

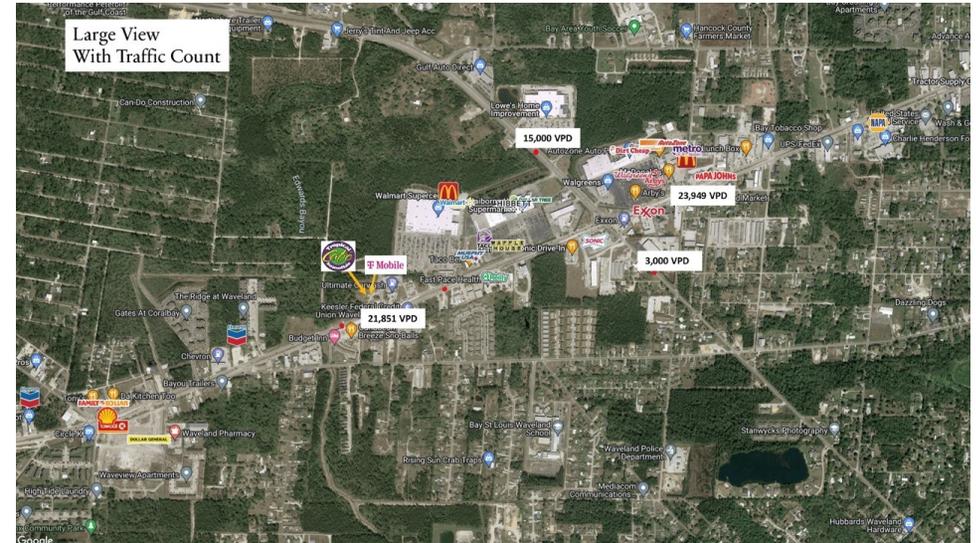
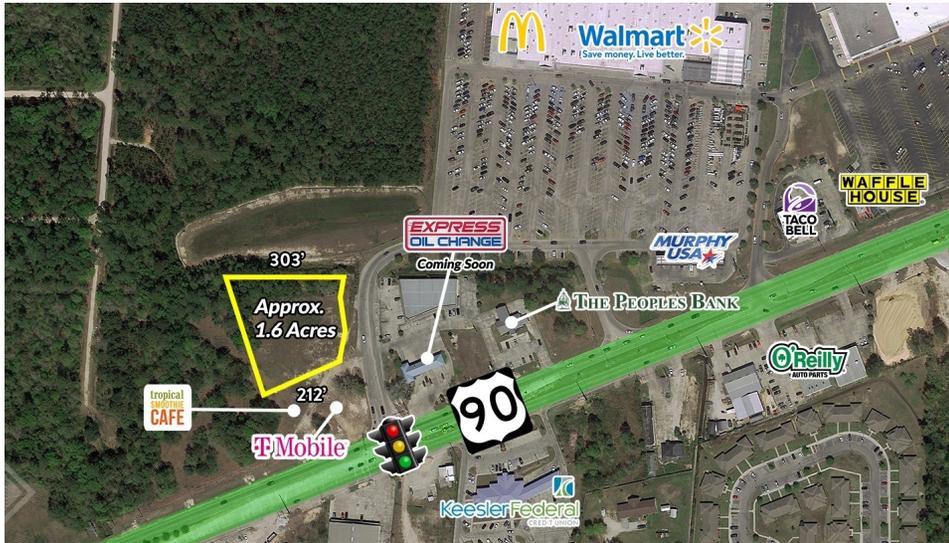


NOW FOR SALE! 1.6 ACRES AT ENTRANCE TO WALMART

Highway 90, Waveland, MS 39576

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PROPERTY DESCRIPTION

Explore the incredible potential of this property located in the Waveland, MS. With its strategic position right off Highway 90, this site offers maximum visibility and accessibility for retail development. The proximity to prominent retail centers and high-traffic areas presents an exceptional opportunity for capitalizing on the existing consumer base. Boasting a desirable location in the heart of Waveland, this property is poised for retail success. This lot is adjacent to the newly constructed T-Mobile and soon to open Tropical Smoothie and Express Oil. This site is close to the recently announced 110 Room \$16M dollar dual brand concept featuring the Fairfield and TownePlace Suites brands to start construction Spring of 2024. For anyone considering the development of a standalone retail establishment or a multi-tenant retail center, this site is primed to attract and serve the vibrant local community and beyond.

