



# COMMERCIAL LOT IN PICAYUNE, MS

Highway 11 and Golf Course Drive, Picayune, MS 39466

SHERWIN



## PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity at the highly visible intersection of Highway 11 and Golf Course Drive in Picayune, Mississippi. This 0.92-acre parcel offers prime positioning in one of the city's most active corridors, making it ideal for a wide range of commercial ventures.

Zoned C-3 Highway Commercial, the site supports diverse business uses—from retail and restaurants to professional and medical services. Its strategic location places it just minutes from Highland Community Hospital and numerous surrounding medical offices, ensuring consistent traffic and strong demand for complementary services. The property also offers easy access to I-59, enhancing connectivity and convenience for customers, clients, and employees.



## OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.92 Acres
Zoning:	C-3 Highway Commercial

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	10,334	17,657	23,332
Total Population	25,875	45,093	59,374
Average HH Income	\$81,065	\$84,010	\$85,172

## LAND FOR SALE

### PROPERTY SUMMARY



# COMMERCIAL LOT IN PICAYUNE, MS

Highway 11 and Golf Course Drive, Picayune, MS 39466

SHERWIN

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

AERIAL





# COMMERCIAL LOT IN PICAYUNE, MS

Highway 11 and Golf Course Drive, Picayune, MS 39466

SHERWIN

175

178'

198'

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE