

PARCELS FOR SALE

ASKING PRICE

- \$1,569,858: +/- 22.73 Acres Combined

PROPERTY SUMMARY

Outstanding industrial development opportunity in Gulfport's premier Bernard Bayou Industrial Park. This property is perfectly situated for small park flex development or single-use developments including warehouse distribution, trucking, cold storage, and manufacturing. Combined total acreage: +/- 22.73 acres. Smaller divisible sizes range from 1.5 AC - 4 AC for the parcels fronting Fastway Lane. Rail fronts the property line along Seaway Rd. and is owned by the Harrison County Development Commission, which with approvals from HCDC and Mississippi Power, can be expanded on-site. With the location proximity to I-10, HWY 49, Bayou Bernard Industrial Seaway, and its connectivity to the Port of Gulfport, this property could not be better situated for industrial development

PARCEL BREAKDOWN

- Parcels 1 & 2 (0809A-02-001.000 & 0809H-01-002.000)**
(must be sold together) +/- 19.73 acres: \$1,289,178
- Parcel 3 (0909D-02-009.000)**
+/- 1.5-acre corner parcel located on Fastway Lane: \$150,000
- Parcel 4 (0909D-02-009.002)**
+/- 1.5-acre interior parcel located on Fastway Lane: \$130,680

ZONING

- I-2 (Heavy Industrial)

2025 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	33,283	78,803	168,485
Avg. HH Income	\$82,937	\$74,767	\$82,642