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	1.6 Acres

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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LAND FOR SALE

AERIAL #1



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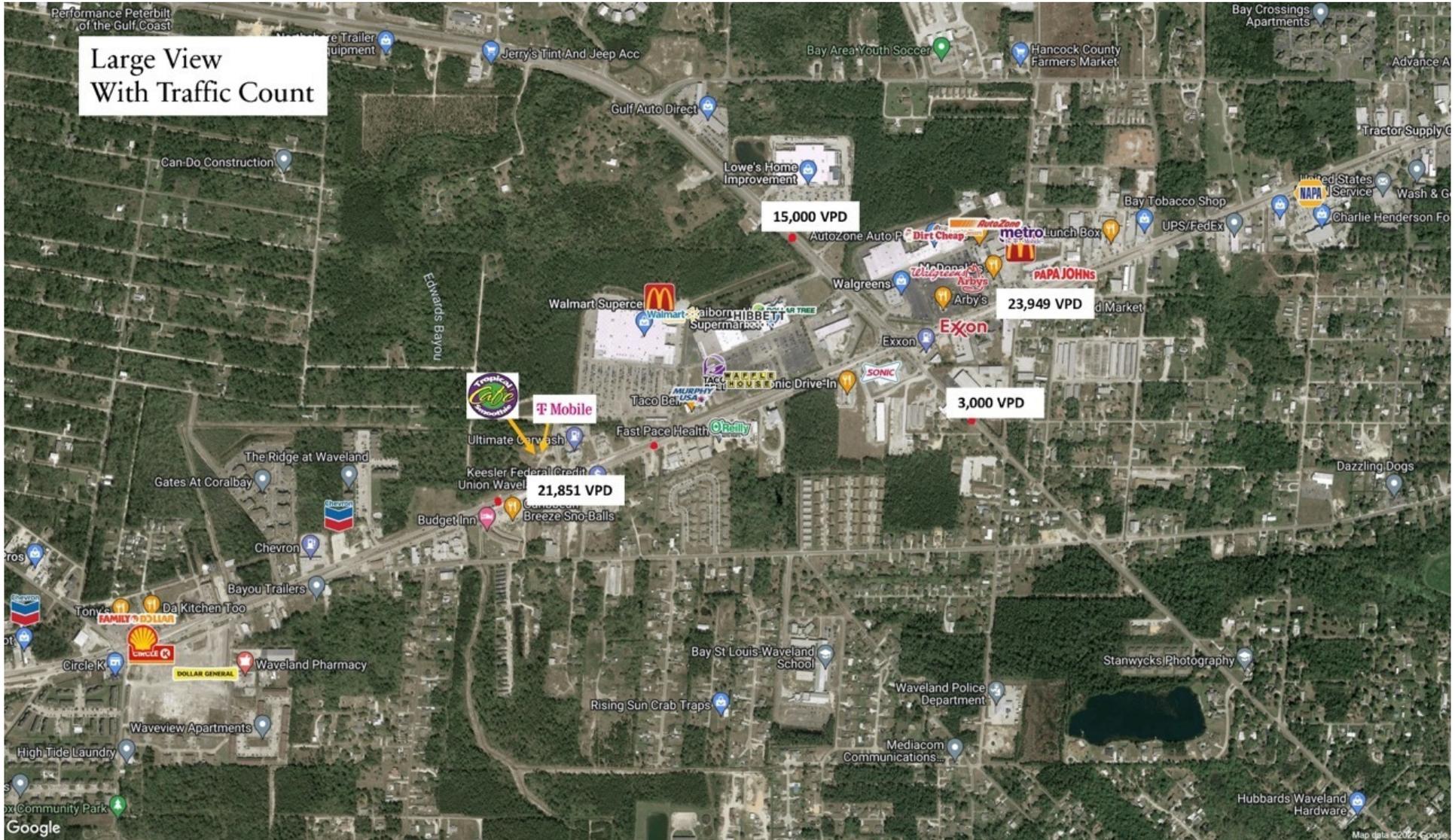
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LAND FOR SALE

