



RETAIL SITE ADJACENT HARDY CT. SHOPPING CNTR.

9 Pass Rd, Gulfport, MS 39507

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mluffey@southeastcre.com



PROPERTY DESCRIPTION

REDUCED! Southeast Commercial is pleased to offer this .91 acre lot located on busy Pass Road in Gulfport, MS. The lot is zoned B-2 General Business District, making it ideal for various retail establishments. This site is the former location of Red Arrow Car Wash, and was purchased by CARite to develop a new tunnel carwash. The tunnel building kit is on site and is included in the price, but no equipment is included. CARite received all approvals from the City of Gulfport, but do to extenuating circumstances, did not move forward with this development.

This lot is on one of Gulfport's main retail corridors and contiguous to Hardy Court Shopping Center, which is anchored by Big Lots, Froogel's Grocery, and many other regional and national retailers. Contact the listing agent for more information. Clean Phase I & II on file.



OFFERING SUMMARY

Sale Price:	\$549,900
Lot Size:	0.91 Acres
Zoning:	B-2 General Business District

LAND FOR SALE

PROPERTY SUMMARY





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LAND FOR SALE

AERIAL





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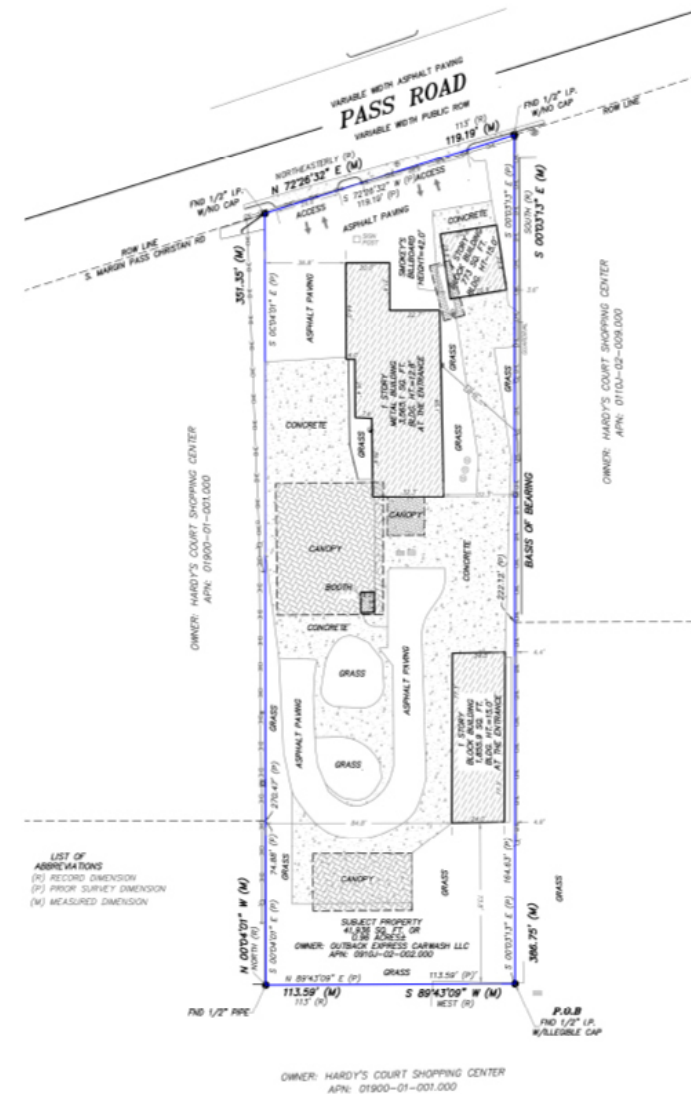
9 Pass Rd, Gulfport MS



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: July 20, 2021



LAND FOR SALE

SURVEY/PLAT MAP





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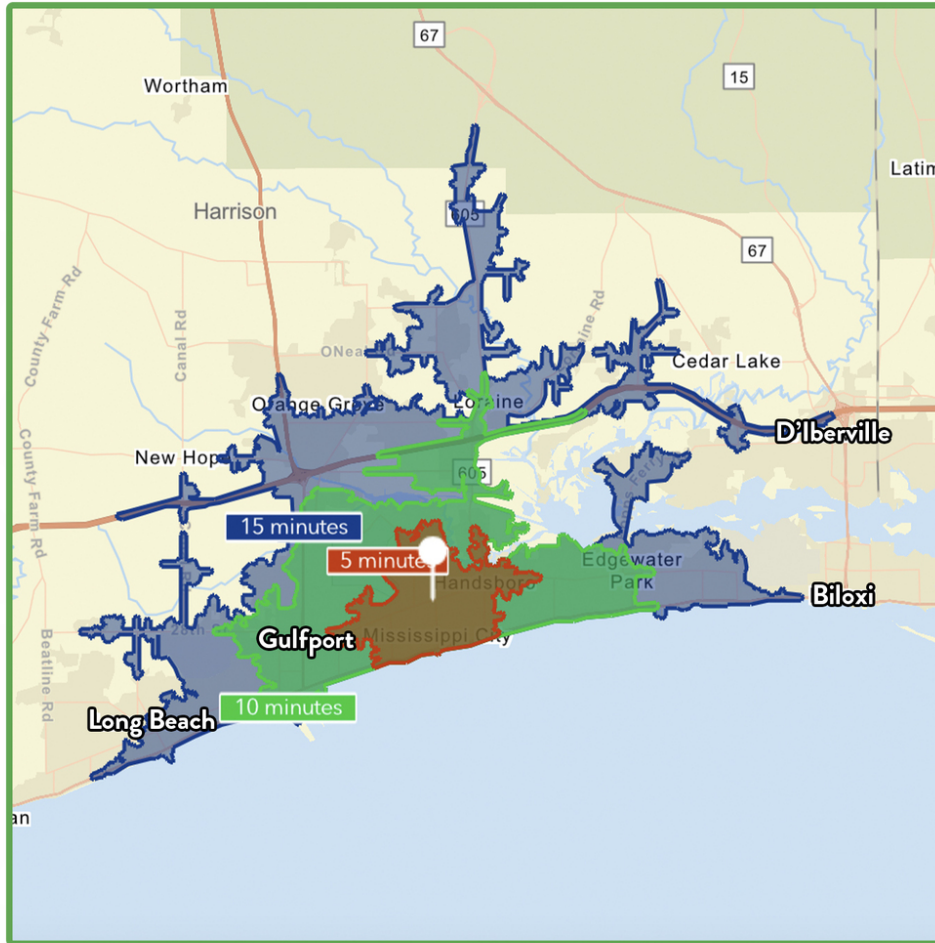
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AAD73,000
King
533'
389'
107'



\$69,969

Average Household Income
within 15 minutes of site.



37.3

Median Age
Within 15 minutes of site.



38,279

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	14,610	41,527	81,600
Average HH Income	\$68,551	\$70,021	\$69,969
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	14,659	41,348	81,419
Average HH Income	\$75,692	\$76,890	\$77,011

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



SOUTHEAST
COMMERCIAL
REAL ESTATE