



PRIME COMMERCIAL CORNER IN BILOXI, MS

Popp's Ferry Road and Atkinson Road, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

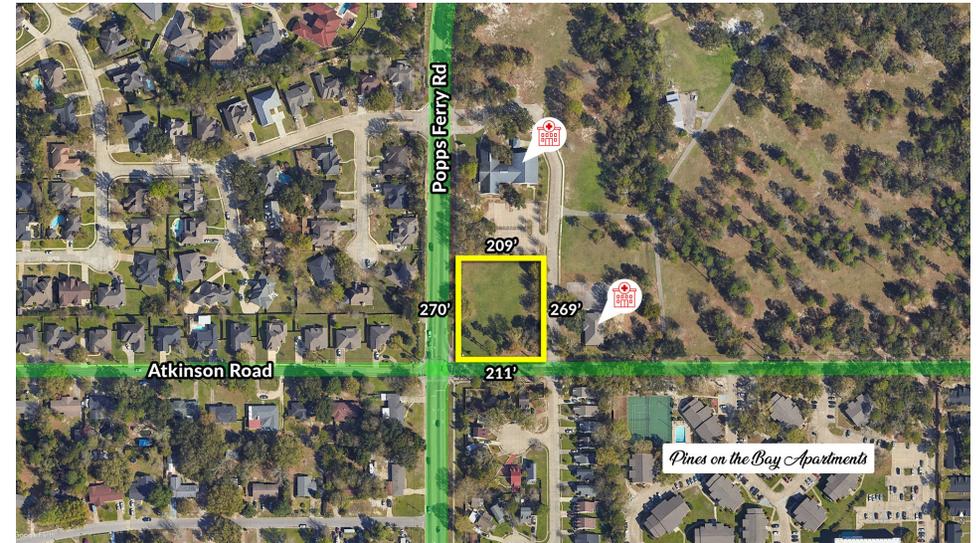
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PROPERTY DESCRIPTION

Positioned at the northeast corner of Popp's Ferry Road and Atkinson Road, this 1.29 acre site offers excellent visibility and accessibility in one of Biloxi's most active commercial corridors. Zoned LB – Limited Business, the property is ideal for a wide range of commercial, professional, or service-oriented developments.

Located in close proximity to the high-traffic intersection of Pass Road and Popp's Ferry Road, the site benefits from steady daily traffic and strong surrounding demographics. The area is home to dozens of national retailers, popular restaurants, medical offices, and service businesses, creating an ideal environment for new commercial opportunities.

PROPERTY HIGHLIGHTS

- Signalized, high-exposure corner
- LB – Limited Business zoning allows flexible commercial use
- Direct access and visibility along Popp's Ferry Road
- Close proximity to major retail, dining, and medical hubs
- Strong traffic counts and excellent area growth

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	1.29 Acres

LAND FOR SALE

PROPERTY SUMMARY





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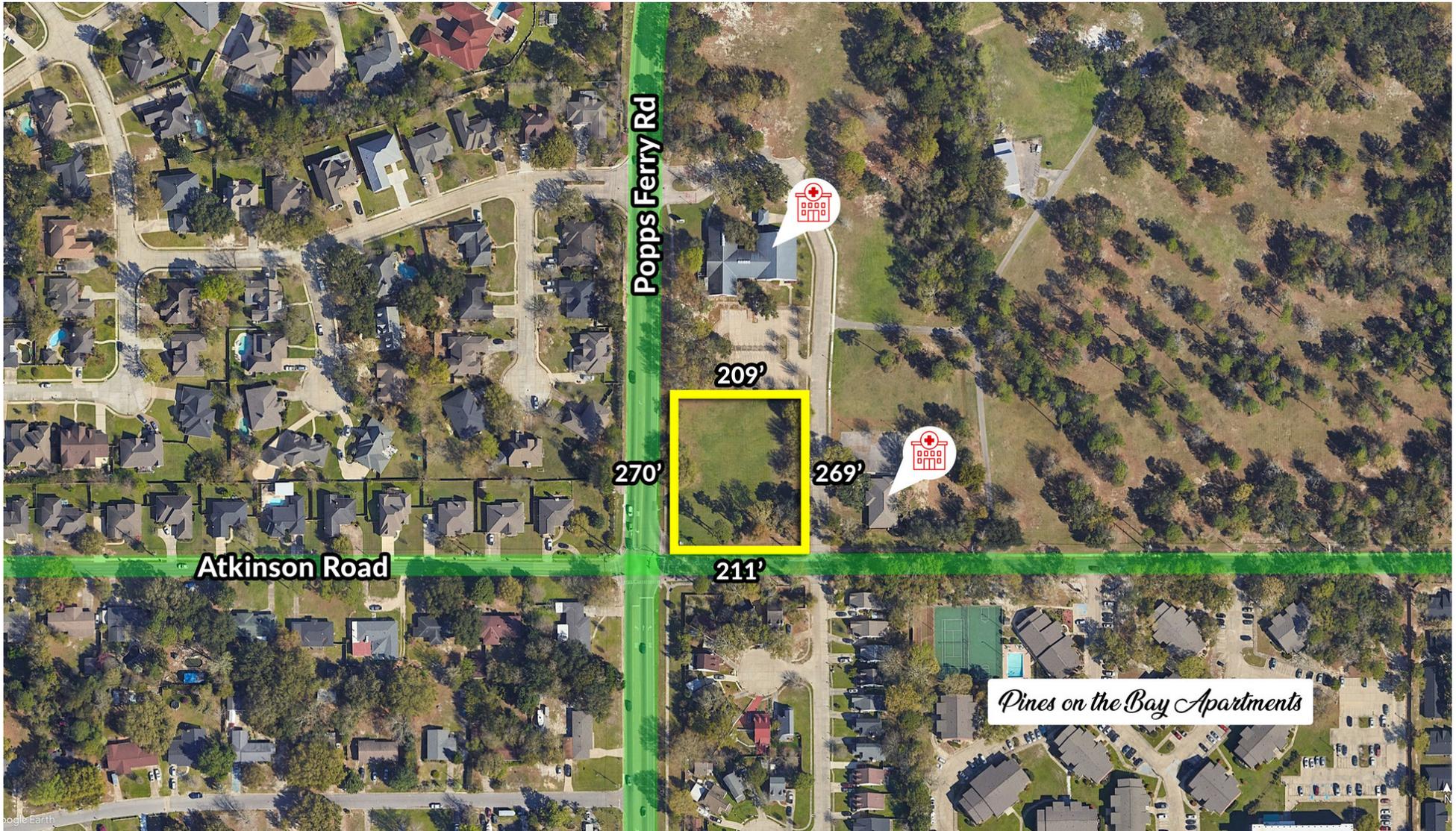
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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

