

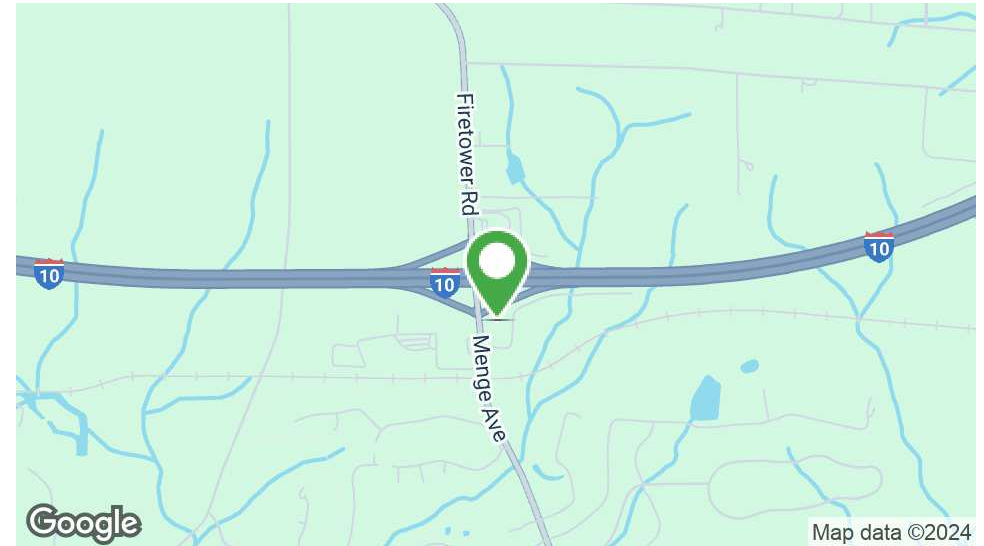
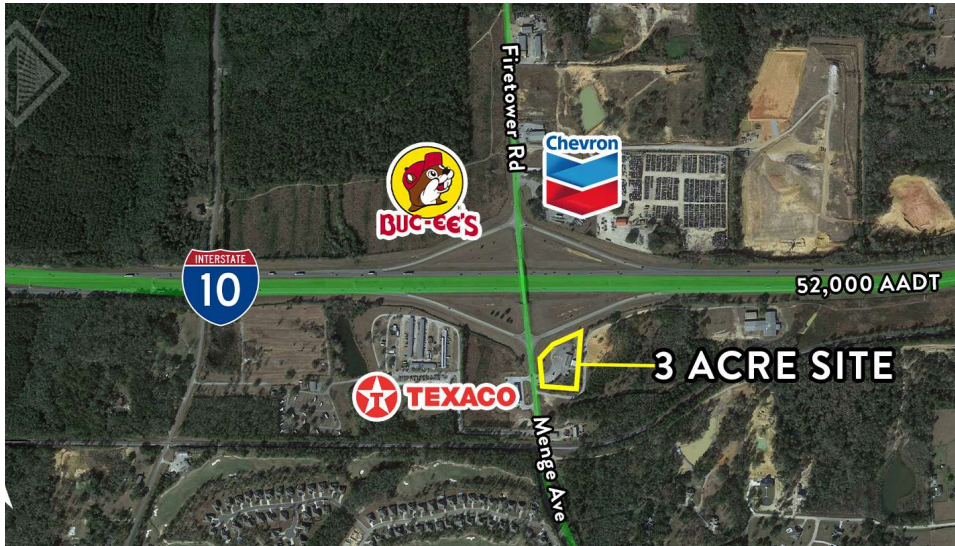


BUC-EE'S SHADOW CENTER BUILD TO SUIT/GND LEASE

8088 Menge Avenue, Pass Christian, MS 39571

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

8088 Menge Avenue is a 3+ acre tract of vacant land with approximately 527 ft. fronting I-10 and a 100 ft. +/- interstate visible pylon sign. The site can be subdivided into smaller parcels.

This property is situated on one of Harrison County's most heavily trafficked thoroughfares, Menge Avenue and I-10 (62,000 VPD). Menge Avenue is the major I-10 exit for Pass Christian, which extends from I-10 to the Gulf of Mexico giving access to all communities situated along Hwy 90.

