

LAND FOR SALE

1126 Vermont Avenue
Ocean Springs, MS 39564

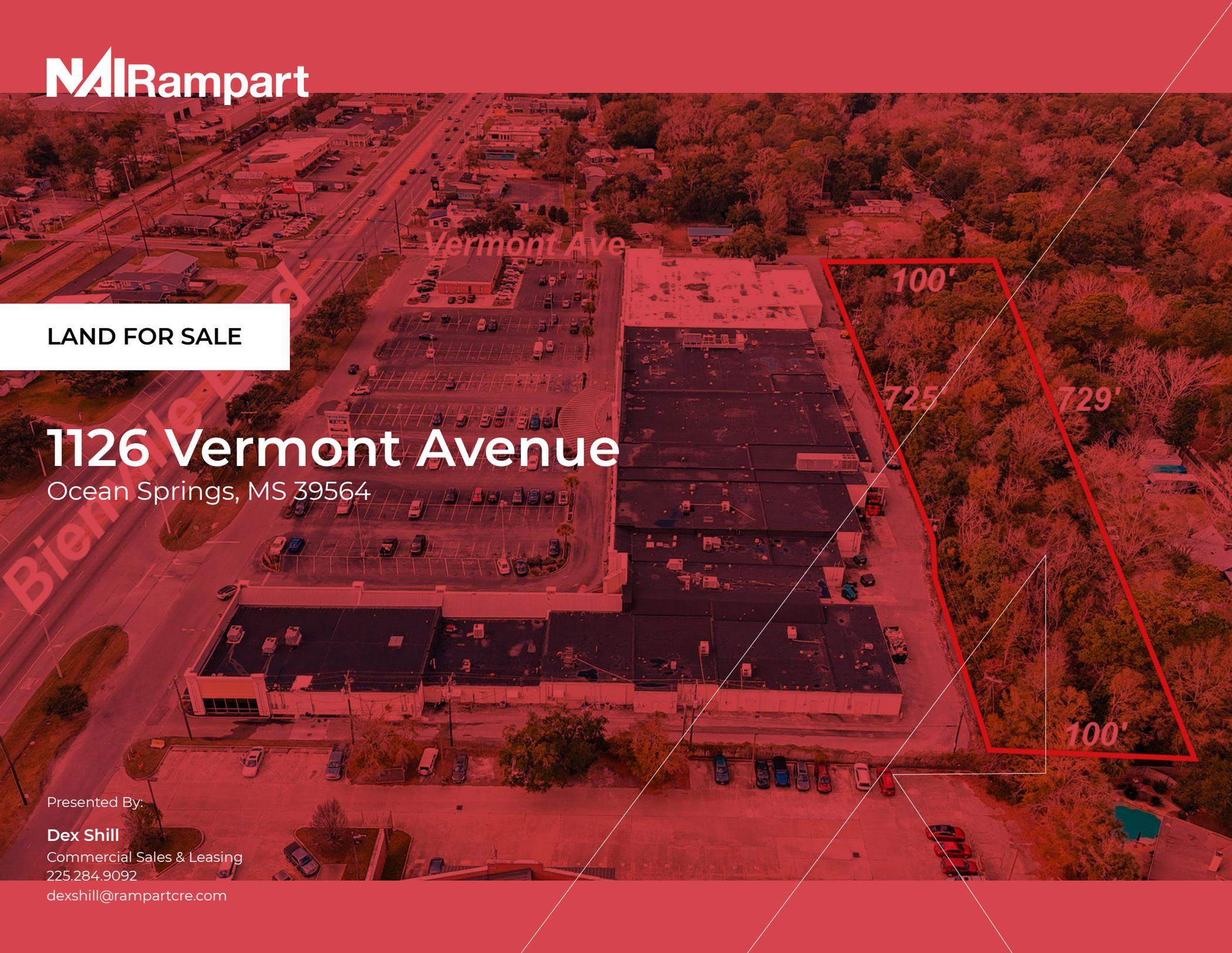
Presented By:

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PROPERTY HIGHLIGHTS

- ±1.68 acres available for sale
- Located behind the Aldi-anchored shopping center near Bienville Blvd (US-90)
- Strong surrounding retail corridor with established traffic drivers
- Convenient access to major thoroughfares and Interstate 10
- Positioned within the growing Ocean Springs submarket

