

PARCELS FOR SALE

ASKING PRICE

- \$2,225,540

PROPERTY SUMMARY

45.3 Acres – Prime Mixed-Use Development Opportunity in Gulfport, MS

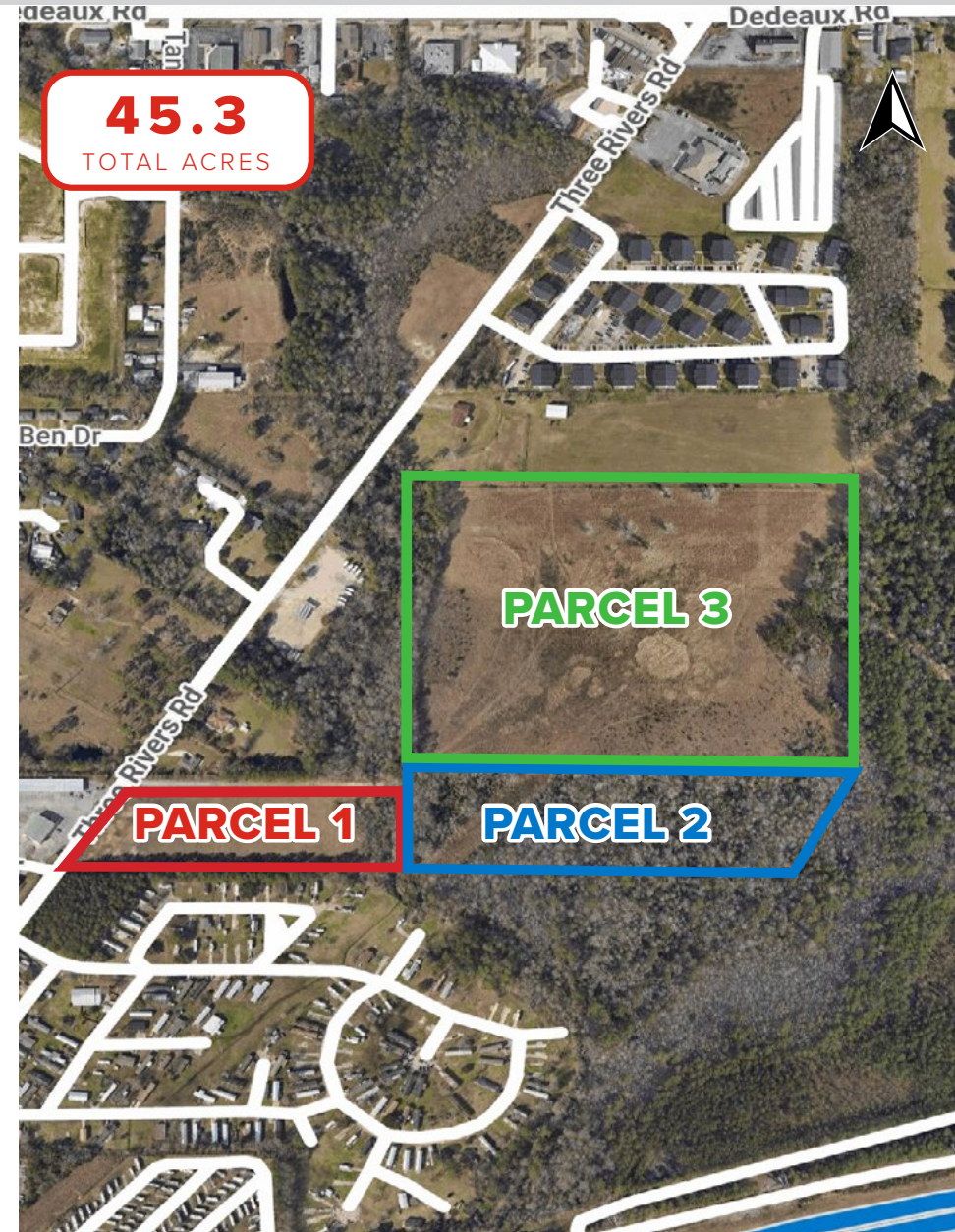
Introducing 45.3 acres of strategically located land in Gulfport, Mississippi on Three Rivers Road, offering a unique opportunity for mixed-use development. The property features split zoning with B-2 (General Business District) and RB (Residence Business District) designations, allowing for a versatile blend of commercial and residential uses. Situated north of Interstate 10 and in close proximity to Crossroads Mall and the surrounding retail corridor. The location places future residents within minutes of shopping, dining, healthcare, and employment centers, while also providing convenient connectivity to downtown Gulfport, Gulfport-Biloxi International Airport, and the Mississippi Gulf Coast. With the region's growing demand for housing, the property presents an attractive opportunity for a residential development component—whether single-family, townhomes, or multifamily. The parcel fronting Three Rivers Road is zoned B-2 zoning allowing for mixed use or complementary commercial uses, upon entering the development, creating a live-work-play environment in one of Gulfport's most dynamic growth areas.