The successful convenience store chain Buc-ee's is building a location approximately 400 yards from 8088 Menge Avenue, which is projected to bring in 5+ million visitors per year. The county is making improvements to the area to accommodate the influx of visitors including expanding the Menge Ave overpass to 5 lanes, lengthening the entrance and exit interstate ramps, and other enhancements.

Owner/Agent Listing

OFFERING SUMMARY

Lease Rate:	Contact Agent
Lot Size:	1-3 Acres
Zoning:	C-2
I-10 Frontage:	527 FT

BUILD TO SUIT/GROUND LEASE OPPORTUNITY

PROPERTY SUMMARY





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BUILD TO SUIT/GROUND LEASE OPPORTUNITY

AERIAL

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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ADDITIONAL PHOTOS





BUC-EE'S SHADOW CENTER BUILD TO SUIT/GND LEASE

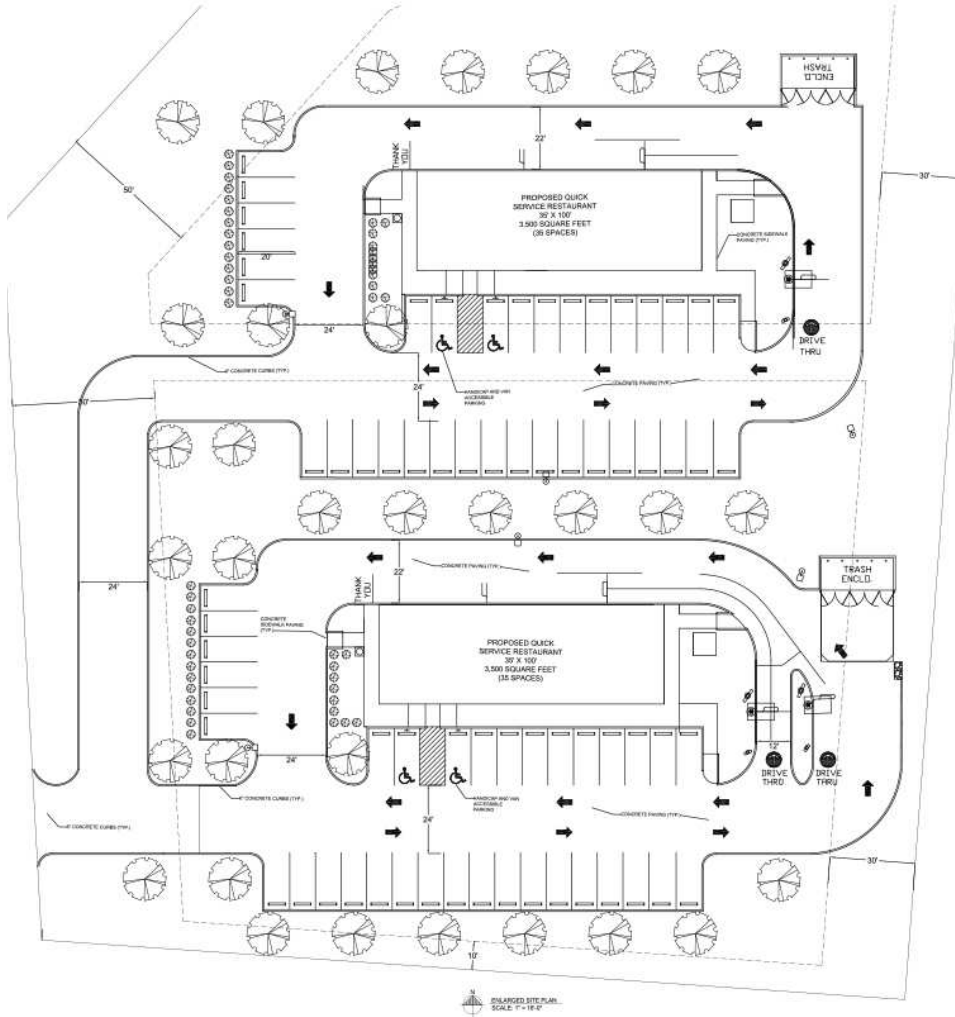
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PROPOSED SITE PLAN