PROPERTY DESCRIPTION

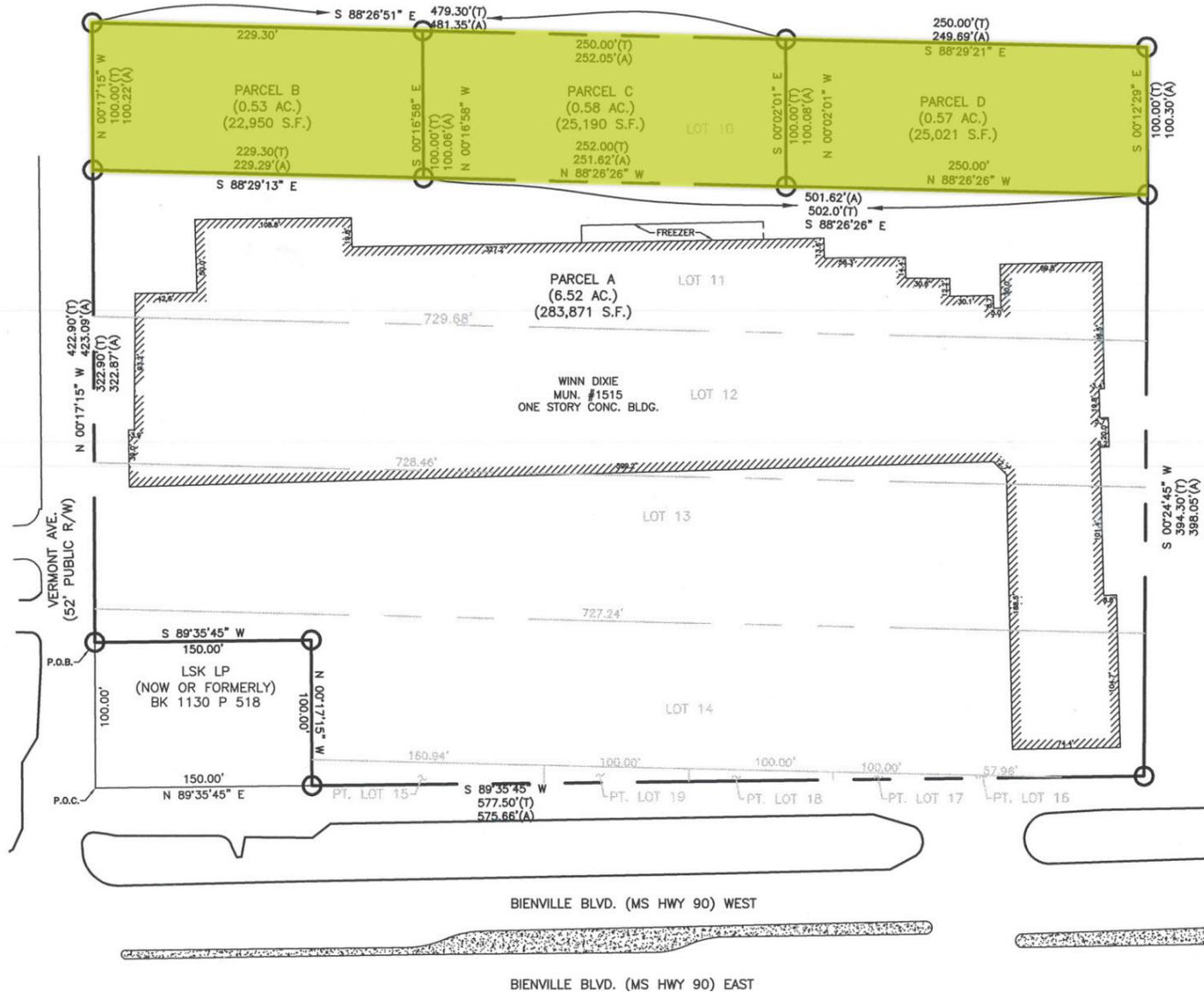
±1.68 acres of land available for sale in a rapidly growing area of Ocean Springs, MS. Tucked just behind the Aldi-anchored shopping center, the property offers a unique blend of accessibility and privacy, making it well-positioned for a variety of potential uses including residential development, self-storage, or other compatible projects. The site benefits from nearby retail demand drivers, established infrastructure, and continued growth along the Bienville Boulevard corridor, presenting an excellent opportunity for investors or developers seeking a strategically located parcel along the Mississippi Gulf Coast.