HIGHLIGHTS

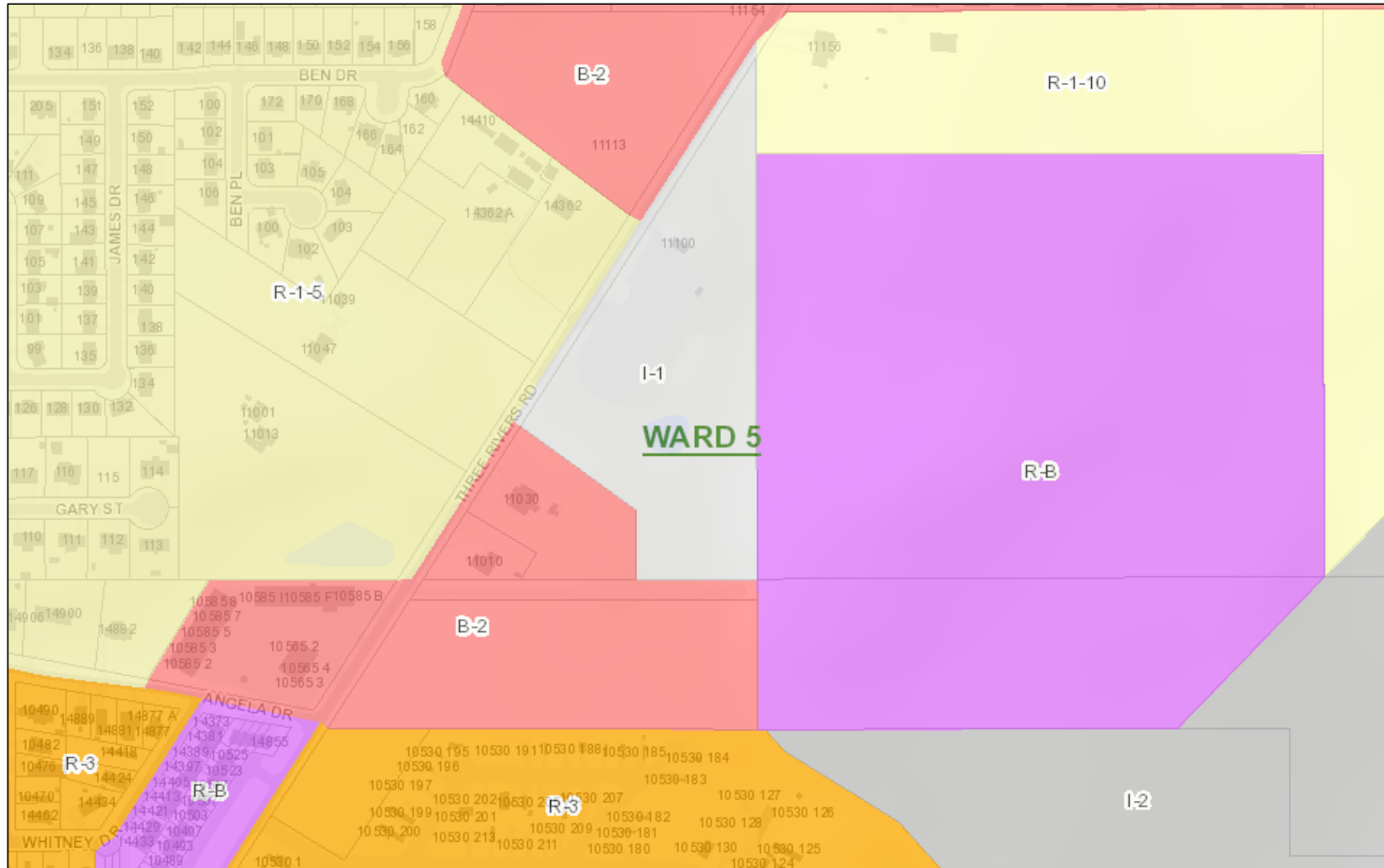
- 45.3 acres
- Split +/- 6 acres zoned B-2 (General Business) & +/- 39 acres zoned RB (residential)
- North of I-10, near Crossroads Mall and other major retailers
- Housing opportunities with supporting retail/office uses
- Convenient to I-10, Gulfport-Biloxi Airport, and Coast attractions
- Excellent linkage to schools, area retailers, medical services and commuter corridors
- Well-positioned for a master-planned housing development with integrated commercial elements, offering both immediate and long-term value in a high-growth corridor of Gulfport