Proposed:	2 QSR/Fast Food Restaurants
Building Size:	3,500 SF Each
Parking:	35 Spaces Each
Drive-Thru:	Yes
Pylon Sign:	Yes
I-10 Frontage:	527 FT



BUILD TO SUIT/GROUND LEASE OPPORTUNITY

PROPOSED SITE PLAN 1



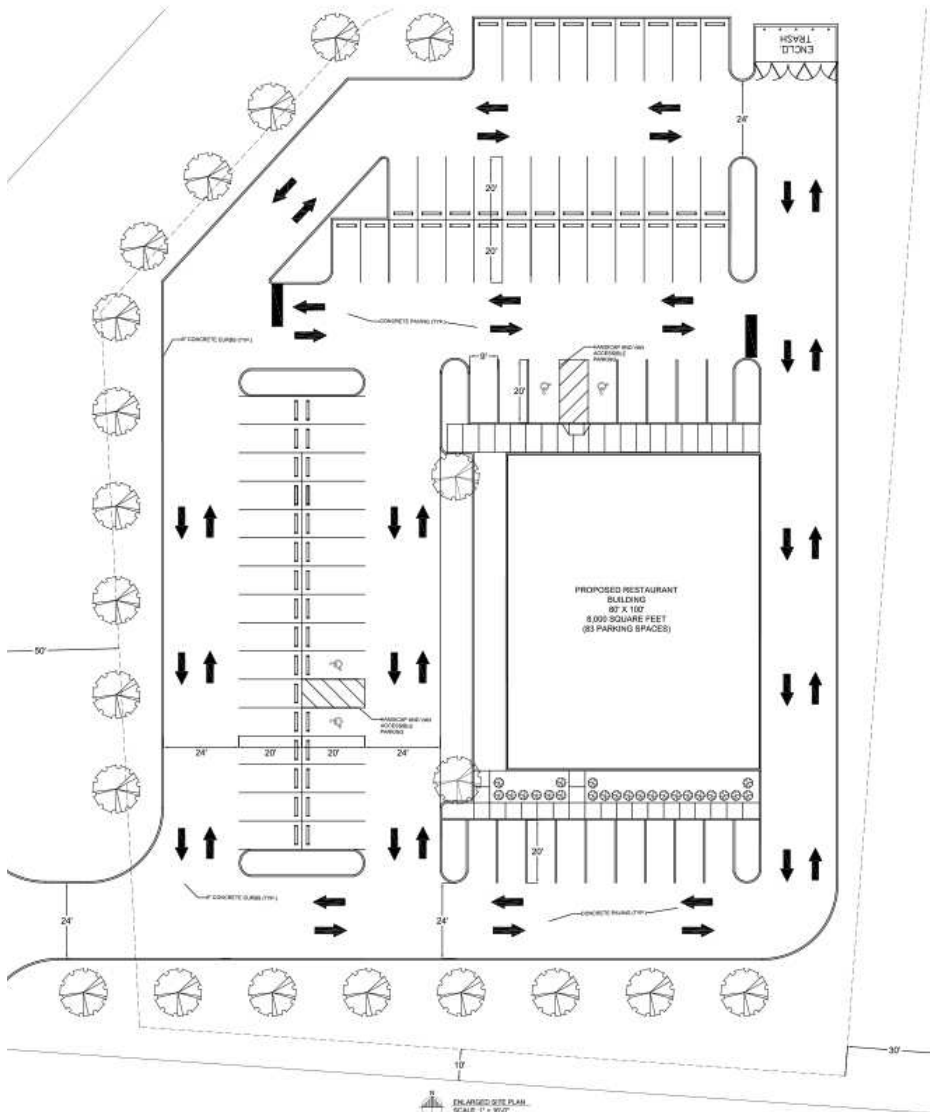


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PROPOSED SITE PLAN

Proposed:	Restaurant
Building Size:	8,000 SF
Parking:	83 Spaces
Dimensions:	80x100
Pylon Sign:	Yes
I-10 Frontage:	527 FT

