



PRICE REDUCED! 31.23 AC IN OPPORTUNITY ZONE!

NWC of O'Neal Rd & Three Rivers Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer 31.23 "Wetland Free" Acres in the Opportunity Zone, located on the NWC of O'Neal Road and Three Rivers Road. Property is currently zoned R-2 Residential, but was previously approved for a multi-family project just prior to the market downturn. Owner will work with purchaser to obtain a zoning change, and/or any other entitlements required for development. Owner will also consider a joint venture. Call today for more information!

OFFERING SUMMARY

SALE PRICE REDUCED:	\$950,000
Lot Size:	31.23 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,315	15,304	51,582
Total Population	23,470	42,714	139,077
Average HH Income	\$59,586	\$63,257	\$59,942

LAND FOR SALE

PROPERTY SUMMARY





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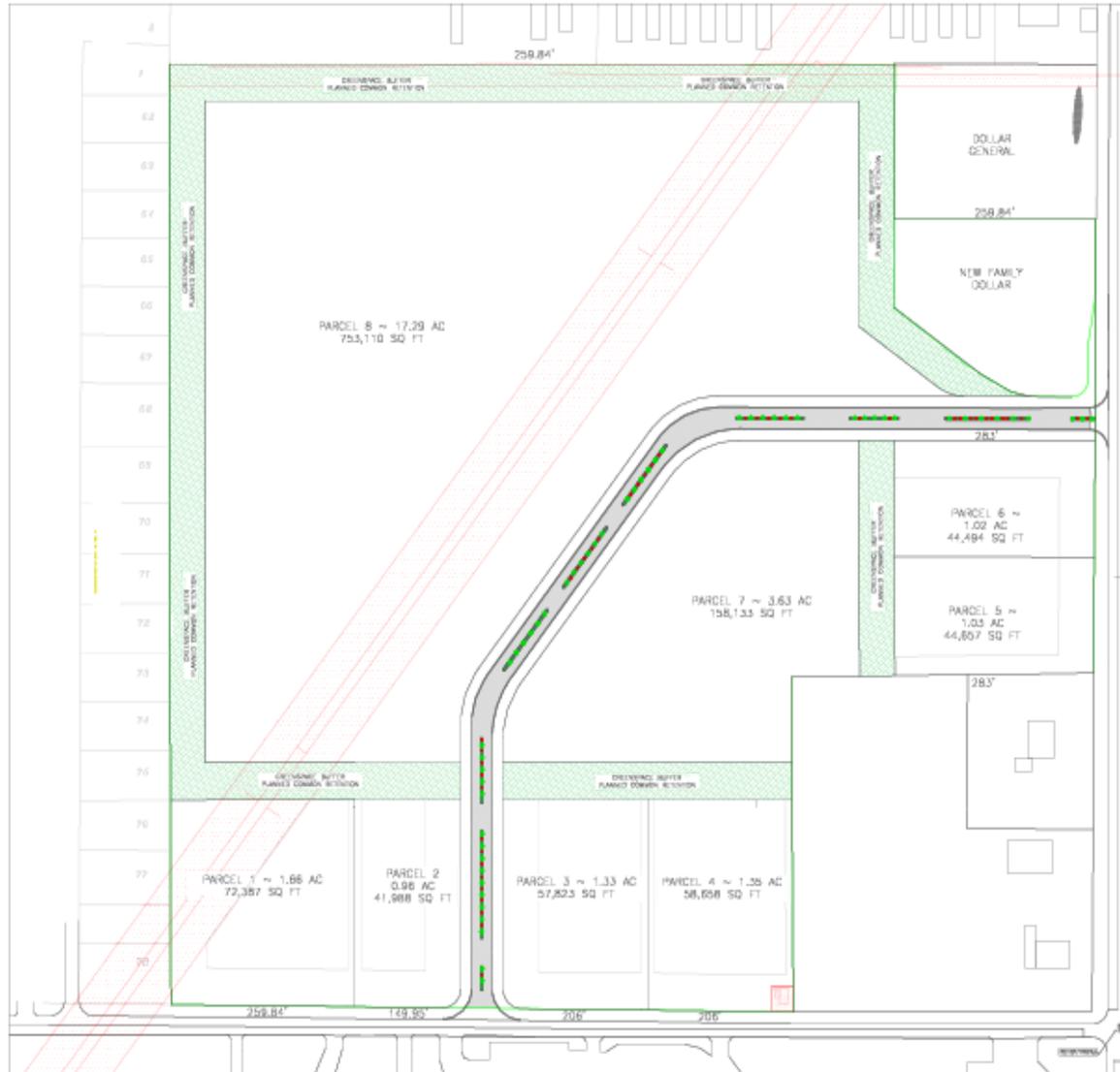
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PROPOSED LOT SPLIT

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



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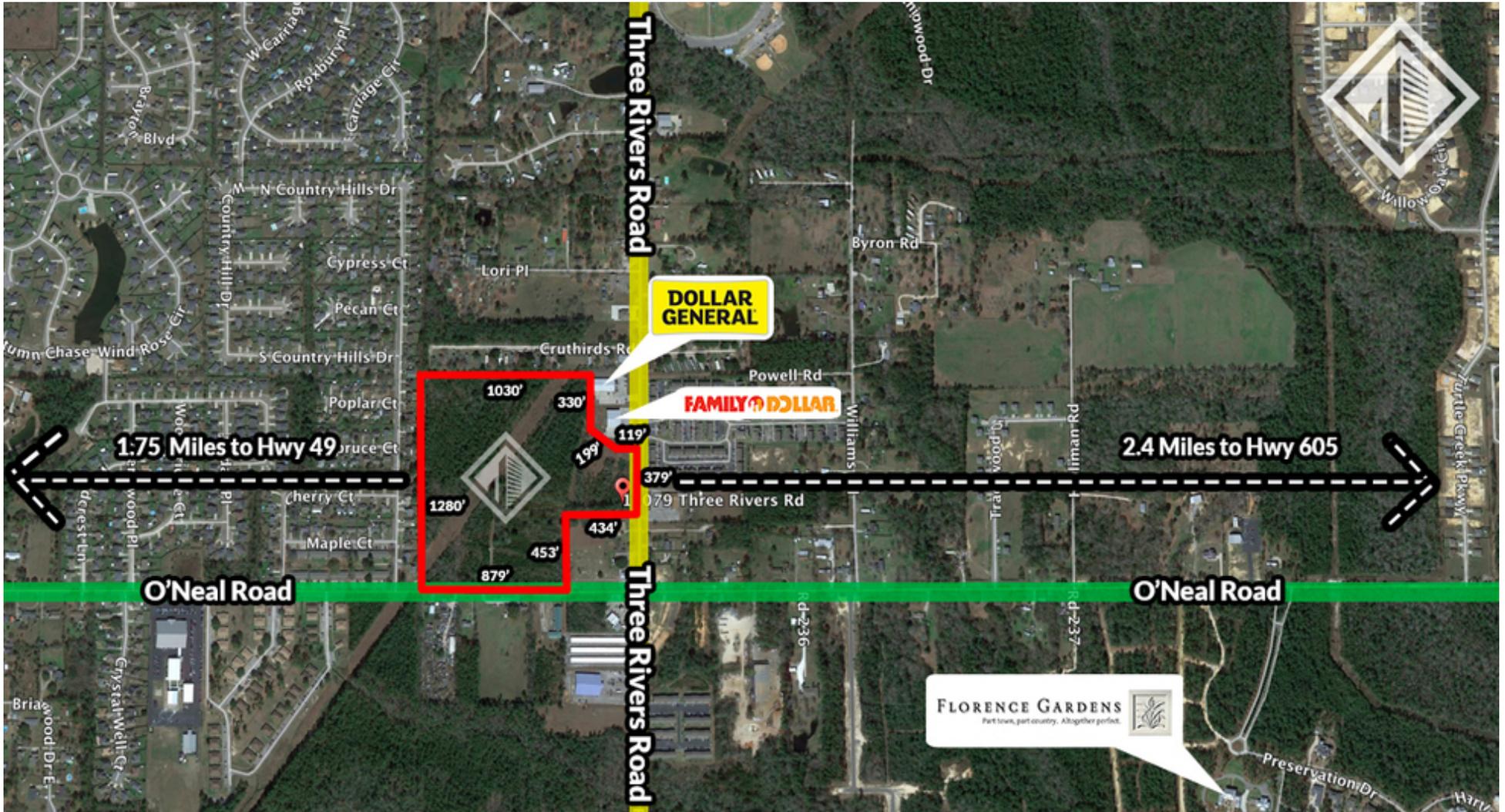
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LAND FOR SALE

AERIAL



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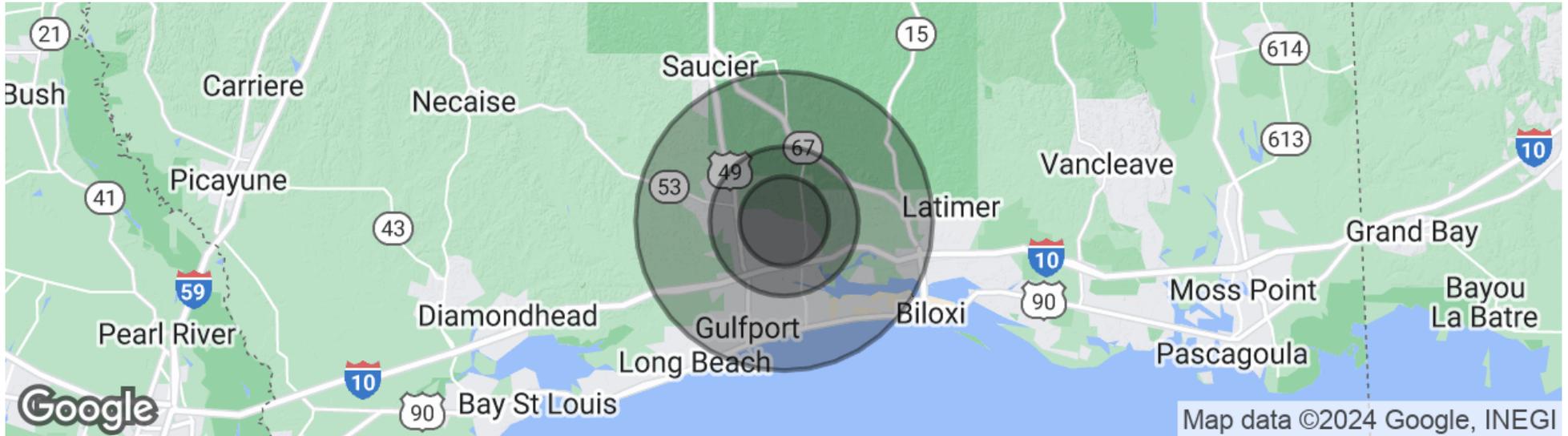
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	23,470	42,714	139,077
Median age	32.6	35.0	35.9
Median age (Male)	31.8	34.8	35.1
Median age (Female)	33.9	35.2	36.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,315	15,304	51,582
# of persons per HH	2.8	2.8	2.7
Average HH income	\$59,586	\$63,257	\$59,942
Average house value	\$192,545	\$207,003	\$186,555

* Demographic data derived from 2020 ACS - US Census

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



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COMMERCIAL**
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