



PASCAGOULA EXCEPTIONAL DEVELOPMENT SITE

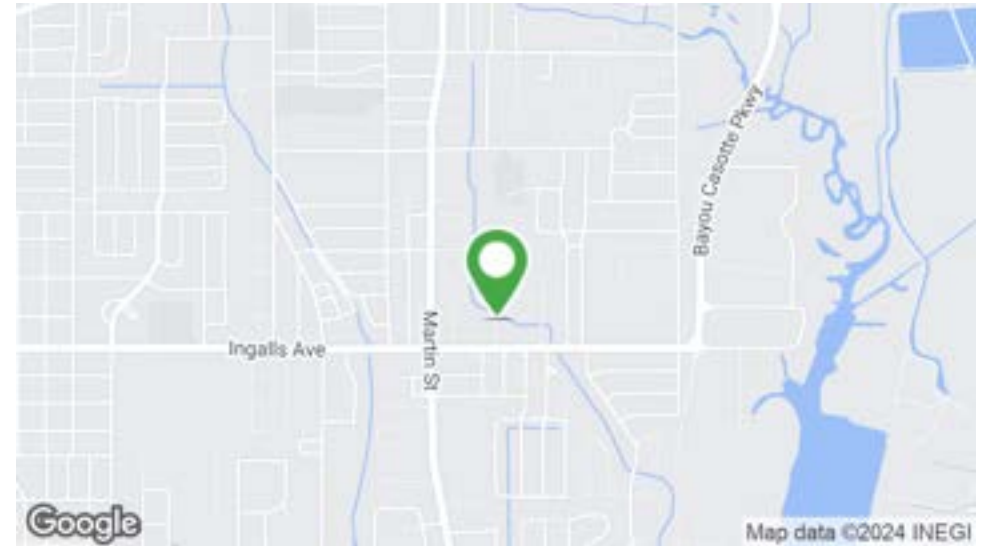
Holland St, Pascagoula, MS 39581

ANNE WARREN • ASSOCIATE

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PROPERTY DESCRIPTION

We are delighted to present this exceptional 16+acre Prime Development Site in Pascagoula, MS, showcasing a strategic location just north of Ingalls Avenue and south of Cherokee Elementary School with frontage on Holland, Arizona, and Douglas Ave. This property holds immense potential for various development opportunities given its size and favorable zoning designations of R-6 and MU-3. The prime positioning of the site offers convenience, being within walking distance to schools, churches, and daycare facilities. This accessibility not only enhances the property's appeal for potential developers but also makes it an attractive prospect for creating a vibrant community hub. The zoning designations provide flexibility for residential development. The proximity to essential amenities and educational institutions adds significant value to the site, making it an ideal location for a thoughtful and inclusive development. Whether considering single-family homes, duplexes, or a combination of both, this Prime Development Site stands as a promising canvas for those seeking to contribute to the growth and prosperity of the local community. Pascagoula is currently experiencing a notable transformation, fueled by the addition of the new Hwy 90 Retail Development Center. This center will proudly host national and regional tenants, including well-known brands such as ALDI, TJ Maxx, Burlington, Five Below, and Rack Room Shoes. The impending arrival of Hotel Whiskey adds another dimension to the areas growth, promising new opportunities for both residents and visitors alike. Make the call today to initiate the transformative journey of developing this site into a valuable addition to the community.

OFFERING SUMMARY

Sale Price:	\$320,000
Lot Size:	16.15 Acres

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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Ingalls Ave
Baptist Church



