



# 4.25 ACRES - SHELL BEACH WATERFRONT SITE

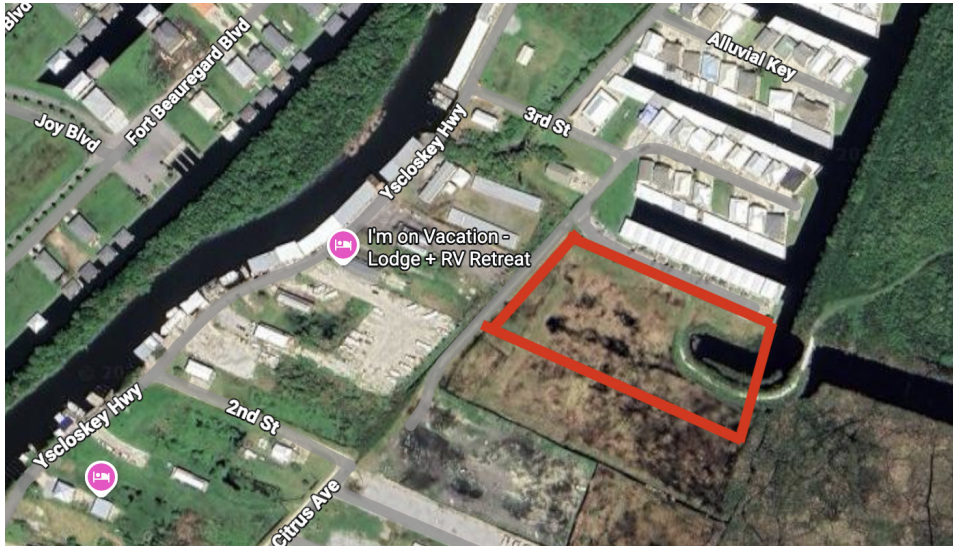
Shell Beach, LA 70085

COLLIN HOLMES • VP OF OPERATIONS

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer a rare development opportunity in the historic fishing community of Shell Beach. This 4.25 acre property is positioned along an existing asphalt roadway, providing a head start for any builder or investor. The site also presents the unique option to dredge the adjoining canal, further enhancing waterfront access and elevating the value and appeal of the future homesites. With previously designed development plans already available (see attached), this opportunity is primed for a developer to step in and bring a high-potential project to life in a growing coastal market.

## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	4.25 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	47	92	588
Total Population	98	193	1,486
Average HH Income	\$61,657	\$61,657	\$81,921

LAND FOR SALE

## PROPERTY SUMMARY







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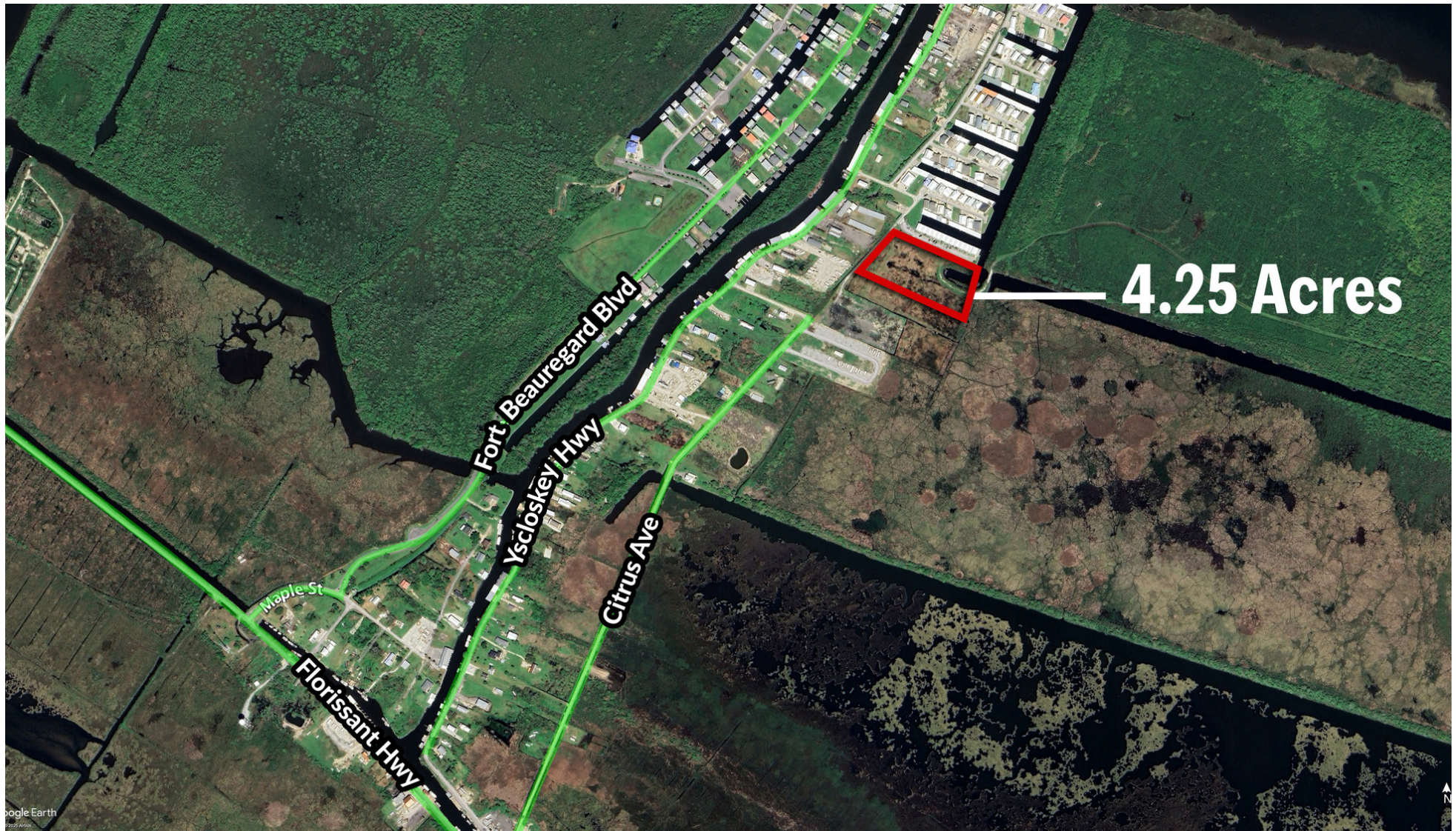
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LAND FOR SALE

AERIAL



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

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







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LAND FOR SALE

PARCEL OUTLINE

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