BUILD TO SUIT/GROUND LEASE OPPORTUNITY

PROPOSED SITE PLAN 2





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BUC-EE'S INVESTMENT

- Investing \$50 Million into Development
- Pass Christian Buc-ee's: 80,000 Square Feet- Soon to be the Largest Buc-ee's in the World

BUC-EE'S AFFECT

- Projected 5 Million Visitors Per Year
- Harrison County will Invest \$15 Million into Infrastructure
- Expected to Create 200 Jobs



BUILD TO SUIT/GROUND LEASE OPPORTUNITY

BUC-EE'S INVESTMENT/AFFECT



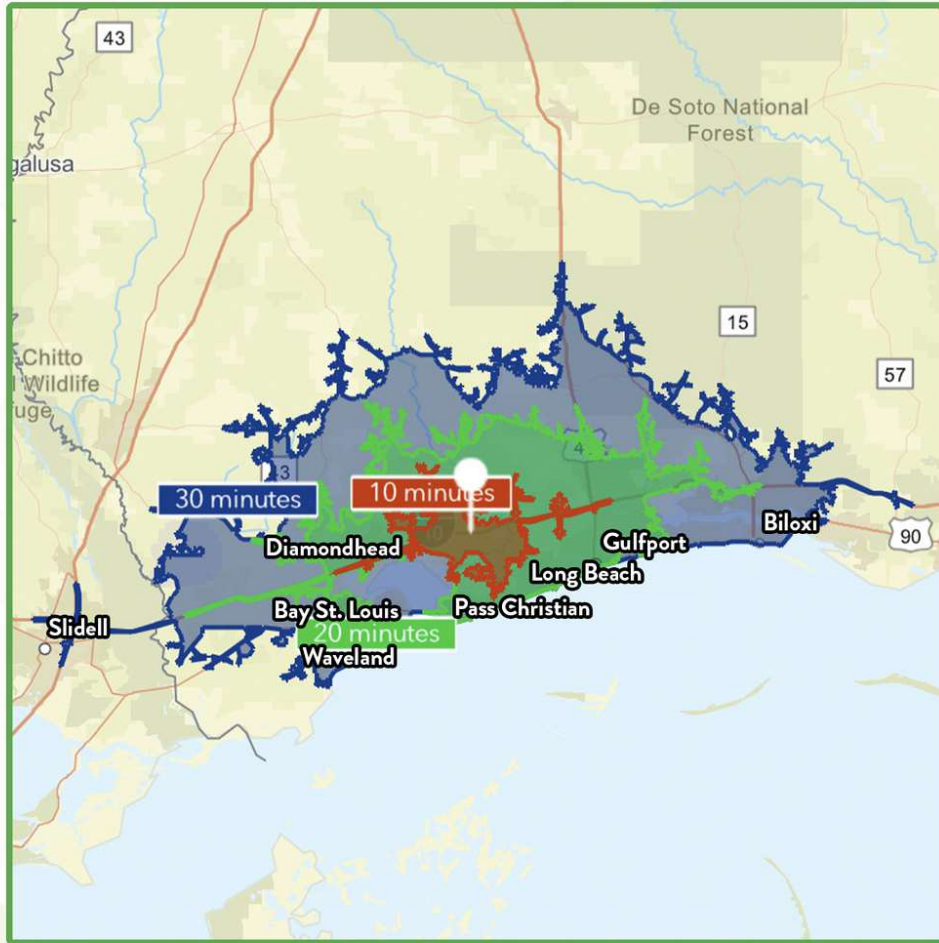


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\$78,070

Average Household Income within 30 minutes of site.



38.7

Median Age Within 30 minutes of site.



120,261

Number of housing units within 30 minutes of site.

2023 Demographics	10 Minutes	20 Minutes	30 Minutes
Population	6,973	137,661	266,587
Average HH Income	\$82,653	\$77,122	\$78,070
2028 Projections	10 Minutes	20 Minutes	30 Minutes
Population	7,122	139,533	270,580
Average HH Income	\$95,326	\$86,643	\$87,614

Travel Time to Site

- 10 Minutes
- 20 Minutes
- 30 Minutes

BUILD TO SUIT/GROUND LEASE OPPORTUNITY

AREA DEMOGRAPHICS



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