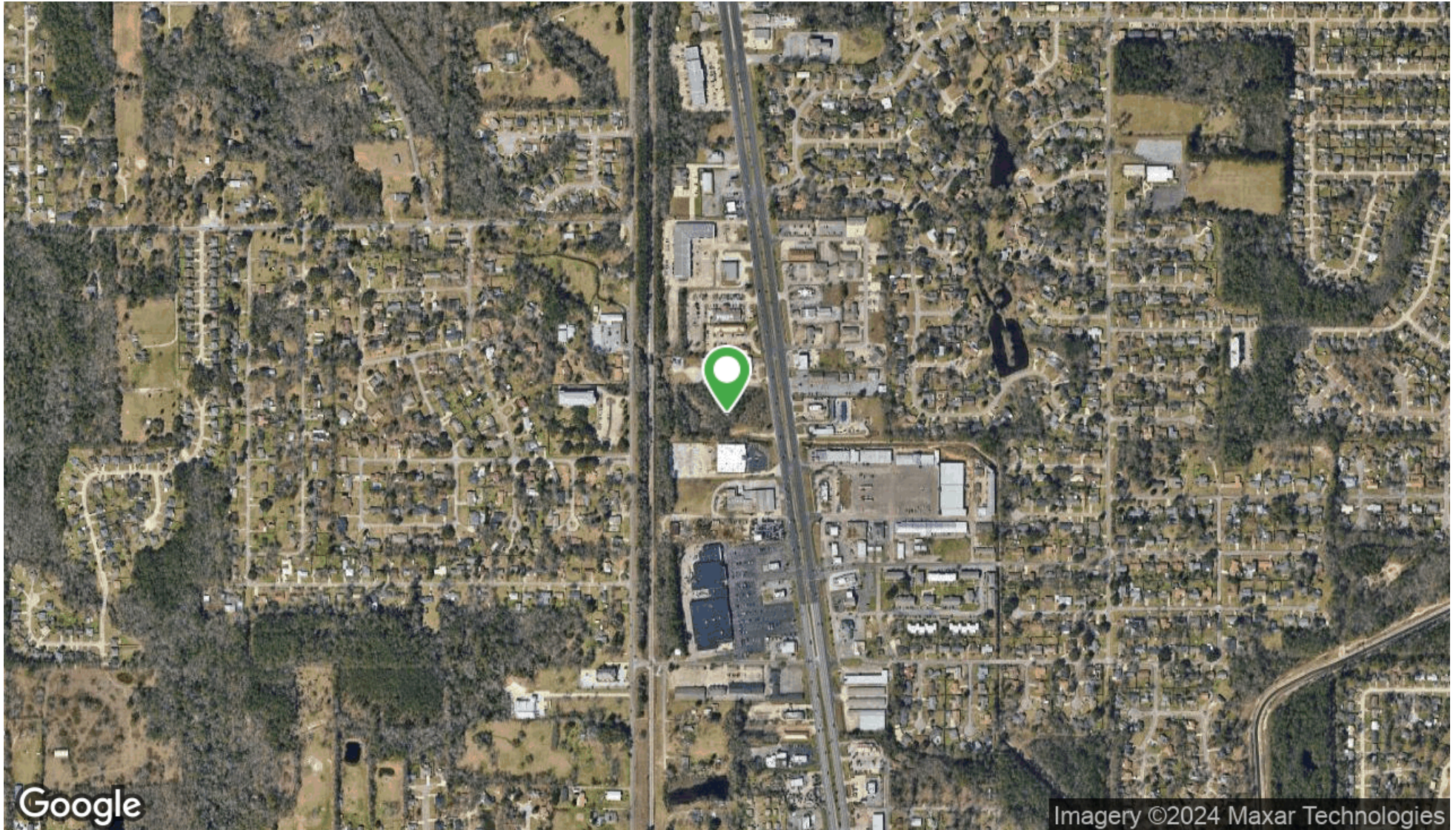
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LAND FOR SALE

