



JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer for sale this 3.60 acre prime development site located in Long Beach, MS on the Mississippi Sound. The property is south of W. 5th Street with +/- 630' along W. 5th Street, +/- 300' along Mason Avenue and +/- 190' along Jeff David Avenue, the Main Street in Long Beach. The site is zoned C-1 HD High Density District, designed to accommodate retail mixed with condominiums, apartments, offices and entertainment complexes, including gaming activities. This site is just a few blocks from Downtown Long Beach shopping and Golf Cart District. Do not miss out on this opportunity. Call the listing agent(s) today!

OFFERING SUMMARY

Sale Price:	\$1,819,332
Lot Size:	3.6 Acres
Zoning:	C-1HD High Density District

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



LAND FOR SALE

AERIAL

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



LAND FOR SALE

PARCEL

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



LAND FOR SALE

AERIAL

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net

Legend

Lot Lines

Long Beach Zoning

Long Beach Zoning

- C-1
- C-1HD
- C-2
- C-2B
- C-3
- Civic
- I-1
- R-1
- R-2
- R-3
- R-4
- R-O
- WF
- Harrison Sand Beach

x



LAND FOR SALE

ZONING MAP - HIGH DENSITY DISTRICT

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



FLOOD MAP



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





JEFF DAVIS - LONG BEACH PRIME DEVELOPMENT LAND

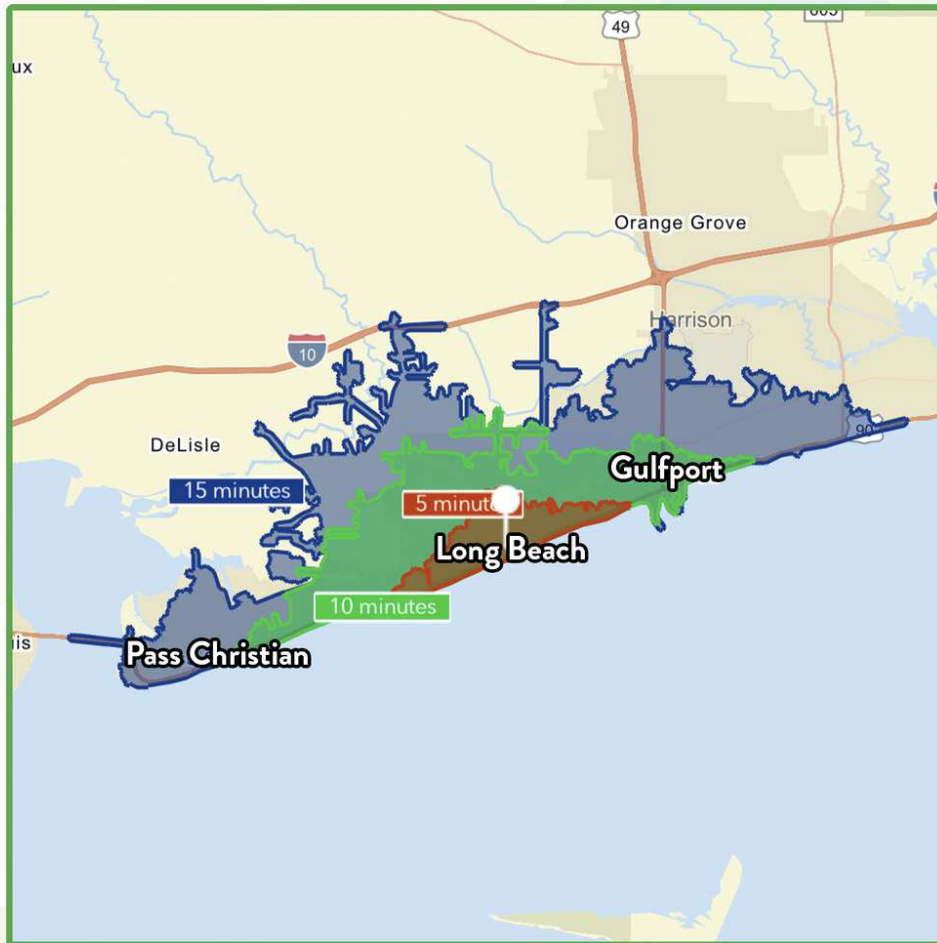
121 West 5th Street, Long Beach, MS 39560

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



\$67,191

Average Household Income
within 15 minutes of site.



39.2

Median Age
Within 15 minutes of site.



24,233

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	7,964	29,089	52,152
Average HH Income	\$76,346	\$74,924	\$67,191
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	8,114	29,688	53,063
Average HH Income	\$85,831	\$84,047	\$75,851

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE