



PROPOSAL

8095 Menge Ave

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Pass Christian, MS 39571



PRESENTED BY:

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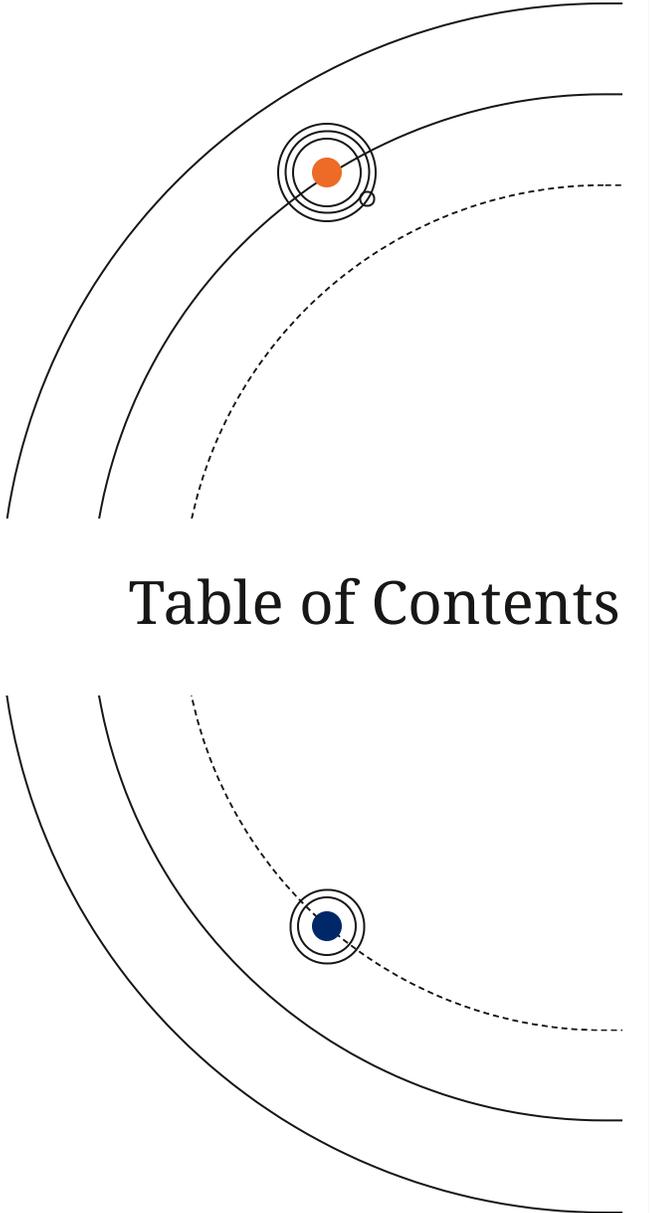


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

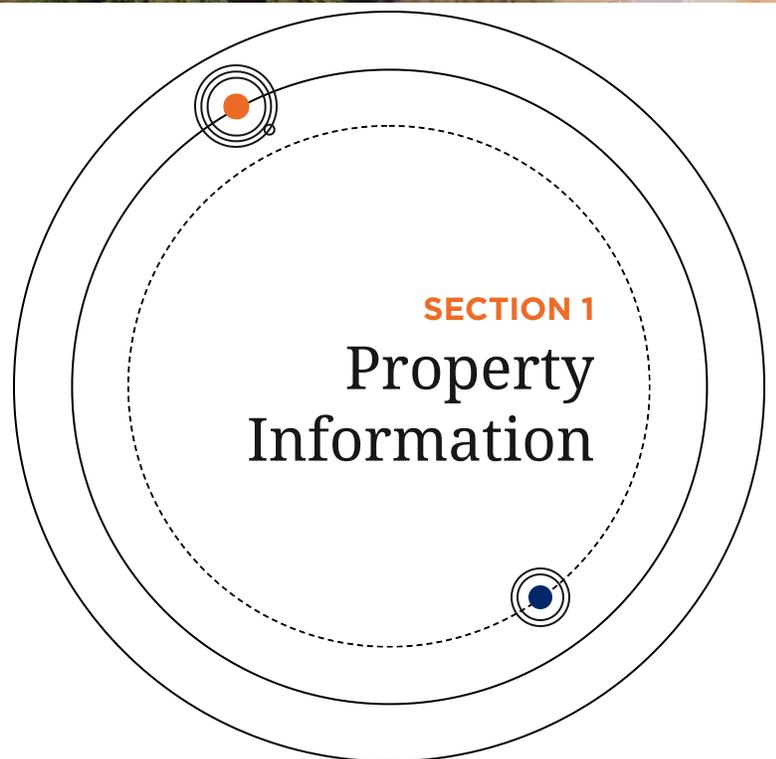
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

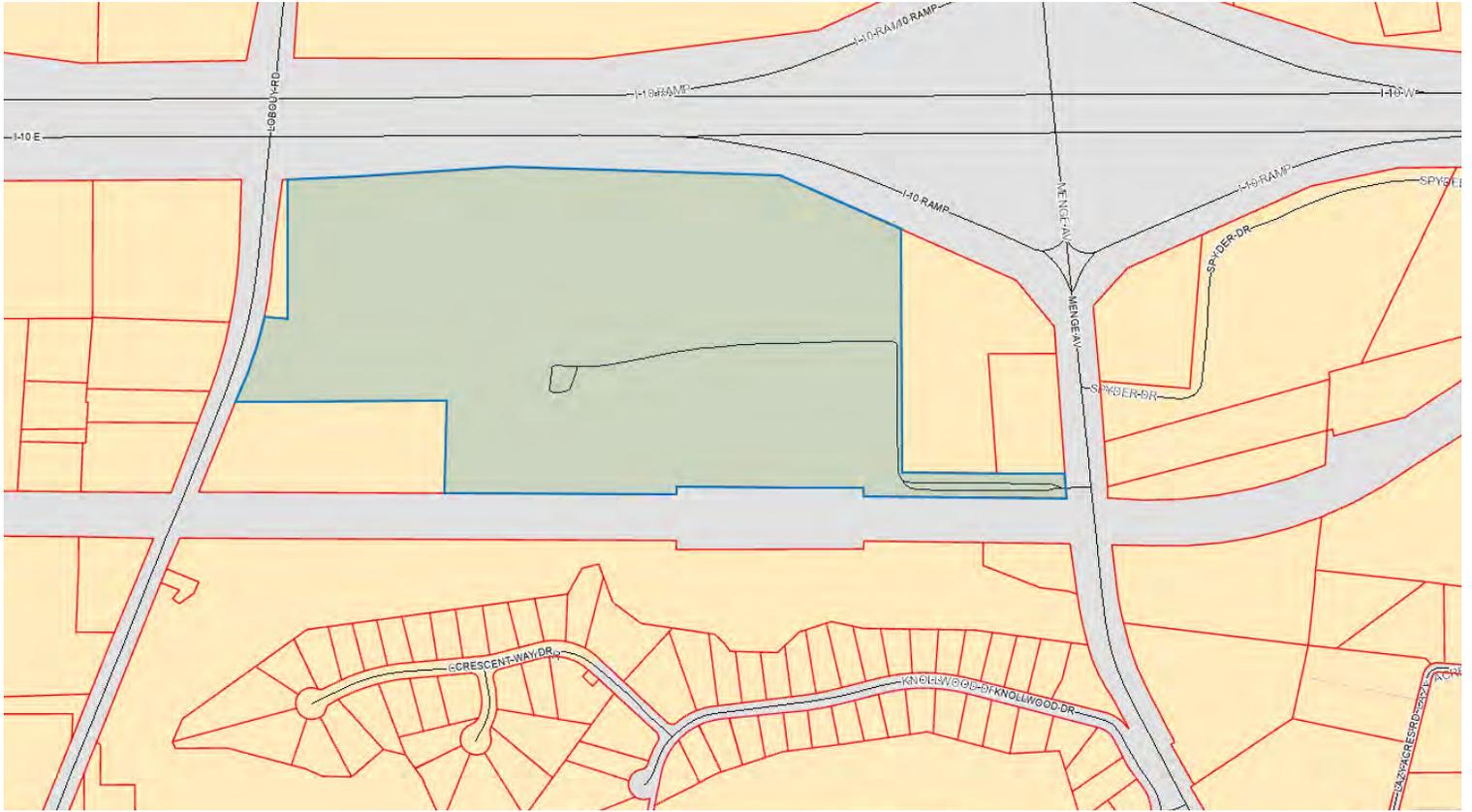
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,500,000
AVAILABLE SF:	1,999,000 SF
LOT SIZE:	45.9 Acres
PRICE / SF :	\$3.75
ZONING:	C2 - General Commercial
TRAFFIC COUNT:	62,000
APN:	0310 -25-014.001

PROPERTY OVERVIEW

46 acres adjacent to the southwest interchange of I-10 and Munge Ave in Harrison County.

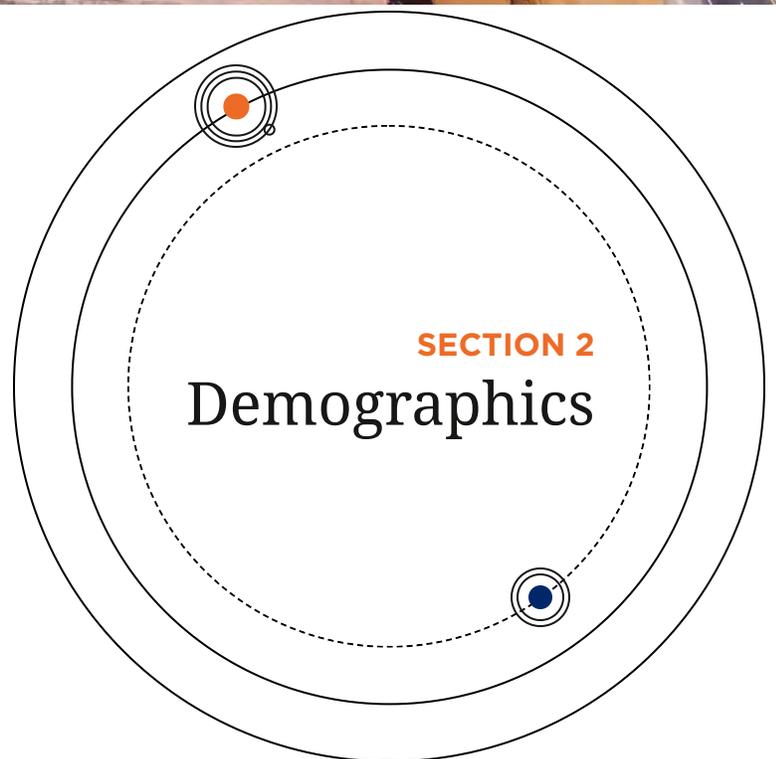
The site is located on one of the most heavily-trafficked corridors in Harrison County, with 62K vehicles per day, and directly across the interstate from Buc-ee's first MS location, which is now open and includes a 74K SF retail store, 120 fueling stations and 24 EV charging stations. Other major economic drivers in the region include Keesler Air Force Base and the Stennis Space Center, both within 30 miles of the property. Additionally, the Gulfport-Biloxi Int'l Airport (11 mi.), Bay St. Louis (12 mi.) and downtown New Orleans (66 mi.) are in close proximity. Pass Christian is one of the top school districts in the state.

Zoned C2 -- General Commercial. Complete zoning information can be found under the "Ordinances" tab in the Harrison County website at this link:

<https://harrisoncountymys.gov/departments/zoning/downloads.php#outer-239>

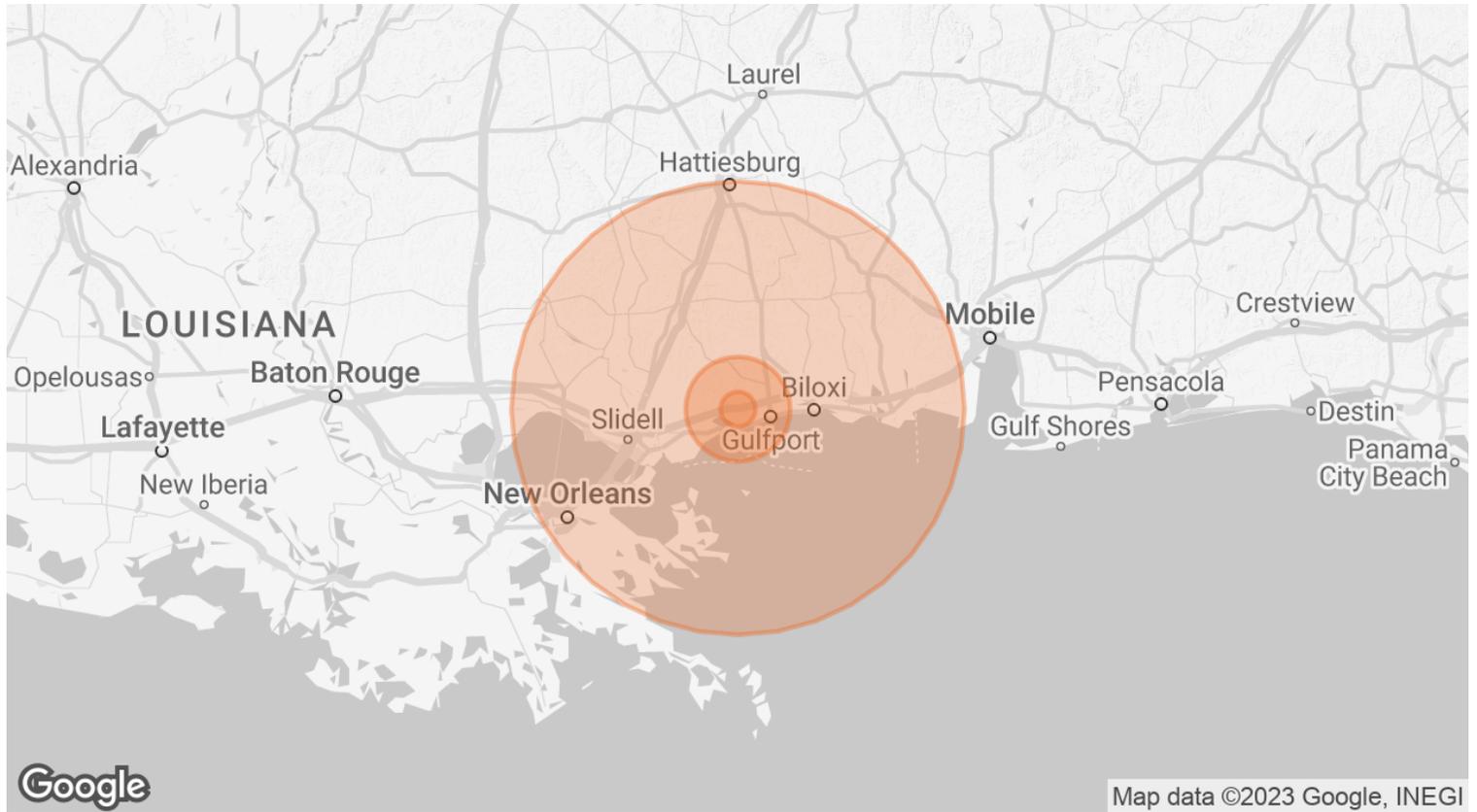
A link to drone video footage of the property can be found here:

<https://youtu.be/QiFj7IPGc1A?feature=shared>



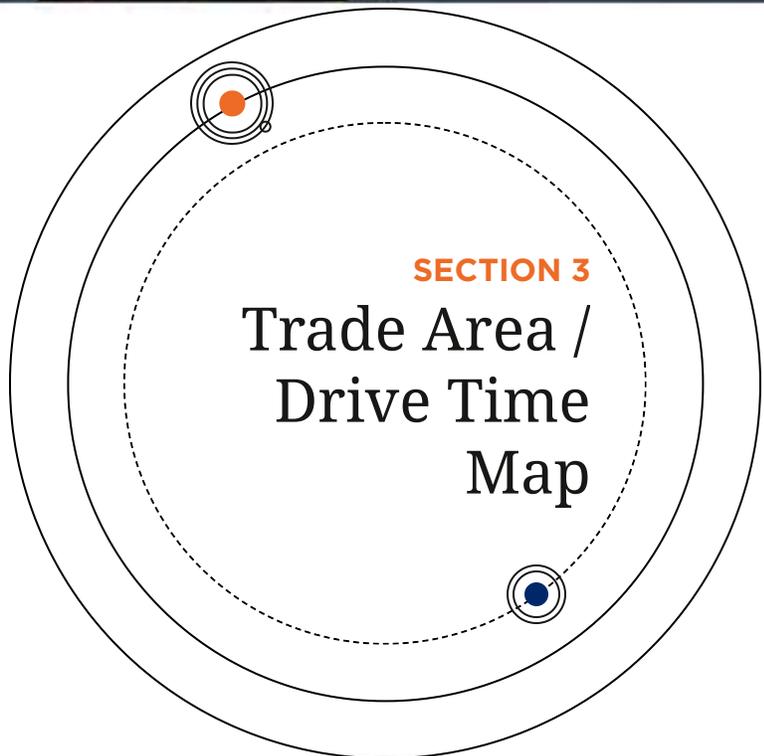
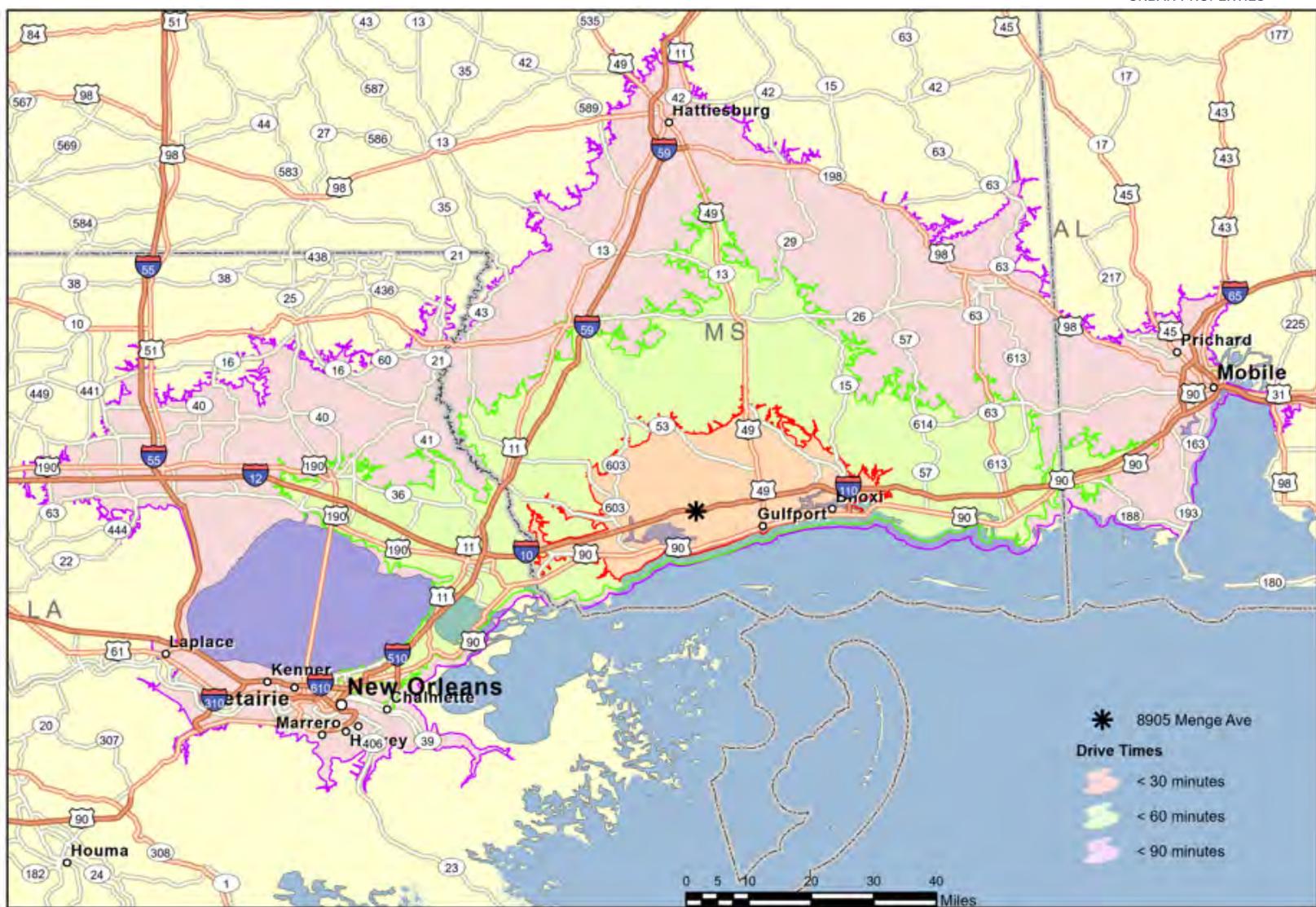
SECTION 2
Demographics

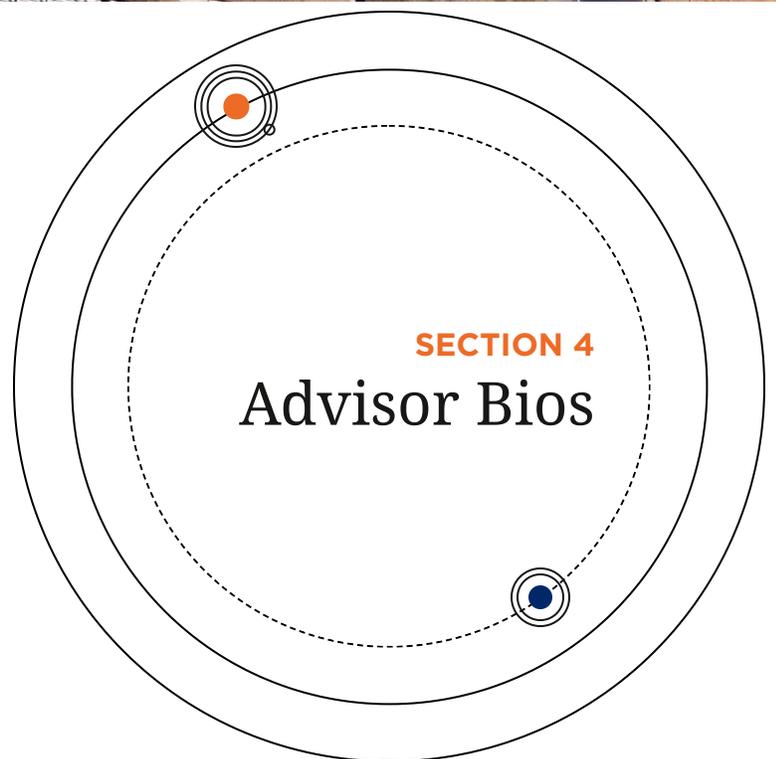
DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	15 MILES	65 MILES
TOTAL POPULATION	10,816	176,785	1,843,562
AVERAGE AGE	42.2	39.1	39.3
AVERAGE AGE (MALE)	39.8	37.1	37.9
AVERAGE AGE (FEMALE)	45.2	41.4	40.5
HOUSEHOLDS & INCOME	5 MILES	15 MILES	65 MILES
TOTAL HOUSEHOLDS	4,956	83,681	815,499
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$62,608	\$57,472	\$64,301
AVERAGE HOUSE VALUE	\$161,455	\$162,327	\$201,521

* Demographic data derived from 2020 ACS - US Census





TIM THOMPSON BIO



TIMOTHY THOMPSON

Managing Director

tim.thompson@svn.com

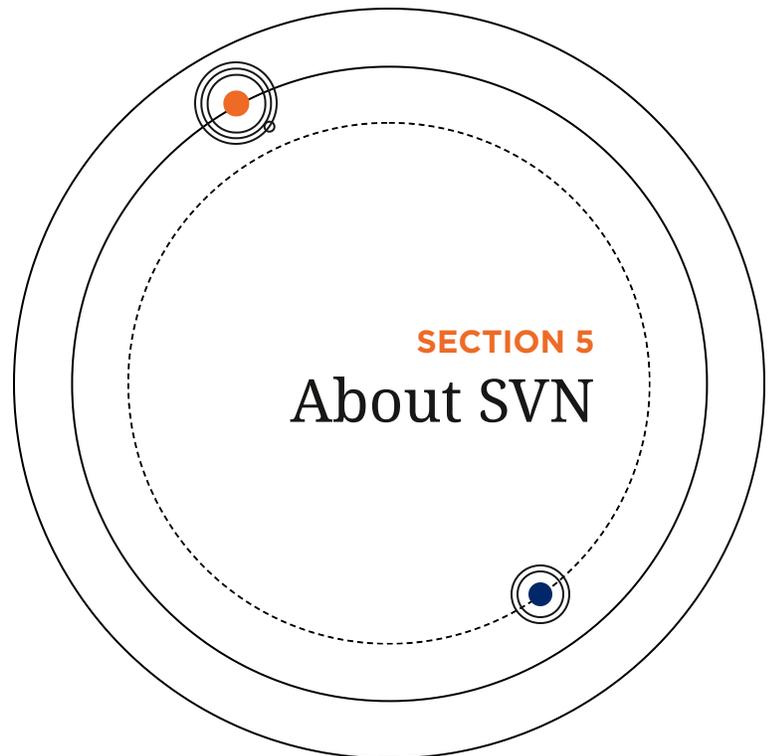
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PROFESSIONAL BACKGROUND

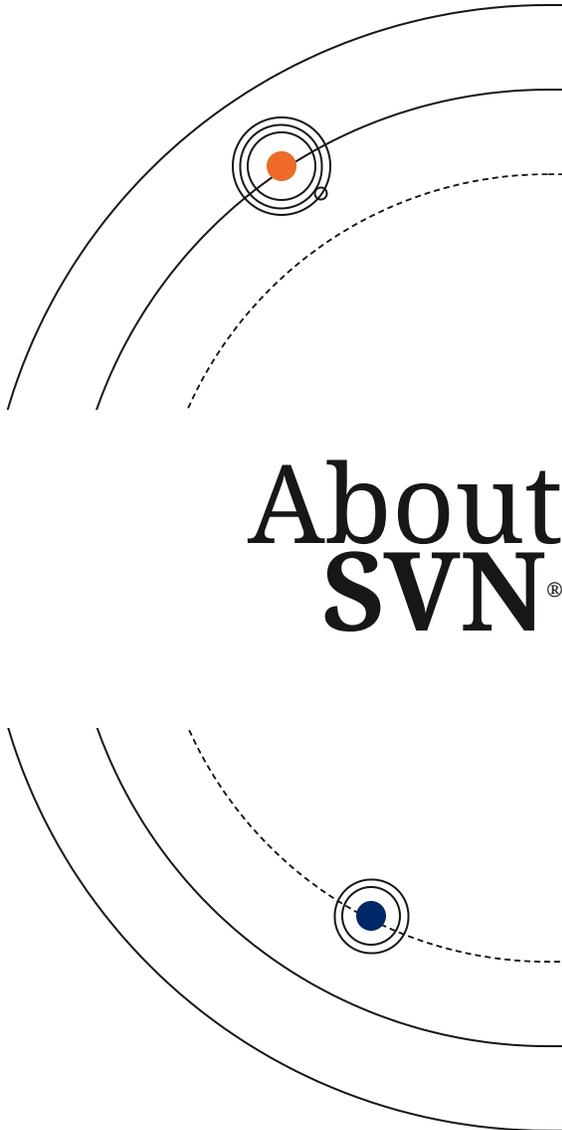
Tim acts as the Managing Director of Brokerage Services at SVN | Urban Properties. His diverse leasing, investment sales, and development background allows him to lead the firm's broad array of brokerage services. As the firm's Broker of Record, he oversees all real estate transactions for the firm as well as assisting on the firm's development pipeline.

Prior to joining SVN | Urban Properties, Tim was a commercial broker with Stirling Properties where he represented both landlord and tenant needs focused primarily in the New Orleans metro area. A graduate of Metairie Park Country Day School, Tim studied Social Sciences and Business Administration at Louisiana State University. He is an active member of International Council of Shopping Centers (ICSC) and New Orleans Metropolitan Association of Realtor's Commercial Investment Division (NOMAR CID).

SVN | Urban Properties
1582 Magazine Street
New Orleans, LA 70130



ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

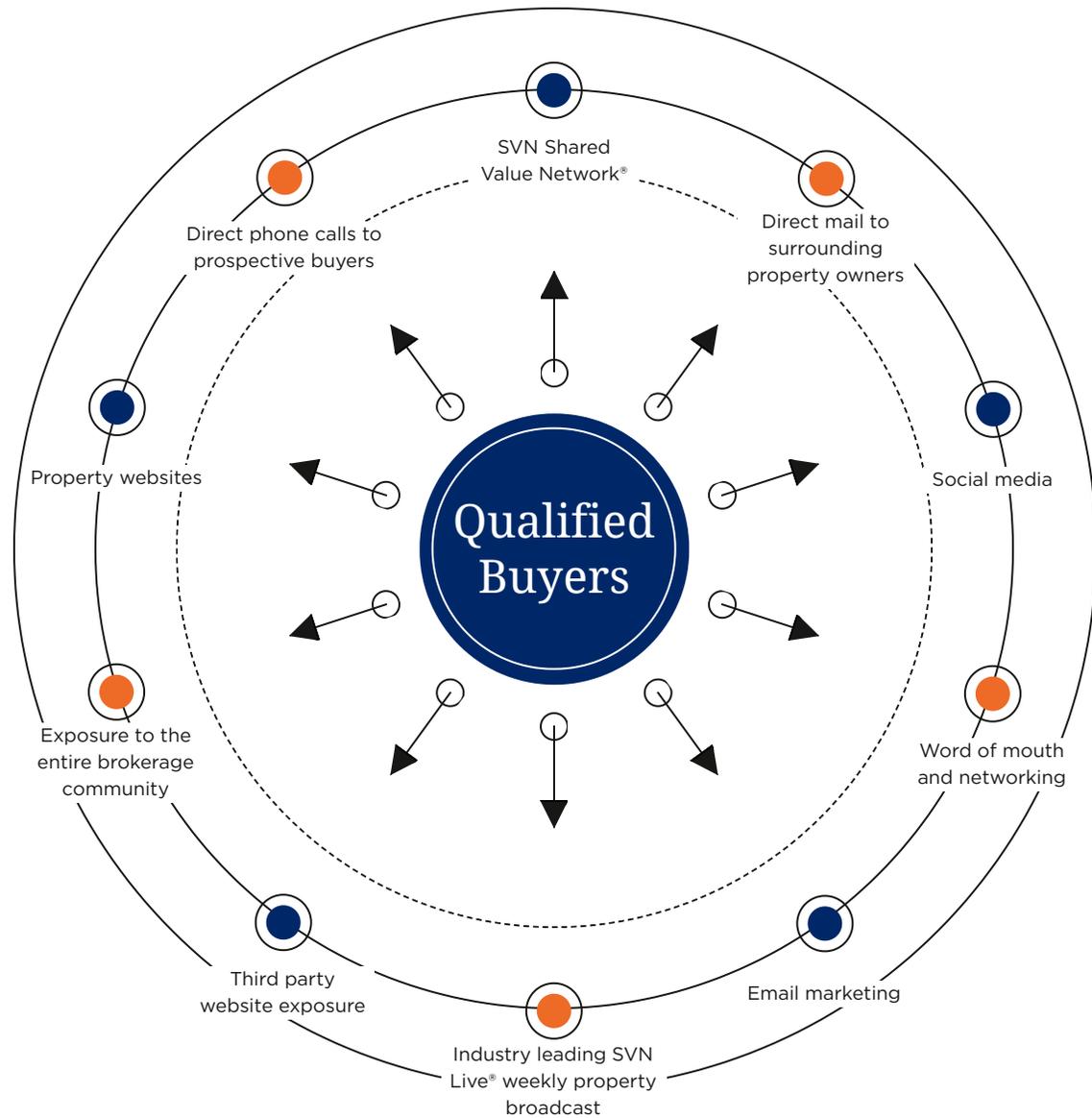
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SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

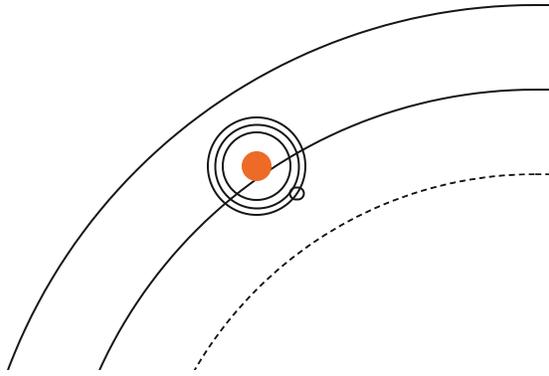
Maximize the value of your property



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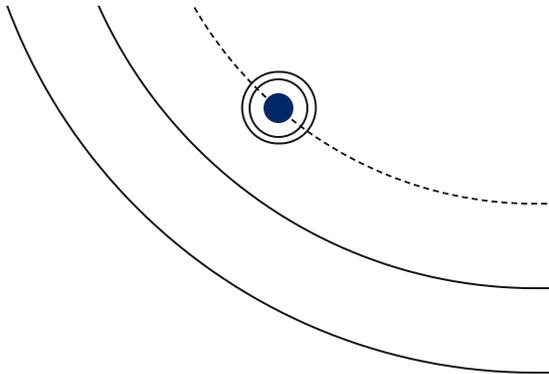


SVN TRANSACTION VOLUME



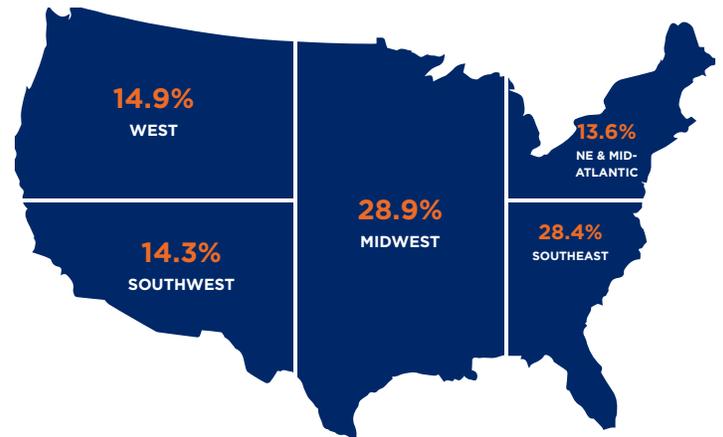
SVN®

transaction volume USA | 2022



TRANSACTION VOLUME

united states national distribution*



\$21.1B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

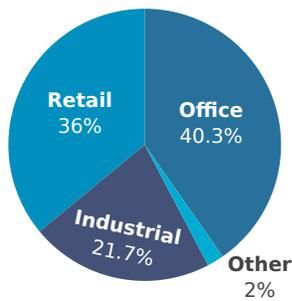
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

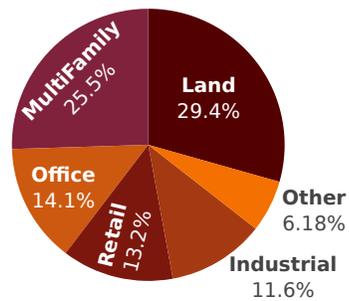
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES

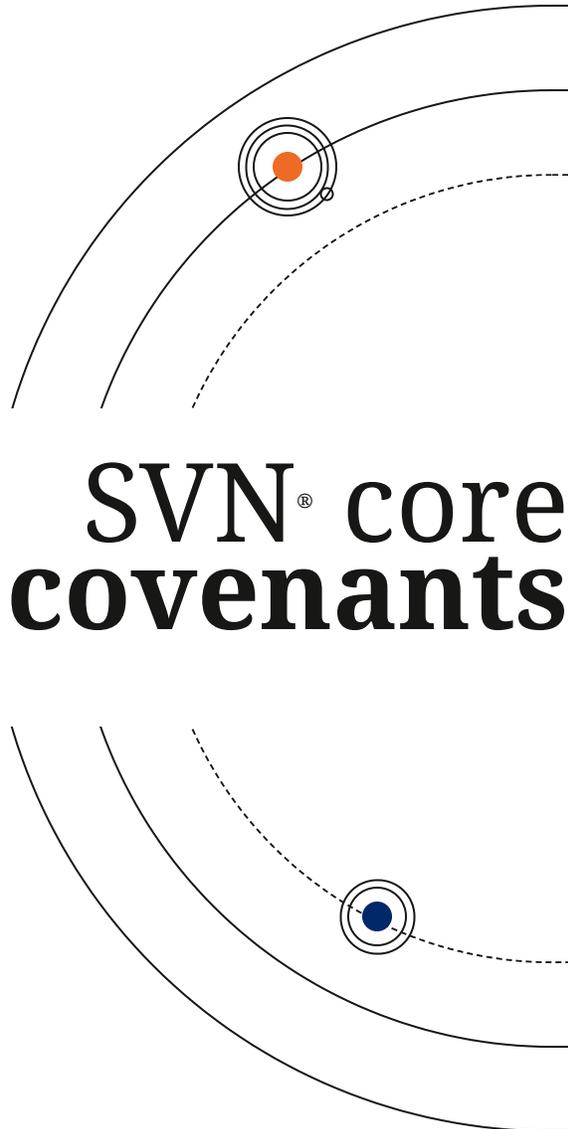
**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2021. They are not audited.

SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

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