AERIAL MAP

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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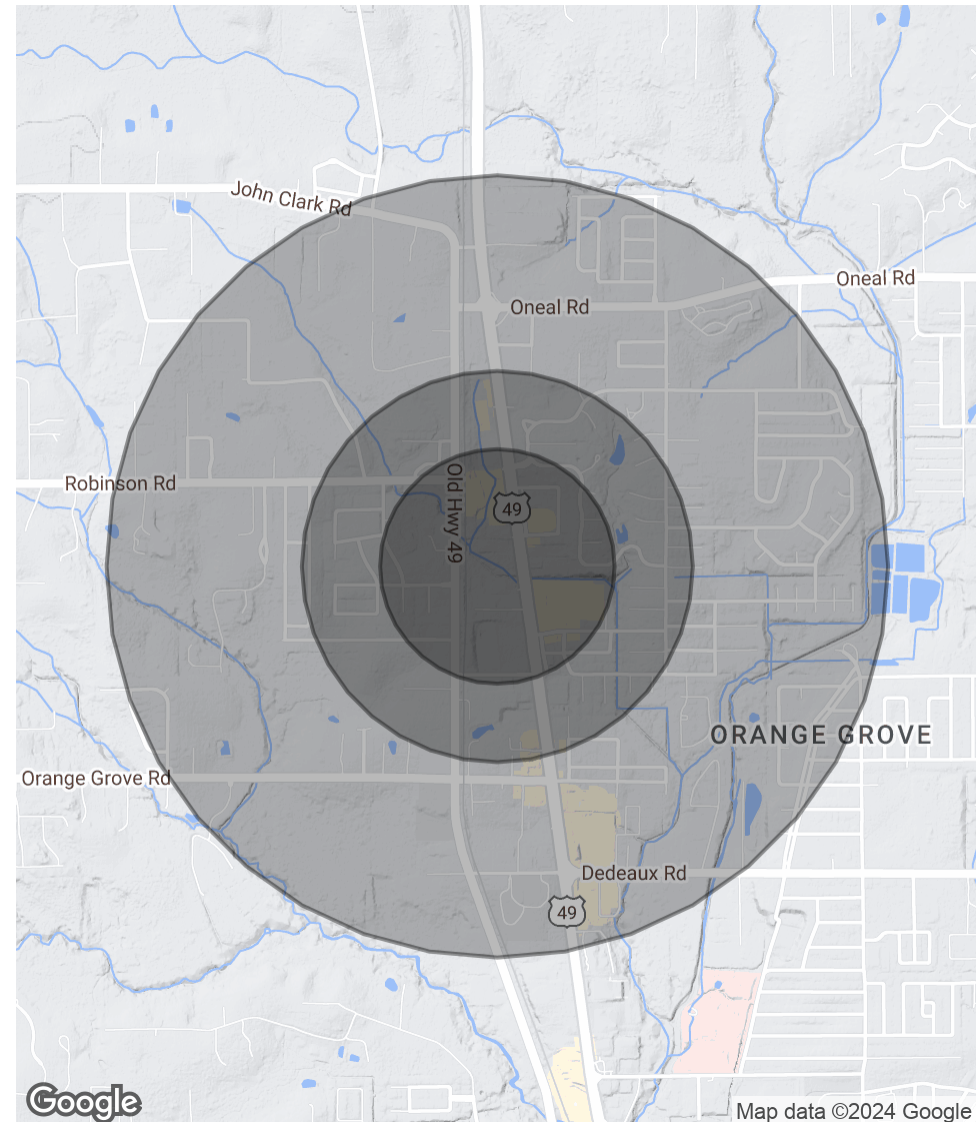
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	110	621	4,245
Average Age	44	44	42
Average Age (Male)	42	42	40
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	248	1,740
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$74,466	\$75,193	\$73,899
Average House Value	\$214,299	\$216,384	\$192,979

Demographics data derived from AlphaMap



Map data ©2024 Google

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

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