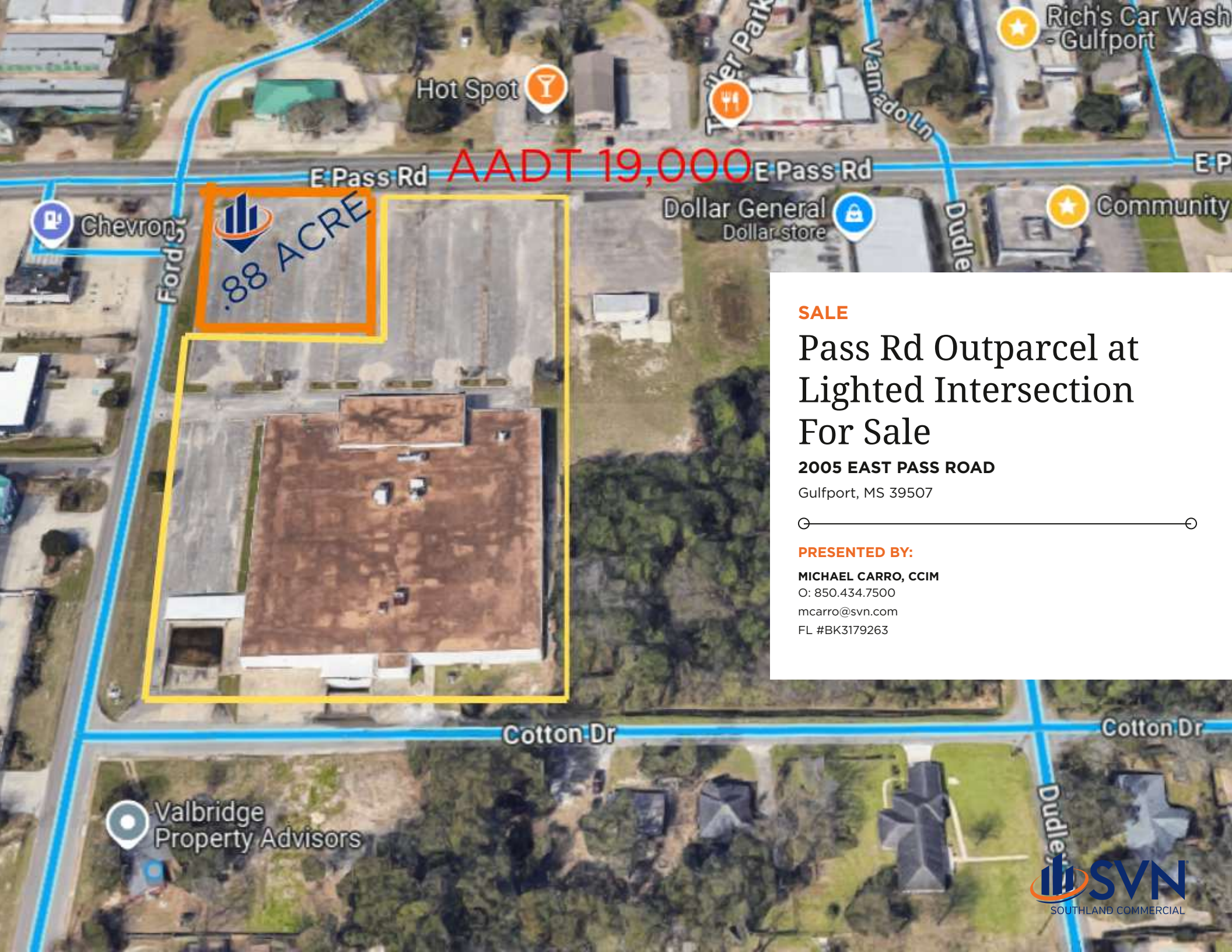




Hot Spot

Teller Park

Varnado Ln

Rich's Car Wash - Gulfport

E Pass Rd

AADT 19,000

E Pass Rd

E P

Chevron

Ford St

.88 ACRE

Dollar General
Dollar store

Dudley

Community

SALE

Pass Rd Outparcel at Lighted Intersection For Sale

2005 EAST PASS ROAD

Gulfport, MS 39507

PRESENTED BY:

