

## PARCELS FOR SALE

### ASKING PRICE

- Tract 1 Sharp Road: \$287,496
- Tract 2 Stewart Road: \$862,488
- Both Tracts Combined: \$1,149,984

### PROPERTY SUMMARY

- Prime Residential Development Tracts in Gulfport, MS
- Located north of I-10 at Stewart Rd & Sharp Road, Gulfport, MS
- Two Exceptional Tracts: Available Together or Separately

#### TRACT 1: SHARP ROAD

- **Size:** Approximately 6 Acres
- **Zoning:** R-1-10 (Single-Family Residential)
- **Asking Price:** \$287,496
- **Highlights:** This tract is perfect for developing single-family homes in a serene, accessible location. Its R-1-10 zoning ensures a low-density, family-friendly neighborhood.

#### TRACT 2: STEWART ROAD

- **Size:** Approximately 18.6 Acres
- **Zoning:** R-4 (Multi-Family Residential)
- **Asking Price:** \$862,488
- **Highlights:** This larger tract offers incredible potential for multi-family developments, such as apartments, townhouses, or condominiums. Its R-4 zoning allows for higher density.

### 2025 DEMOGRAPHICS

|                | 3 MI     | 5 MI     | 10 MI    |
|----------------|----------|----------|----------|
| Population     | 33,283   | 78,803   | 168,485  |
| Avg. HH Income | \$82,937 | \$74,767 | \$82,642 |



