

#### SUMMARY

#### SURVEY

#### AERIAL

#### POINTS OF INTEREST MAP

#### MS GULF COAST DEVELOPMENTS

#### DEMOGRAPHICS

## GROUND LEASE OR BUILD-TO-SUIT

### PROPERTY SUMMARY

Incredible beach view ground-lease development opportunity located in Gulfport, Mississippi! These sites are prime for hospitality, restaurant, retail or multi-family development. 2400 Beach Dr. parcel forms the prominent, signalized hard corner of Beach Dr. and Debuys Rd. The site consists of  $\pm 2.265$  acres and it contains  $\pm 263.15'$  of beach-view frontage.

Situated on the Gulfport-Biloxi line, these premier sites overlook the Gulf of Mexico and have fast, easy access to E. Beach Boulevard/Highway 90. They are conveniently connected to coastal municipalities, casinos, restaurants, hotels, and entertainment venues. With over 23,000 cars per day, the exposure and positioning are prime attributes for hotel, restaurant, or destination-oriented businesses.

### PARCEL SIZE

- 2400 Beach Dr: 2.265 Acres
- Hard corner with traffic signal
- $\pm 263.15' \times \pm 375'$
- \$1.20 PSF

### ZONING

- R-B, T4+  
(Residential Business, T-Zone 4)
- Gulfport Permitted Uses Zoning Chart:  
[gulfport-ms.gov/urbandev/CPU2020.pdf](http://gulfport-ms.gov/urbandev/CPU2020.pdf)

### OPPORTUNITIES

- Ground Lease
- Build-to-Suit: For well-qualified tenants, Landlord will consider a build-to-suit to tenant's specific requirements.