MICHAEL CARRO, CCIM

O: 850.434.7500

mcarro@svn.com

FL #BK3179263

Valbridge
Property Advisors

Cotton Dr

Cotton Dr

Dudley

SVN
SOUTHLAND COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	0.88 Acres

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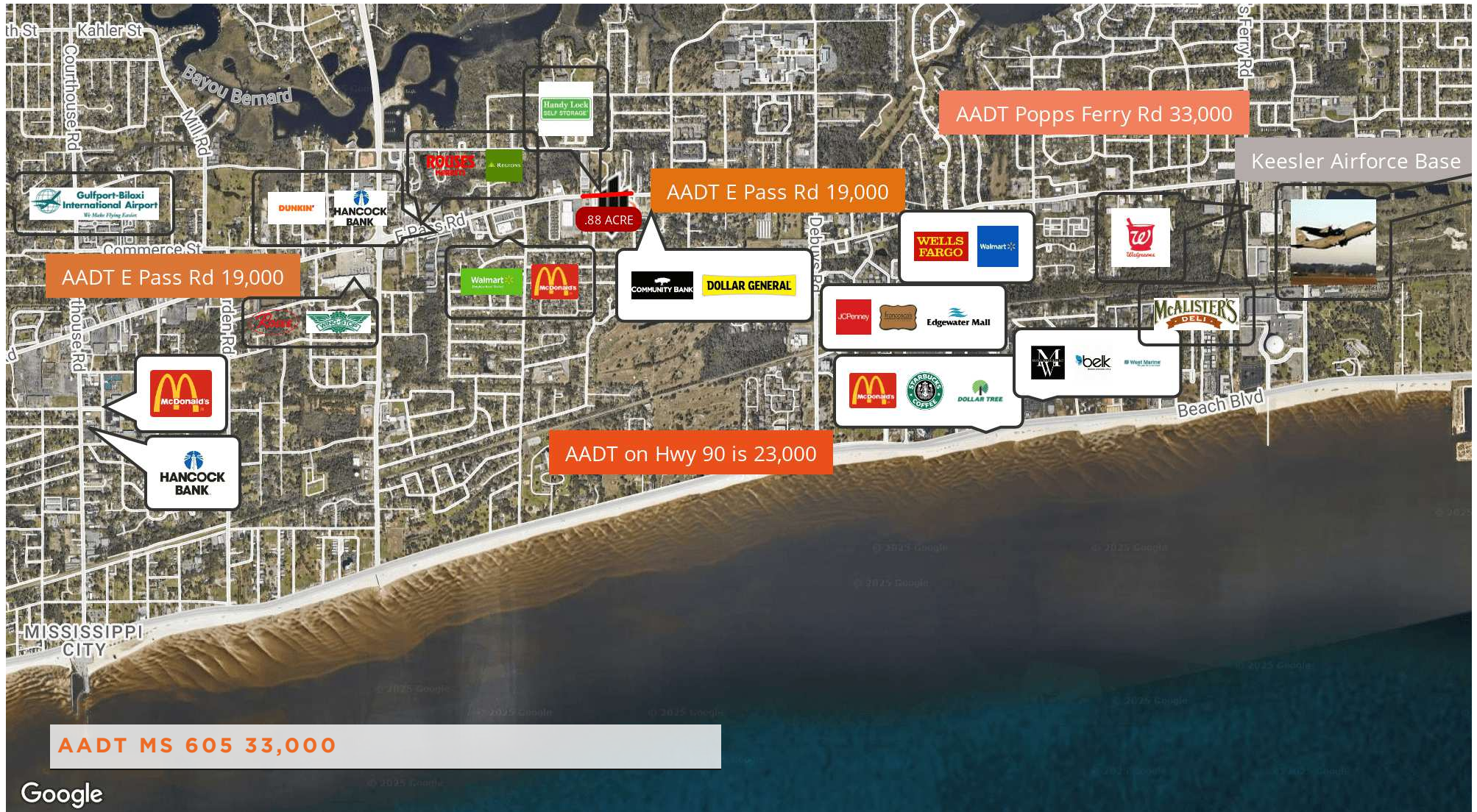
PROPERTY DESCRIPTION

Discover a prime investment opportunity at 1930 East Pass Road, Gulfport, MS, 39507. This well-located property, zoned T4+ General Urban, offers a desirable opportunity for Land/Retail-Pad investors. Situated in the vibrant Gulfport area, this property presents an excellent prospect for development or investment in a thriving commercial real estate market.