AERIAL #2



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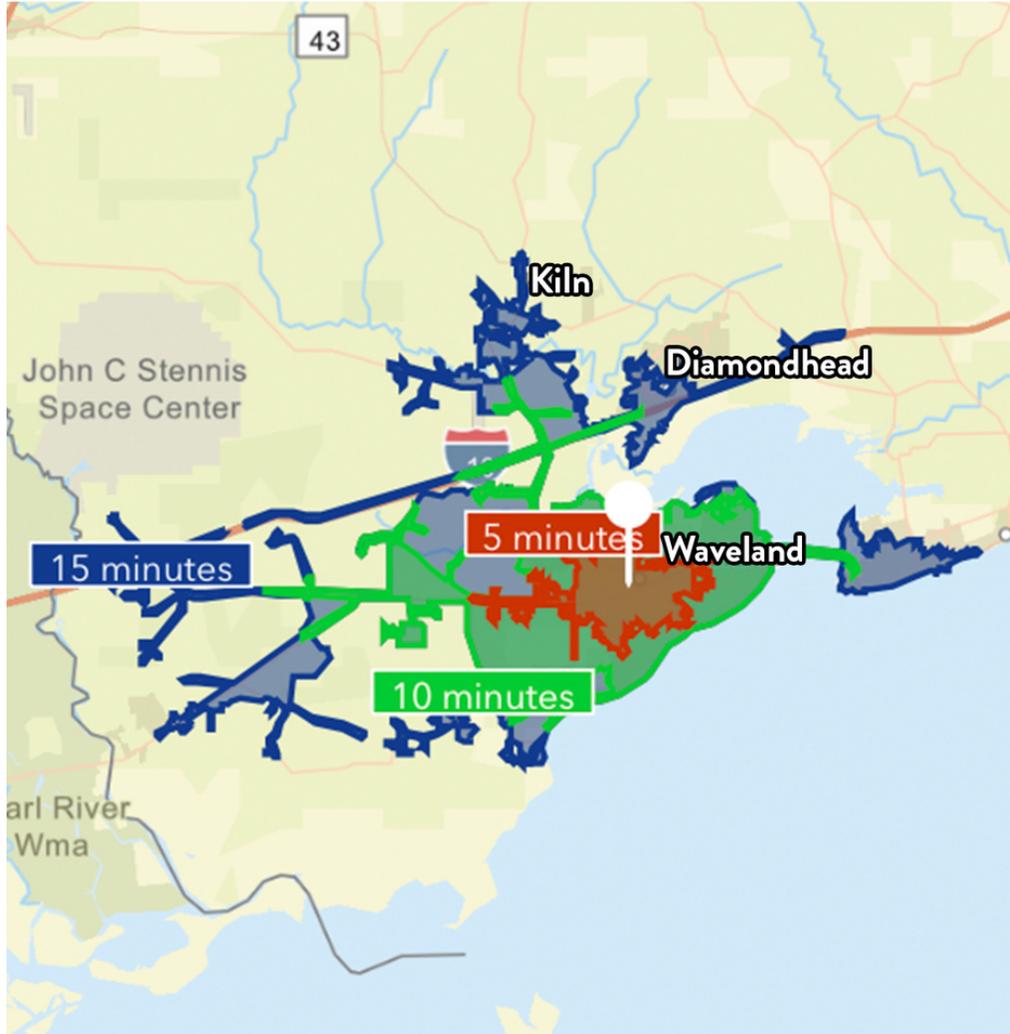


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\$73,040

Average Household Income
within 15 minutes of site.



42.6

Median Age
Within 15 minutes of site.



13,409

Number of housing units
within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	7,783	20,575	24,948
Average HH Income	\$63,235	\$68,488	\$73,040
2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	7,766	20,836	25,377
Average HH Income	\$71,125	\$79,998	\$86,342

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



**SOUTHEAST
COMMERCIAL
REAL ESTATE**