PARCEL BREAKDOWN



- **Parcel 1 (0809B-01-001.000)**
+/- 6 acres zoned B2, fronting Three Rivers Road
- **Parcel 2 (0809A-01-010.000)**
+/- 9.2 acres zoned RB
- **Parcel 3 (0808P-01-012.000)**
+/- 30.1 acres zone RB

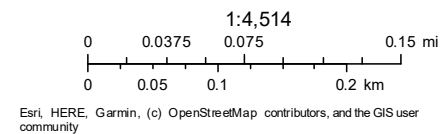


Three Rivers Rd. Pecan Orchard Tracts



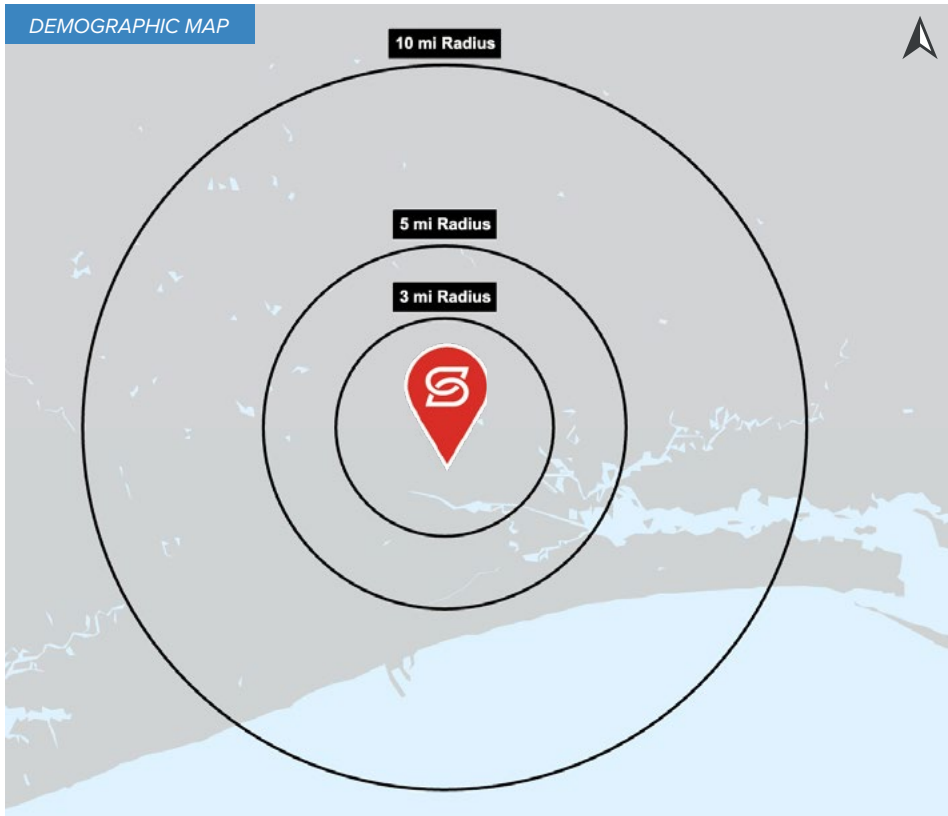
September 12, 2025

-  Hybrid Zones
-  Government Property
-  Hybrid
-  Wards






Gulfport GIS
MARIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | City of Gulfport GIS Department | Harrison County Geographic Information Services Department |





2025 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE		3 MILE	5 MILE	10 MILE
 POPULATION	33,135	64,227	170,148	 AVG. HH INCOME	\$76,290	\$79,520	\$82,427	 HOUSEHOLDS	12,574	25,167	67,781