

PARCELS FOR SALE

OVERVIEW

- **Tracts Combined Size:** 15.06 AC
- **Tracts Combined Price:** \$1,894,126
- **Location:** Dedeaux Road at Dede Drive, Gulfport, MS
- **Zoning:** B-1 (Business) Ideal for a wide range of commercial uses including Retail, Office, and Mixed Use
- Two Exceptional Tracts – Available Together or Separately

TRACT ONE

- **Size:** 12.79 acres
- **Price:** \$1,532,114
- **Location:** Southwest Corner of Dedeaux Road & Dede Drive
- **Road Frontage:** Over 726 linear feet on Dedeaux Road
- **Highlights:** This expansive parcel offers prime visibility and accessibility, making it perfect for retail, office, or mixed-use development. Its corner location ensures maximum exposure and convenience for future tenants or customers.

TRACT TWO

- **Size:** 2.27 acres
- **Price:** \$362,012
- **Address:** 13407 Dedeaux Rd., Gulfport MS 30503
- **Location:** Southeast Corner of Dedeaux Road
- **Existing Structure:** 1,400 SF house (can be used as-is or redeveloped)
- **Highlights:** This versatile property is ready for immediate use as a business or can be redeveloped to suit your vision. Its prime location on Dedeaux Road ensures high traffic and visibility

2025 DEMOGRAPHICS

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



SURVEY

DEDEAUX ROAD

DEDE DRIVE
R.O.W. OF DEDE DRIVE
AS PER PLAT OF FOREST
NORTH S/D PHASE 7,
PLAT BOOK 44, PAGE 15.

PARCEL 4
AREA
10.74
ACRES

PARCEL
AREA
0.79
ACRES

PARCEL
AREA
1.48
ACRES

PARCEL 1
AREA
2.05 ACRES