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ADDITIONAL PHOTOS

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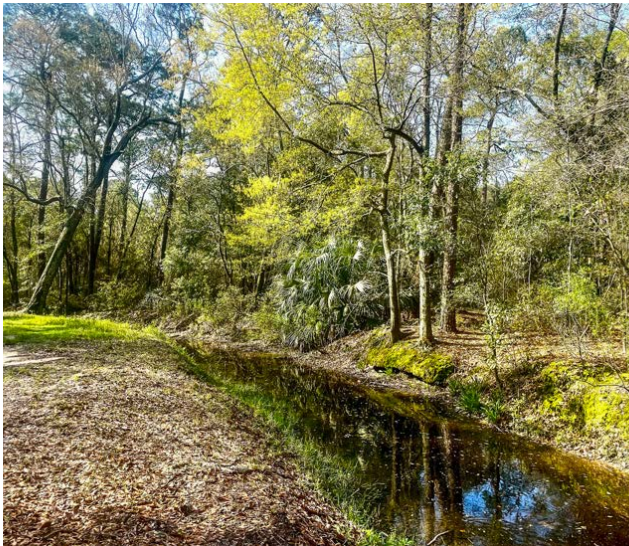
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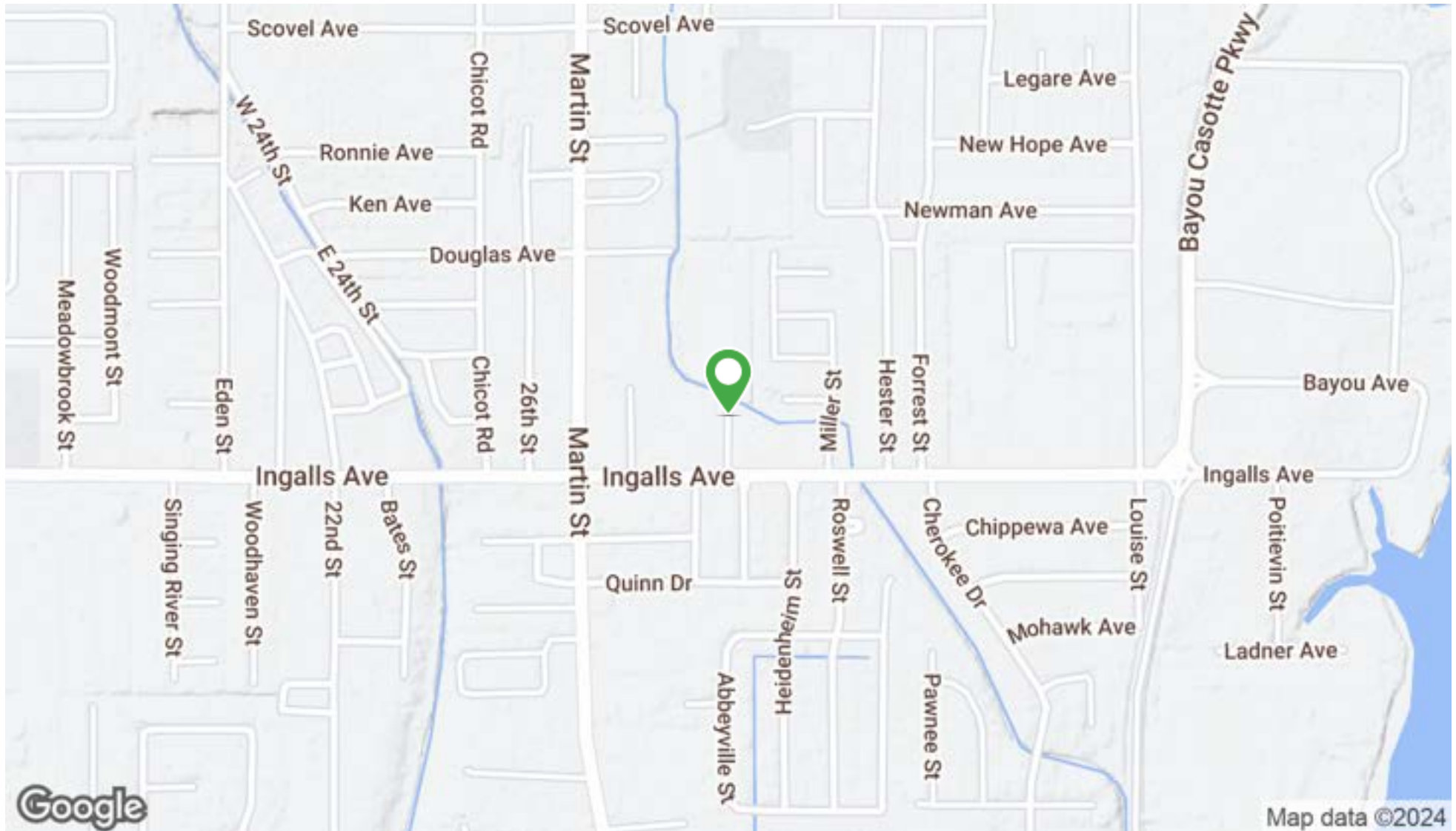
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AERIAL MAP

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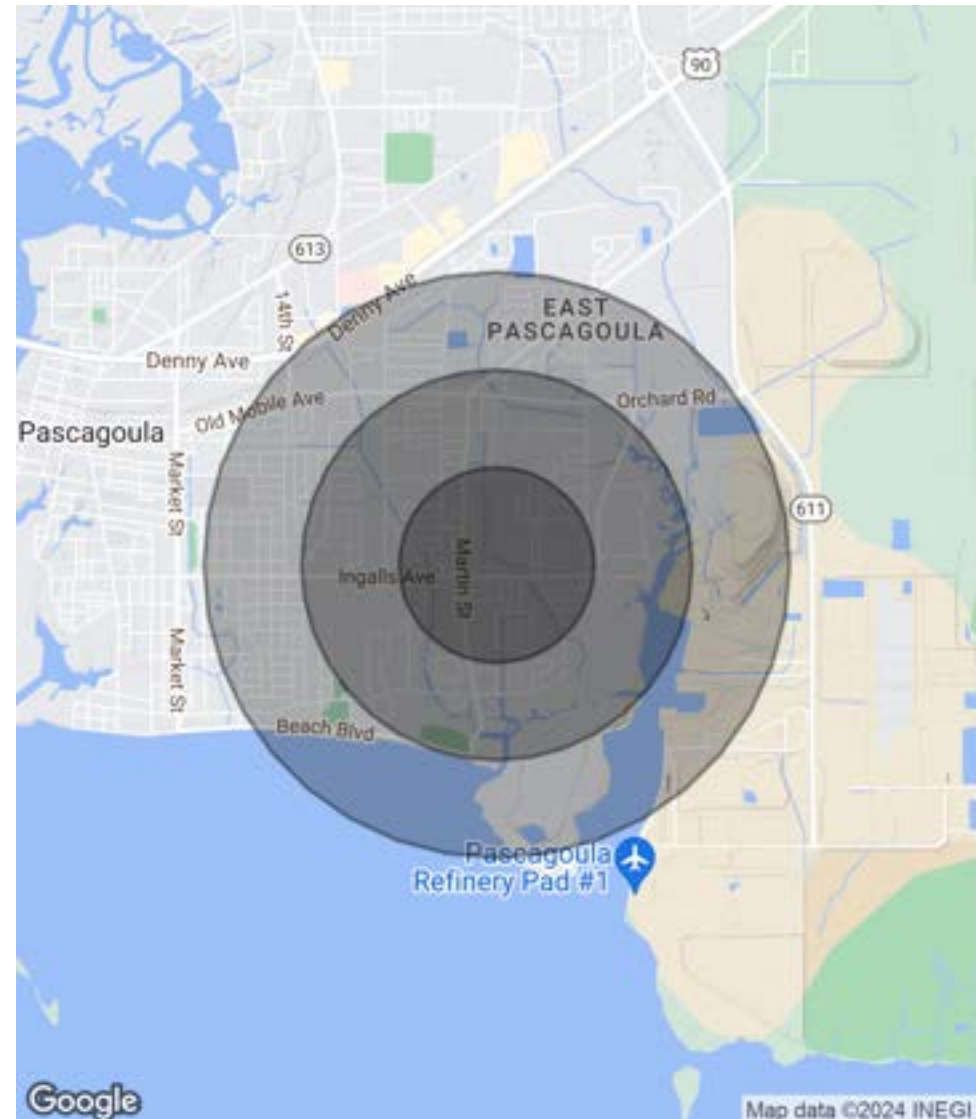
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,724	6,590	12,671
Average Age	37.9	37.3	37.5
Average Age (Male)	33.5	33.8	34.3
Average Age (Female)	45.6	41.2	39.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	748	3,133	6,040
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$48,011	\$50,898	\$48,329
Average House Value	\$104,924	\$112,521	\$113,065

* Demographic data derived from 2020 ACS - US Census



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

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