COLDWELL BANKER COMMERCIAL
ALFONSO REALTY, INC.

HWY 605 | Gulfport, MS | Versatile Land Opportunity
Ideal for Mixed-Use Development
2 Land Portfolios - Portfolio 1 | 27.59 ac
Portfolio 2 | 4.6 ac | Total 32.19 acres
Portfolios being offered independently



Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

COLDWELL BANKER COMMERCIAL
ALFONSO REALTY, INC.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

27.59 ac MS HWY 605
Gulfport, MS

MLS# 4110812, 4110862B



PROPERTY DESCRIPTION

Unlock a Lucrative Investment Opportunity with this Property on Mississippi 605, Gulfport, MS, 39503. Featuring over 2255' of highway frontage and currently zoned R-1-15 and RB, this land holds the potential for rezoning to a Planned Urban Development, enabling a mix of residential and commercial uses. Its versatility makes it a valuable asset for various purposes. Strategically located in the Biloxi-Gulfport-Pascagoula area, this property is primed for success in a thriving market. With its zoning flexibility and strategic positioning, it presents an ideal opportunity for land and other investors seeking a valuable asset in a prime location.

PROPERTY HIGHLIGHTS

- Enhanced Regional Connectivity
- Highway 605 connects Interstate 10 with U.S. Highway 90, serving as a major north-south corridor through Gulfport and Biloxi
- Commercial and Retail Expansion

Development along Highway 605 has exploded in recent years with new retail centers, gas stations, healthcare clinics, and restaurants are opening, especially near intersections with Dedeaux Road and I-10.

- Creative Funding in areas like Northpark Drive and the Gulfport Promenade Project are leveraging Tax Increment Financing (TIF) to attract more business
- The corridor is catalyzing both residential and multifamily housing development: Proximity to infrastructure improvements makes land more valuable. Developers are targeting mixed-use sites near major intersections for higher-density projects.

OFFERING SUMMARY

Sale Price:	$8,415,000
Lot Size:	27.59 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	95	461
Total Population	51	238	1,171
Average HH Income	$108,496	$103,121	$102,113

Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

COLDWELL BANKER COMMERCIAL ALFONSO REALTY, INC.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

27.59 AC MS HWY 605

Mississippi 605 Gulfport, MS 39503









The development and ongoing enhancements of Mississippi Highway 605 (also known as Lorraine Road) have significantly boosted the economic potential of the Gulf Coast, particularly in Harrison County, by improving connectivity, attracting commercial investment, and supporting population growth.

1. Enhanced Regional Connectivity

Highway 605 connects Interstate 10 with U.S. Highway 90, serving as a major north-south corridor through Gulfport and Biloxi.

- Reduces congestion on U.S. 49 by offering an alternate north-south route.
- Enhances access to residential neighborhoods, business parks, schools, and shopping centers.
- Streamlines traffic between inland areas and the coast, including beach tourism hubs.

Impact: Makes the region more attractive for developers, logistics companies, and commuters.

2. Commercial and Retail Expansion

Development along Highway 605 has exploded in recent years:

- New retail centers, gas stations, healthcare clinics, and restaurants are opening, especially near intersections with Dedeaux Road and I-10.
- Areas like Northpark Drive and the Gulfport Promenade Project are leveraging Tax Increment Financing (TIF)

Impact: Job creation, increased sales tax revenue, and a growing commercial tax base.

3. Real Estate Development Opportunities

The corridor is catalyzing both residential and multifamily housing development:

- Proximity to infrastructure improvements makes land more valuable.
- Developers are targeting mixed-use sites near major intersections for higher-density projects.
- Increased demand for housing from professionals working in Biloxi, Gulfport, and at nearby military bases.

Impact: Drives property value appreciation and supports stable residential growth.

4. Infrastructure Investment

State and local governments are investing in:

- Widening and improving roadways, including Dedeaux Road and major intersections.
- Traffic flow and pedestrian safety upgrades, encouraging more walkable commercial nodes.
- Stormwater and utility expansions to support denser land use.

Impact: Long-term capacity to accommodate new residents and businesses sustainably.