OFFERING SUMMARY

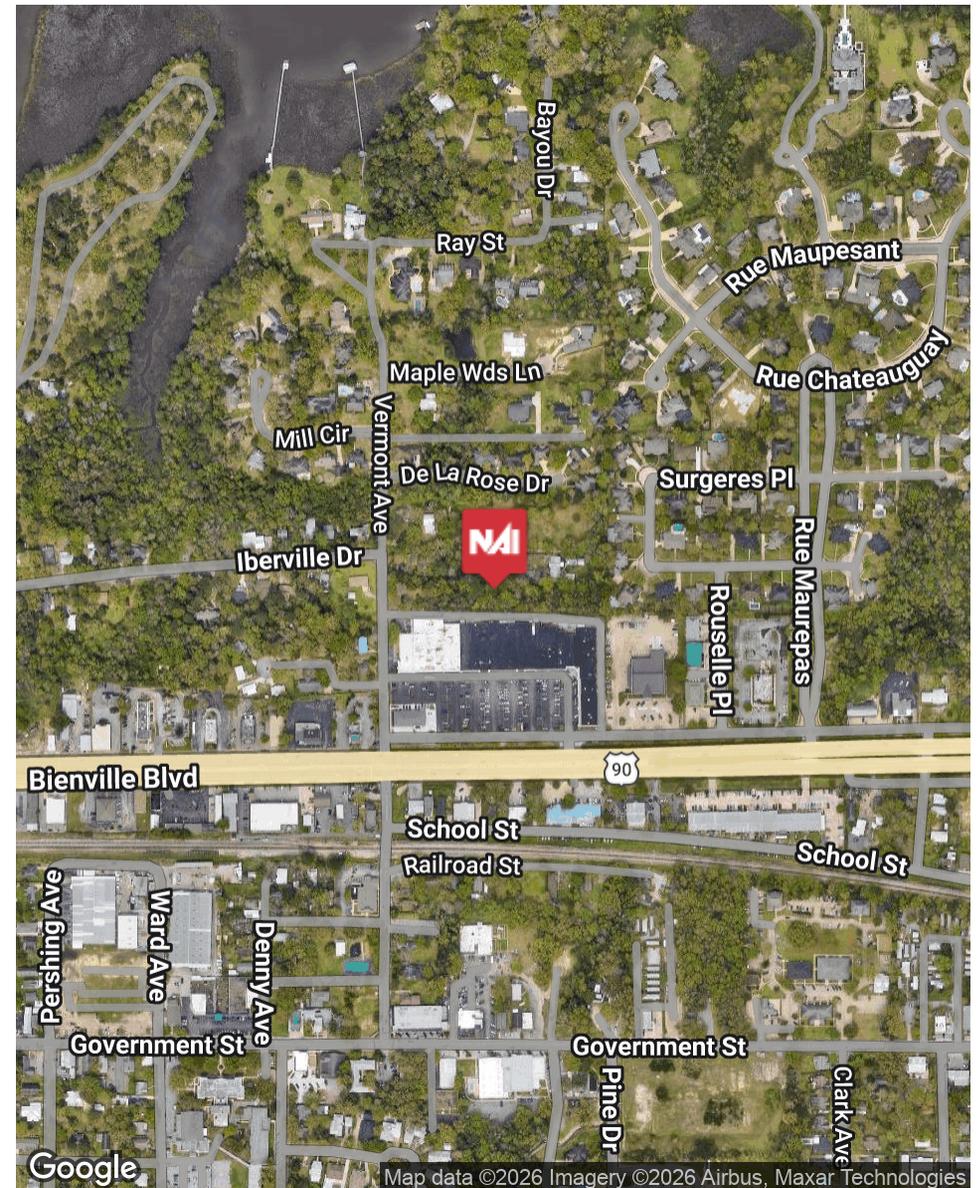
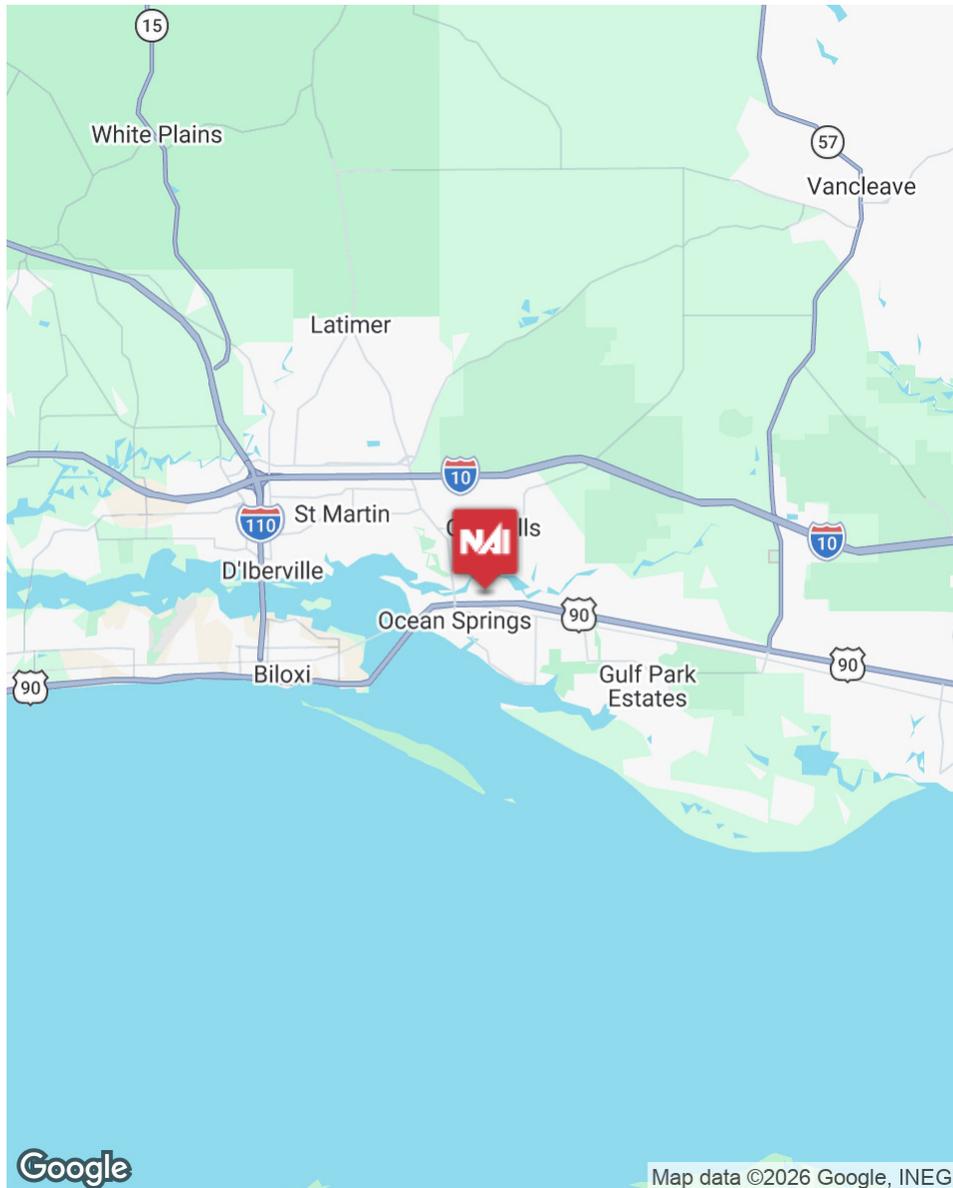
Sale Price:	\$300,000
Lot Size:	1.68 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,973	10,499	23,038
Total Population	4,167	25,225	56,860
Average HH Income	\$87,917	\$87,956	\$82,559

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Bienville Blvd

Vermont Ave

100'

725'

729'

100'

For More Information:

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