

LAND FOR SALE

PARCEL SIZE

- 25 Acres

ASKING PRICE

- \$1,075,000

PROPERTY SUMMARY

Position your business for success with this exceptional 25-acre industrial-zoned tract located in Gulfport's established Bayou Bernard Industrial Park. Strategically situated just minutes from Interstate 10, Gulfport-Biloxi International Airport (4.5 miles), and the Port of Gulfport (9 miles) this site offers unmatched connectivity for manufacturing, distribution, logistics, and industrial development operations.

HIGHLIGHTS

- I-2: Heavy Industrial Zoning
- **Strategic Location:** Excellent access to major transportation corridors and regional markets.
- **Established Business Park:** Surrounded by a strong mix of industrial and commercial users.
- **Growth Corridor:** Positioned in one of the fastest-growing business hubs on the Mississippi Gulf Coast.
- Nearly 1,344 linear feet of I-10 visibility

NEARBY LANDMARKS

- I-10 & Hwy 49 Intersection - Less than 1.5 miles away
- Port of Gulfport - 9 miles away
- Gulfport-Biloxi International Airport - 4.5 miles away
- Mobile and Port of Mobile - 67 miles
- New Orleans and Port NOLA - 80 miles

2025 DEMOGRAPHICS

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