PROPERTY HIGHLIGHTS

- Zoned T4+ General Urban
- Prime location in Gulfport area
- Ideal for Land/Retail-Pad investment
- ADDT 19,000

RETAILER MAP



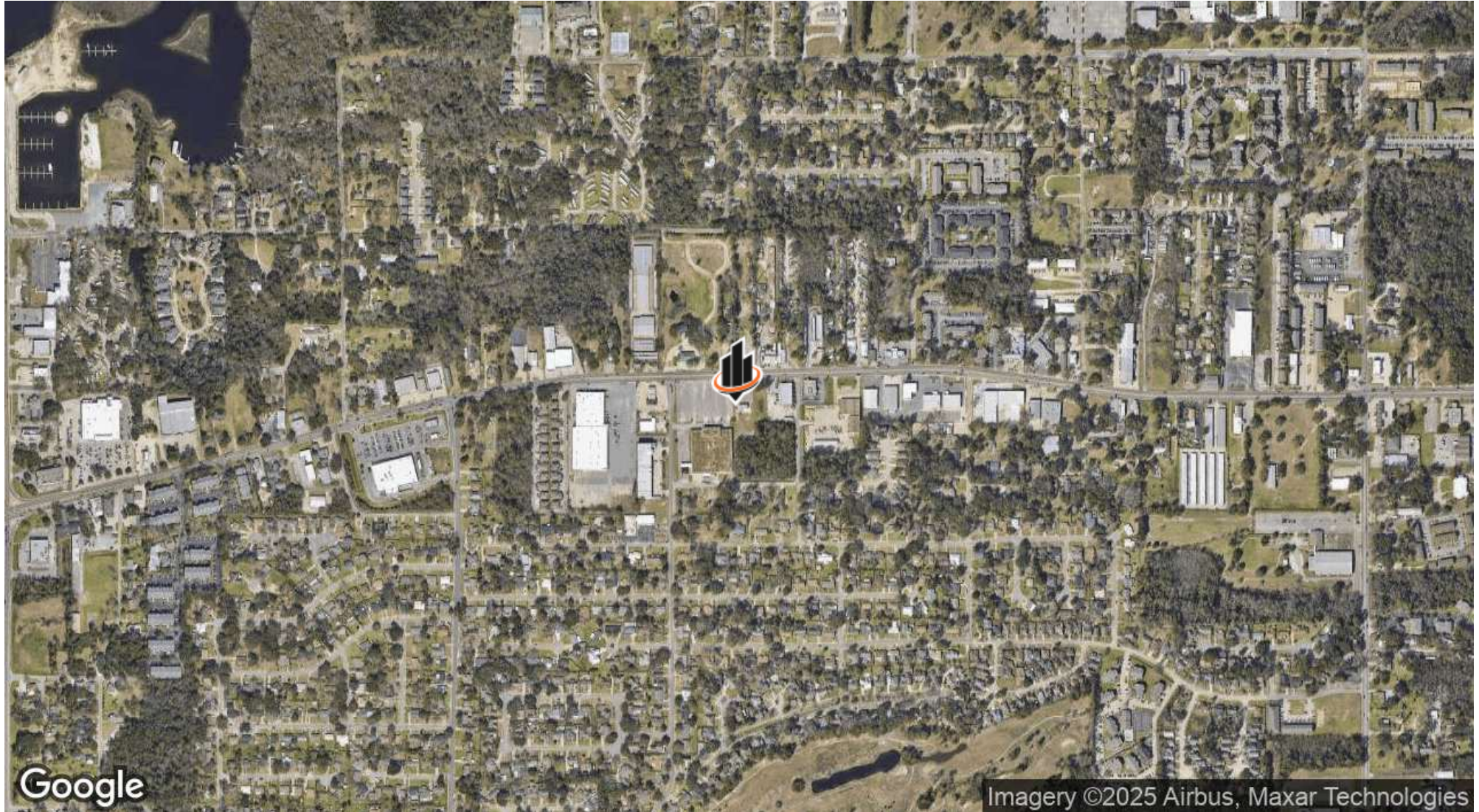
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AERIAL MAP



