



Creosote Road, Gulfport, MS 39503

+/-34 ACRES JUST SOUTH OF GULFPORT PREMIUM OUTLETS

TIM CARLSON • PRINCIPAL

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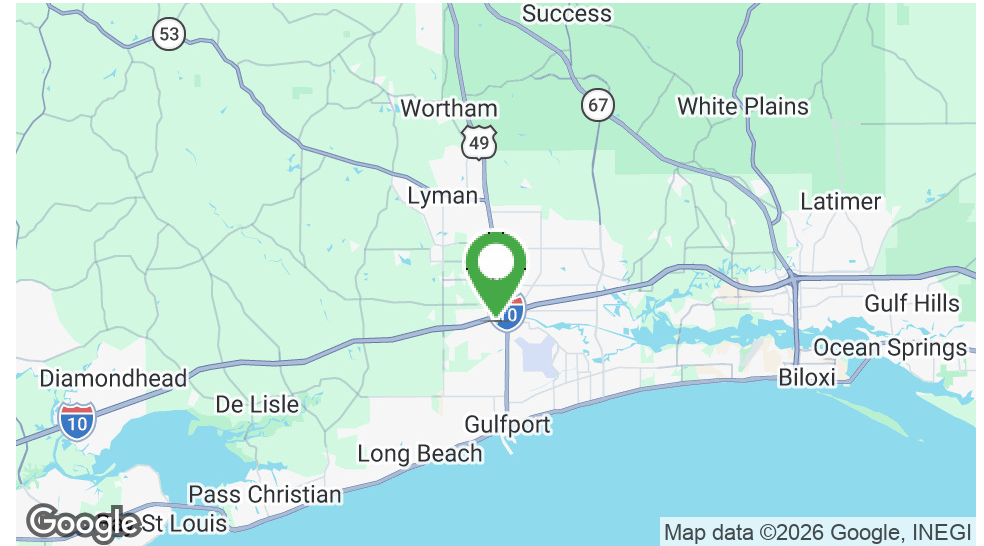
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PROPERTY DESCRIPTION

Southeast Commercial Real Estate is pleased to present a rare ±34 acre commercial development opportunity in one of the Mississippi Gulf Coast's most active retail and commercial corridors. Strategically positioned directly across from Gulfport Premium Outlets, the property offers exceptional visibility, accessibility, and exposure in a high-traffic location.

Zoned B-4 Highway Business District, the site is well suited for a wide range of commercial uses including retail, hospitality, entertainment, mixed-use development, automotive, medical, and service-oriented businesses. Its expansive acreage provides the flexibility to accommodate large-scale projects while offering ample room for phased development or multiple users.

Located just minutes from Interstate 10, U.S. Highway 49, and the Gulf Coast's premier retail destinations, the property is surrounded by national retailers, restaurants, hotels, and established residential neighborhoods. This prime location places future development in the heart of Gulfport's continued commercial growth.

Whether you're seeking a flagship retail location, a mixed-use development site, or a long-term investment opportunity, Creosote Road offers the size, zoning, and location to bring your vision to life.

PROPERTY HIGHLIGHTS

- 34 acres of prime commercial development land
- B-4 Highway Business District zoning allows for a wide variety of commercial uses
- Located directly across from Gulfport Premium Outlets
- Situated in one of the Mississippi Gulf Coast's strongest retail corridors
- Excellent visibility and accessibility from Cowan Road
- Minutes from Interstate 10 and U.S. Highway 49
- Surrounded by national retailers, restaurants, hotels, and major commercial developments

OFFERING SUMMARY

Sale Price:	\$1,619,000
Lot Size:	34.30 Acres

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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LAND FOR SALE

AERIAL



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REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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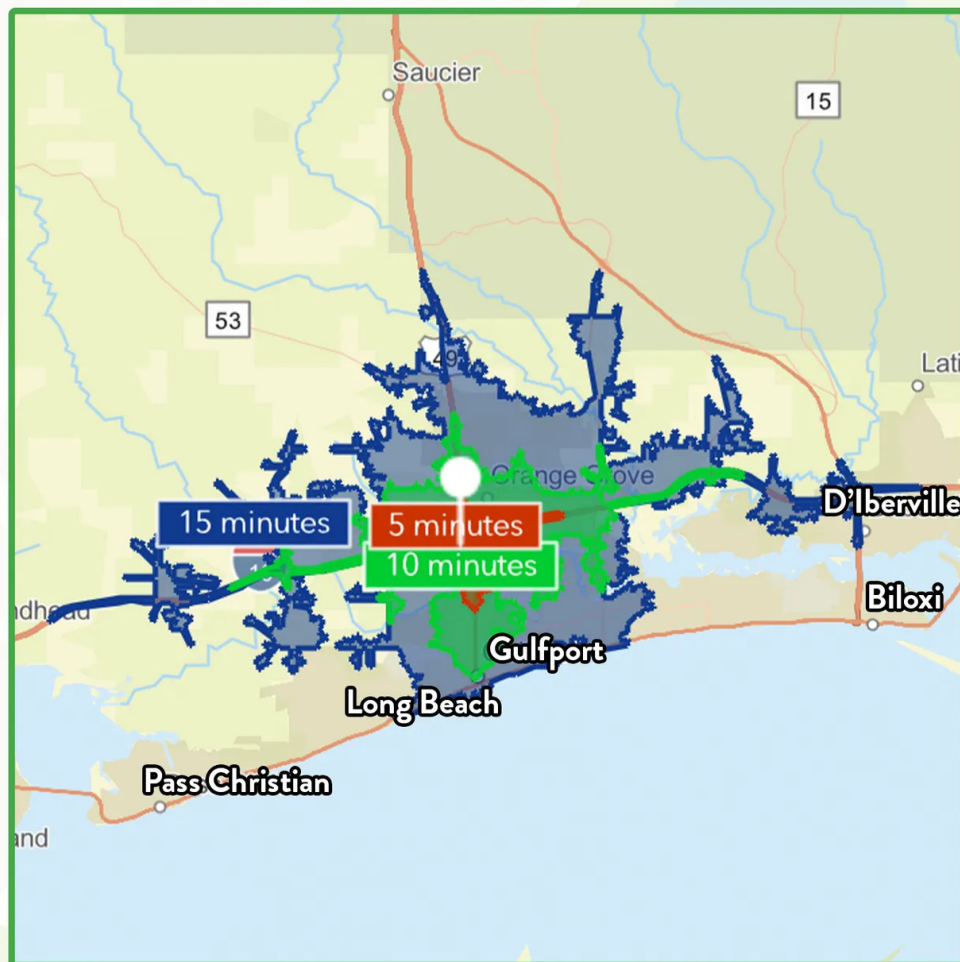
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\$81,539

Average Household Income
within 15 minutes of site.



38.9

Median Age
Within 15 minutes of site.



39,433

Number of housing units
within 15 minutes of site.

2026 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	1,072	28,301	86,089
Average HH Income	\$47,275	\$73,541	\$81,539
2031 Projections	5 Minutes	10 Minutes	15 Minutes
Population	1,099	29,109	88,420
Average HH Income	\$53,195	\$82,655	\$91,781

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



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