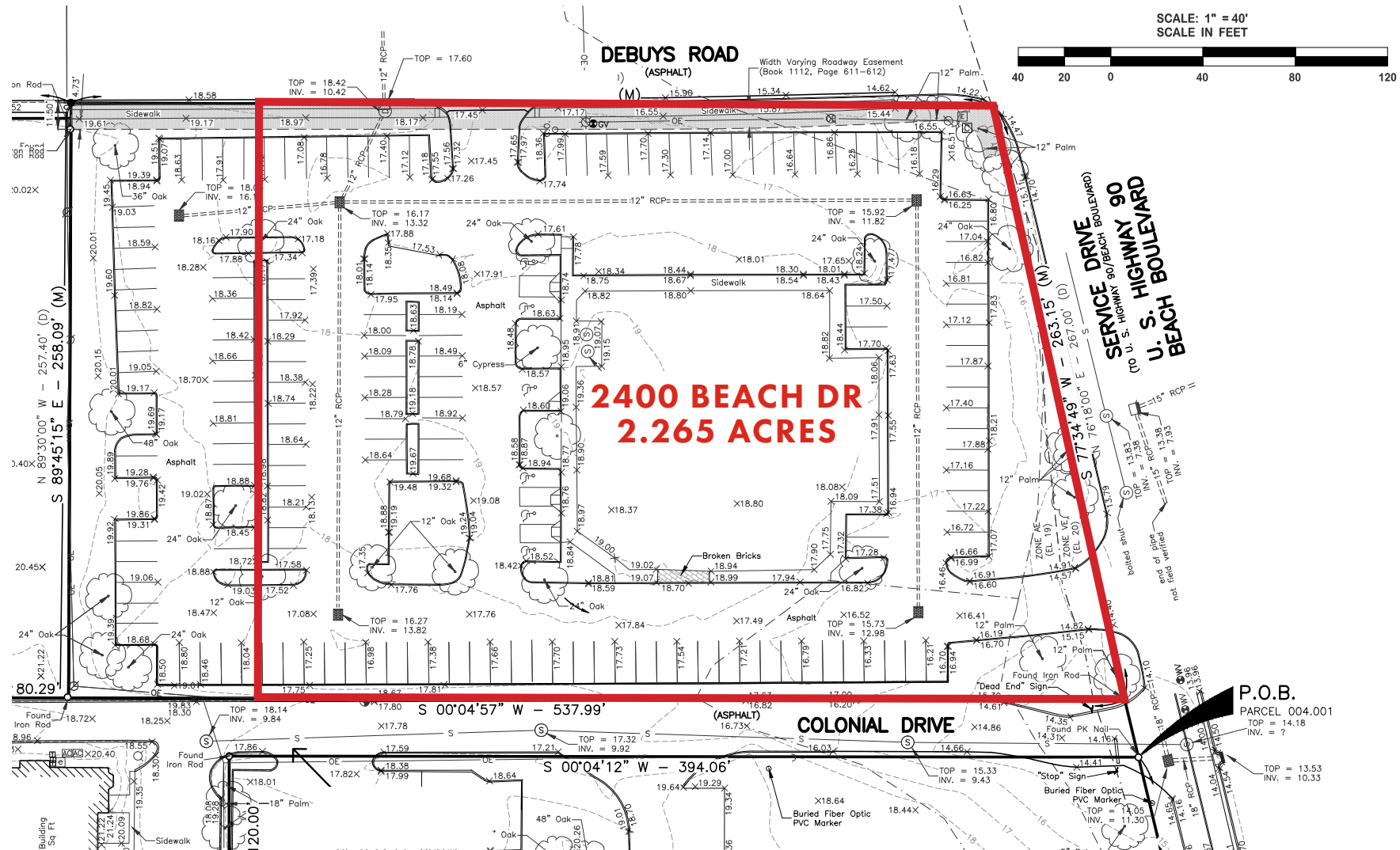
### OPPORTUNITY ZONE

- Located in Census Tract 14 Harrison County, MS

### TRAFFIC COUNTS (ADT 2023)

- On E. Beach Boulevard: 23,000
- On Debuys Road: 4,300





**Click image for larger view**



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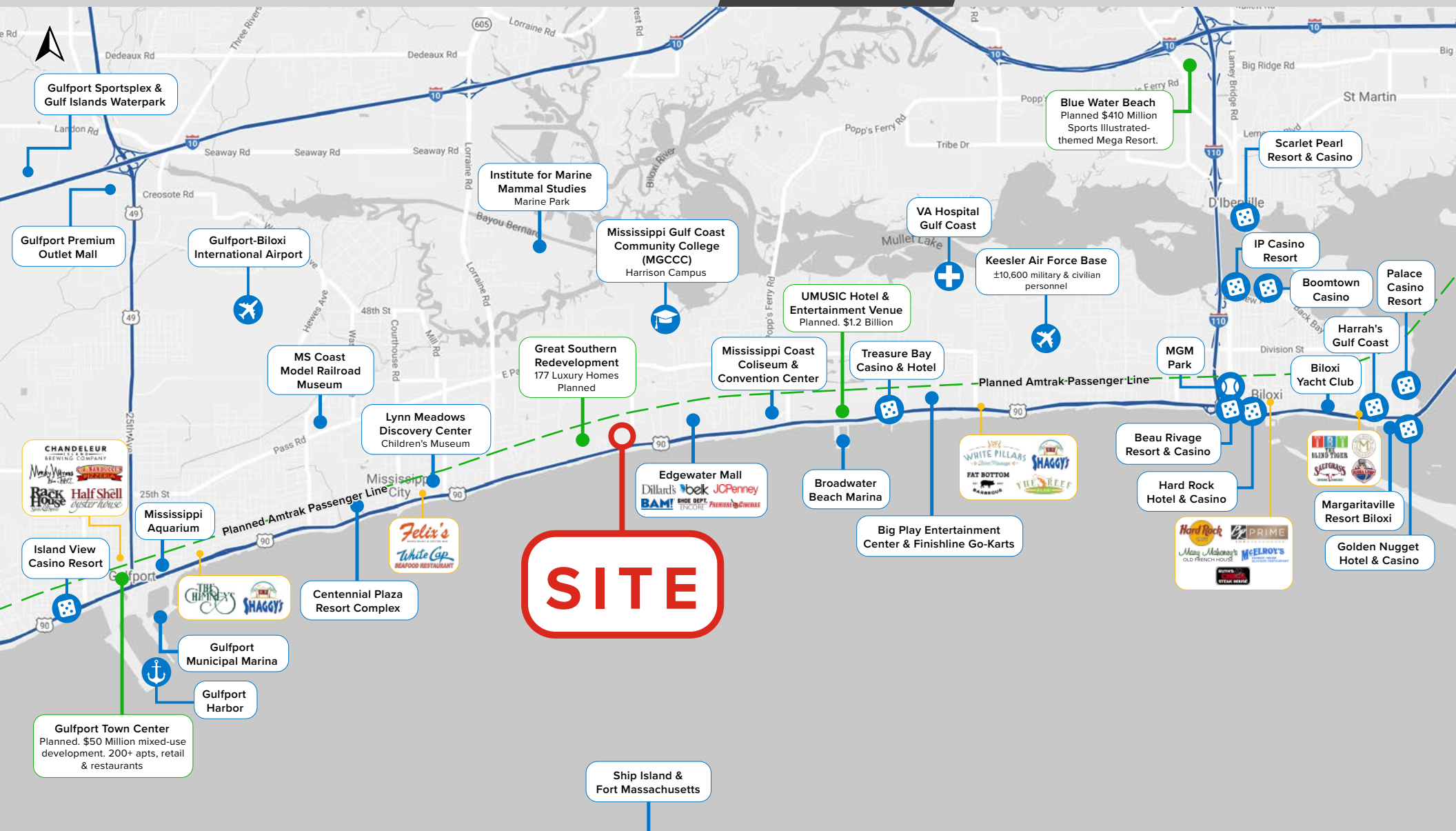
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## MISSISSIPPI GULF COAST