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ADDITIONAL PHOTOS



MICHAEL CARRO, CCIM

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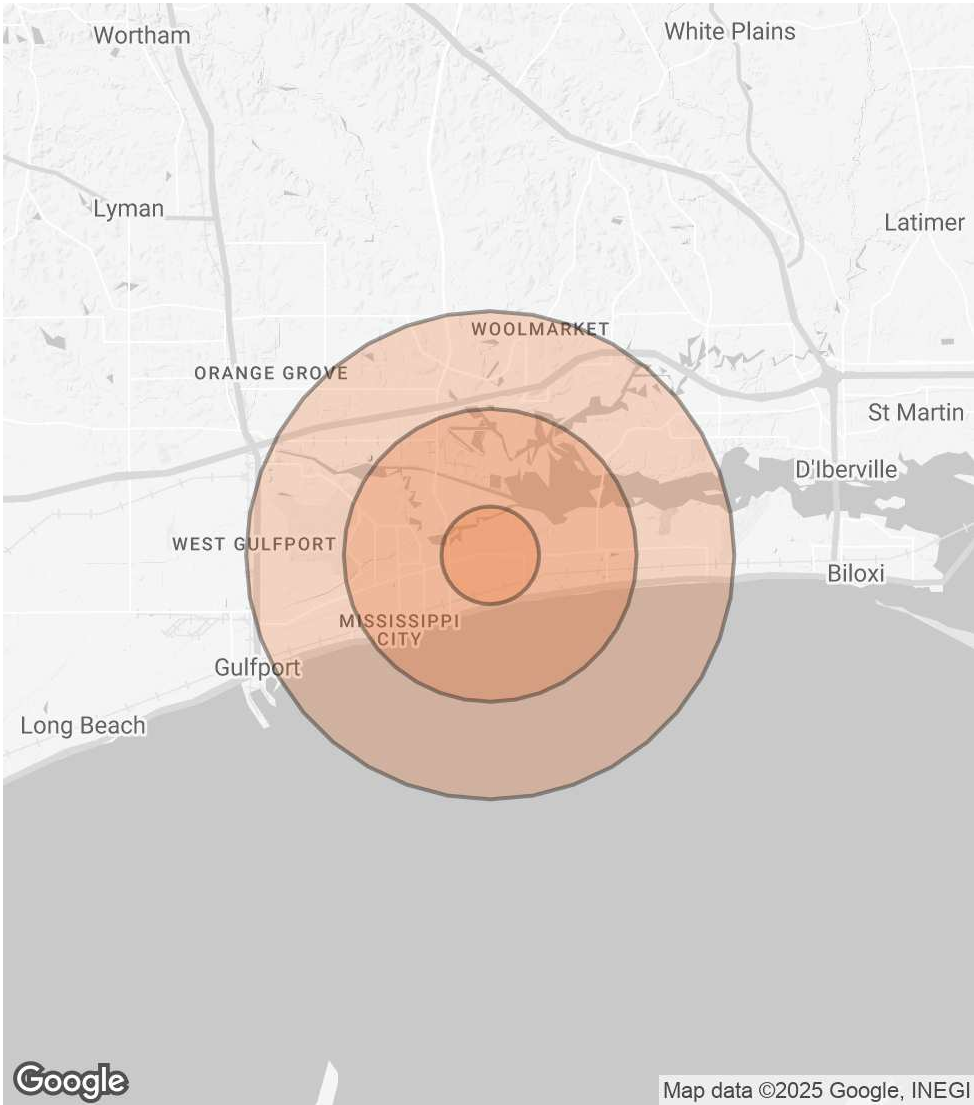
FL #BK3179263

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,040	31,386	67,773
AVERAGE AGE	43	43	41
AVERAGE AGE (MALE)	42	42	40
AVERAGE AGE (FEMALE)	43	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,598	13,733	28,043
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$65,247	\$86,025	\$80,846
AVERAGE HOUSE VALUE	\$344,870	\$338,964	\$263,185

Demographics data derived from AlphaMap



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