5. Strategic Growth Corridor

Planners see Highway 605 as a "growth spine" for future Gulf Coast development:

- Balances coastal preservation with inland development.
- Acts as a foundation for future industrial, healthcare, and logistics growth, especially as the I-10 corridor becomes more integrated with the Port of Gulfport and regional distribution networks.

Impact: Anchors long-term economic planning for the Mississippi Gulf Coast.

Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

COLDWELL BANKER COMMERCIAL ALFONSO REALTY, INC.

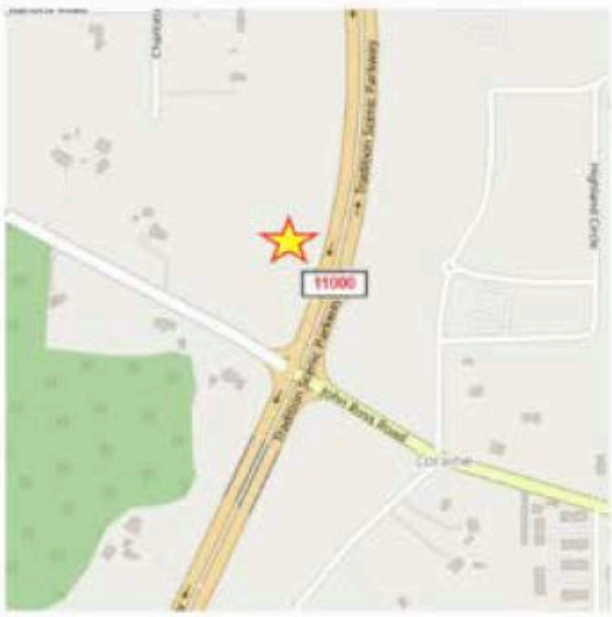
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

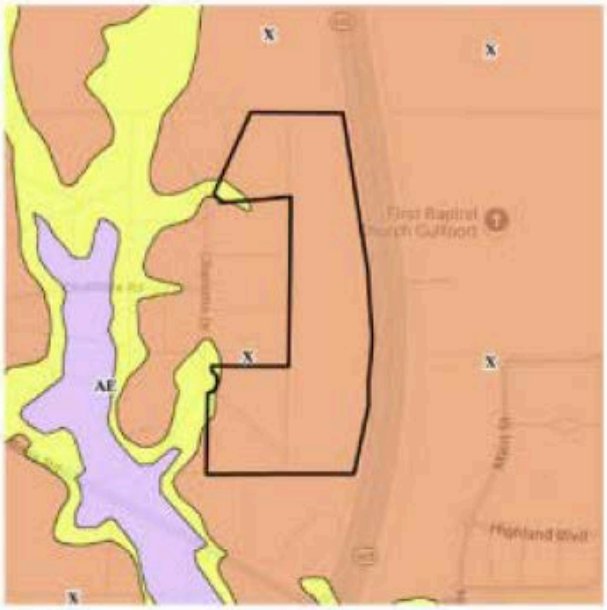
27.59 AC MS HWY 605
Mississippi 605 Gulfport, MS 39503



Zoning



MDOT Traffic Count



Flood Map



Boundary Measurements

SALE

4.6 ac | 12004 John Ross Rd
Gulfport, MS

MLS# 4110813, 4110857



PROPERTY DESCRIPTION

This remarkable 4.6-acre parcel, zoned B2 General Business District, offers a rare and strategic investment opportunity in Gulfport's rapidly expanding commercial corridor near Hwy 605 and Dedeaux Road. Positioned at a signaled intersection with exceptional traffic counts, the property ensures outstanding visibility and accessibility. Its generous size and zoning flexibility allow for diverse commercial applications, making it ideal for retail, office, or service-oriented businesses. With nearby developments, including new car dealerships, and the ongoing growth of the area, this prime location is poised to become a landmark destination in a dynamic market.