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LAND FOR SALE

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SOUTHEAST COMMERCIAL REAL ESTATE

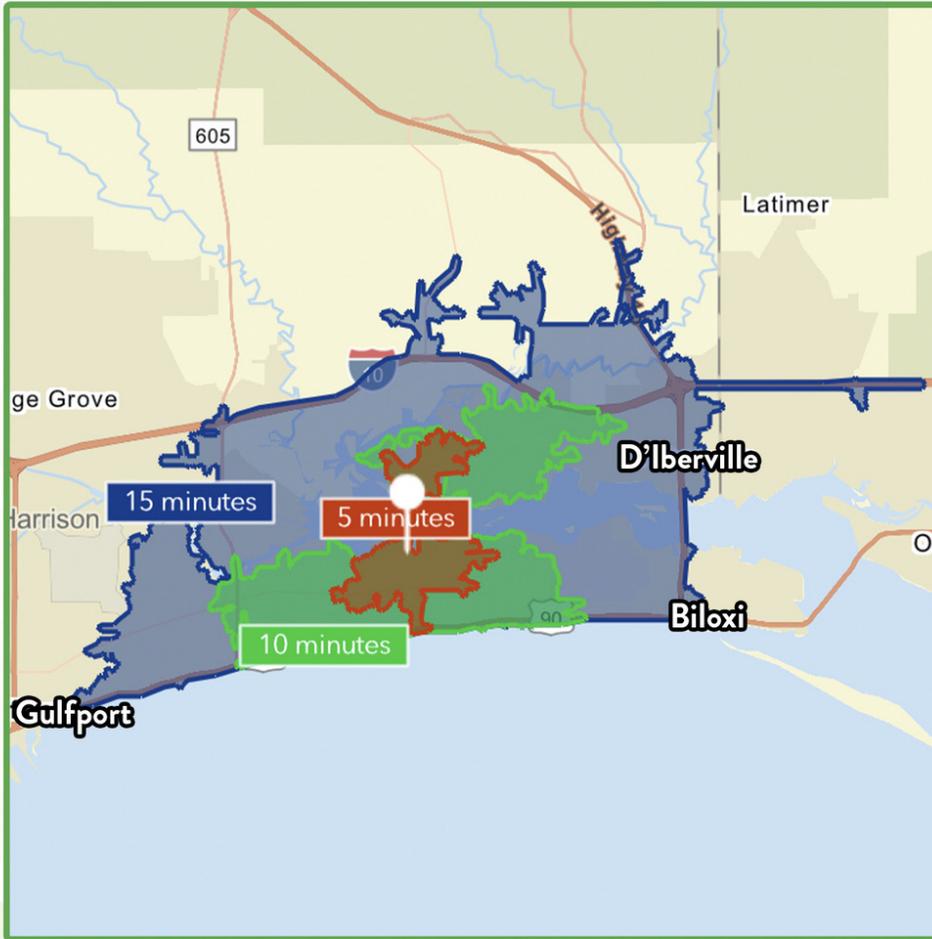


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\$86,641

Average Household Income within 15 minutes of site.



38.9

Median Age

Within 15 minutes of site.



33,342

Number of housing units within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	10,282	36,750	67,976
Average HH Income	\$101,491	\$84,668	\$86,641
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	10,366	37,111	68,761
Average HH Income	\$110,839	\$93,437	\$95,984

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL REAL ESTATE