~14 million people visit the Mississippi Gulf Coast annually. Featuring 60 miles of white sandy beaches, exciting casinos, entertainment venues, and numerous dining options, the Gulf Coast has long been a popular destination for summer beach trips and spring-breakers. Visitors are mostly from Memphis, New Orleans, Mobile, Pensacola, Dallas-Ft. Worth, and Atlanta.

The 12 Gulf Coast casinos generated \$1.56 billion in casino revenue (2023).

Mississippi Gulf Coast is home to all branches of the military which employs ±20,000 military & civilian personnel in the area.

## MAJOR INVESTMENTS ON THE COAST

\$1.2 billion UMUSIC Resort and Entertainment Venue by Universal Music planned and expected to draw 2 million visitors a year. *HospitalityInvestor, 1/23*

\$410 million Sports Illustrated Mega Resort tentatively named Blue Water Beach planned. Expected to attract 1-2 million annual visitors when opened. *Sun Herald 11/23*

\$66 million dollars in funding secured for Amtrak's planned Gulf Coast passenger rail service from New Orleans to Mobile with proposed stops in Bay St. Louis, Gulfport, Biloxi, and Pascagoula. *Mississippi Today, 8/22*

\$50 million Gulfport Town Center, a mixed-use development to feature 200+ luxury apartments, retail, restaurants and a pool *WLOX, 1/23*

\$50 million, 80,000 SF Buc-ee's Travel Center under construction in Pass Christian. Projected opening November 2024 *NOLA.com, 3/24*

New \$4 million Aldi grocery store now open in Ocean Springs. *8/22*

PLANNED GULFPORT TOWN CENTER



PLANNED UMUSIC RESORT & ENTERTAINMENT VENUE



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## 2024 DRIVE TIME DEMOGRAPHICS

5 MIN

10 MIN

20 MIN



POPULATION

15,734

43,868

114,745



AVG. HH  
INCOME

\$68,175

\$75,344

\$76,064



HOUSEHOLDS

7,332

18,943

47,591