OFFERING SUMMARY

Sales Price:	1,403,000
Lot Size:	4.6 ac

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	95	461
Total Populaiton	51	238	1,171
Average HH Income	$108,496	$103,121	$102,113

PROPERTY HIGHLIGHTS

- Strategic Location
- Zoned B2 General Business District
- Exceptional visibility
- Accessibility
- Growth Potential

Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

COLDWELL BANKER COMMERCIAL ALFONSO REALTY, INC.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

27.59 AC MS HWY 605
Mississippi 605 Gulfport, MS 39503



GULFPORT, MISSISSIPPI
HARRISON COUNTY

71,676 POPULATION

1.1% COUNTY POPULATION ANNUAL AVERAGE **GROWTH RATE**

WORKFORCE

32,616	LABOR FORCE PARTICIPATION
41,052	TOTAL EMPLOYED
3.9%	COUNTY UNEMPLOYMENT RATE (April 2022; Seasonally Adjusted)

AVERAGE COMMUTE TIME **22.0** MINUTES

AVERAGE WAGE **$41,052**

AVERAGE MANUFACTURING WAGE **$62,448**

COST OF LIVING INDEX

CITY OF GULFPORT	88.0
HARRISON COUNTY	88.0
MISSISSIPPI	82.0
U.S. = 100	

$39,171 MEDIAN HOUSEHOLD INCOME

26.3% POVERTY RATE

RIGHT TO WORK STATE

3.5%
private union membership in city

$9.2 BILLION

GROSS DOMESTIC PRODUCT IN COUNTY

The largest contributing sector, Health Care and Social Assistance, contributed 14.6% to the 2020 Gross Domestic product (GDP) of the county.

LARGEST INDUSTRY CLUSTERS

UTILITIES | PUBLIC ADMINISTRATION | HEALTH CARE | COAL/OIL/POWER | FREIGHT TRANSPORTATION

MAJOR EMPLOYERS

Memorial Hospital Auxiliary, Inc.	Gulfport, MS	Hospitals
Harrison County School District	Gulfport, MS	Primary and Secondary Education
Gulfside Casino Partnership DBA	Gulfport, MS	Casinos
Gulfport School District	Gulfport, MS	Primary and Secondary Education
County of Harrison	Gulfport, MS	Courts, Justice and Public Safety

Data Sources: JobsEQ and Hoovers; retrieved **July 2022**. Data points range from 2020-2021.

SALE

27.59 AC MS HWY 605

Mississippi 605 Gulfport, MS 39503

Progress continues for Northpark Drive development in Gulfport



GULFPORT, Miss. (WLOX) - Development is continuing at construction sites along Dedeaux Road and Highway 605 north of I-10. Now, developers are sharing what they have in store.

John Boothby, President of Apple Construction, spearheaded the Northpark Drive development.
"We started out with Champion Dodge and then CarMax came along," he explains. "Now, we have an open motorcycle dealership. Just to the south of those, we have Matt Bower's one building with Hyundai. We relocated our office on-site and we're expanding now to the north side of Dedeaux Road." Boothby names QuikTrip Gas Station as one project. Other stores, which will be revealed at a later date, are still finalizing details.

Of course, more places to pull over to stop means more vehicles on the road. An average of roughly 28,000 cars already travel part of Highway 605 and Dedeaux Road per day. "Opening up the new road is going to make traffic a lot better around here where you don't have to go all the way under I-10 northbound in order to get back up 605," Boothby said. "We're seeing the most activity and interest in the 605 corridor," noted Mayor Billy Hewes. "I think what they're doing is just the tip of the iceberg."

Gulfport Mayor Billy Hewes says helping fund the projects is a tax increment finance plan. City sales tax revenue will go towards developers for construction costs. "We agreed that a TIF, which is an incentive program package to help them get what they needed for the infrastructure and the roads to help traffic get in and out," said Mayor Hewes. For Boothby, it's all about setting roots back in his hometown.

"I grew up on Dedeaux Road, so being able to come back here and plant the corporate office in this location, most of our work is inside military bases, having exposure is not that important, but I like that we can put the footprint back where I was raised," he said.

"I think that Apple Construction is setting the standard to how we go about doing things in the city," Mayor Hewes added. "It's been a great partnership, and they're showing what is possible here through a development like this."

https://www.wlox.com/2024/06/06/progress-continues-northpark-drive-development-gulfport/

Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

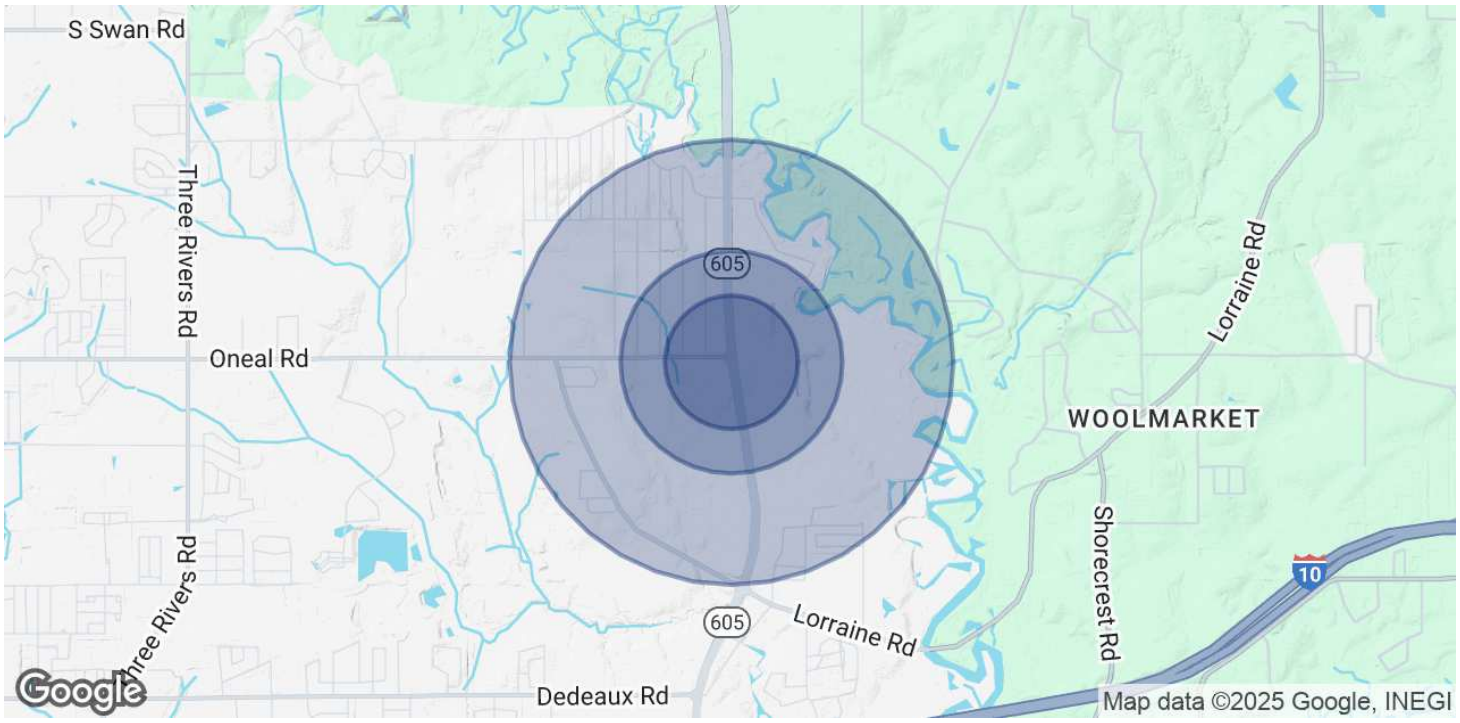
COLDWELL BANKER COMMERCIAL ALFONSO REALTY, INC.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

27.59 AC MS HWY 605

Mississippi 605 Gulfport, MS 39503



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	51	238	1,171
Average Age	46	45	44
Average Age (Male)	44	43	42
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	95	461
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$108,496	$103,121	$102,113
Average House Value	$168,254	$175,887	$189,038

Demographics data derived from AlphaMap

Kim Bush
(228) 233-6336

COLDWELL BANKER COMMERCIAL ALFONSO INC
(228) 207-2308

COLDWELL BANKER COMMERCIAL ALFONSO REALTY, INC.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.