



# 1.36 SHOVEL-READY ACRES FOR SALE

25th Street, Gulfport, MS 39501



## PROPERTY DESCRIPTION

Southeast Commercial is excited to present a prime 1.36 acre parcel in Gulfport, just west of Highway 49 and east of the Navy CB Base Entrance. This shovel-ready land is perfect for your next business venture. With T4+ zoning, the property offers incredible flexibility, allowing for a mix of residential, office, and retail use. Whether you're planning a commercial development or a mixed-use project, this location offers excellent visibility and access in a growing area. Don't miss this opportunity to secure a versatile property in a prime Gulfport location!



## OFFERING SUMMARY

**Sale Price:** \$199,900

**Lot Size:** 1.36 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	1,147	3,033
Total Population	558	2,680	6,794
Average HH Income	\$45,084	\$50,879	\$50,061

## LAND FOR SALE

### PROPERTY SUMMARY

**TIM CARLSON • PRINCIPAL**  
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**MONTE LUFFEY • PRINCIPAL**  
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# 1.36 SHOVEL-READY ACRES FOR SALE

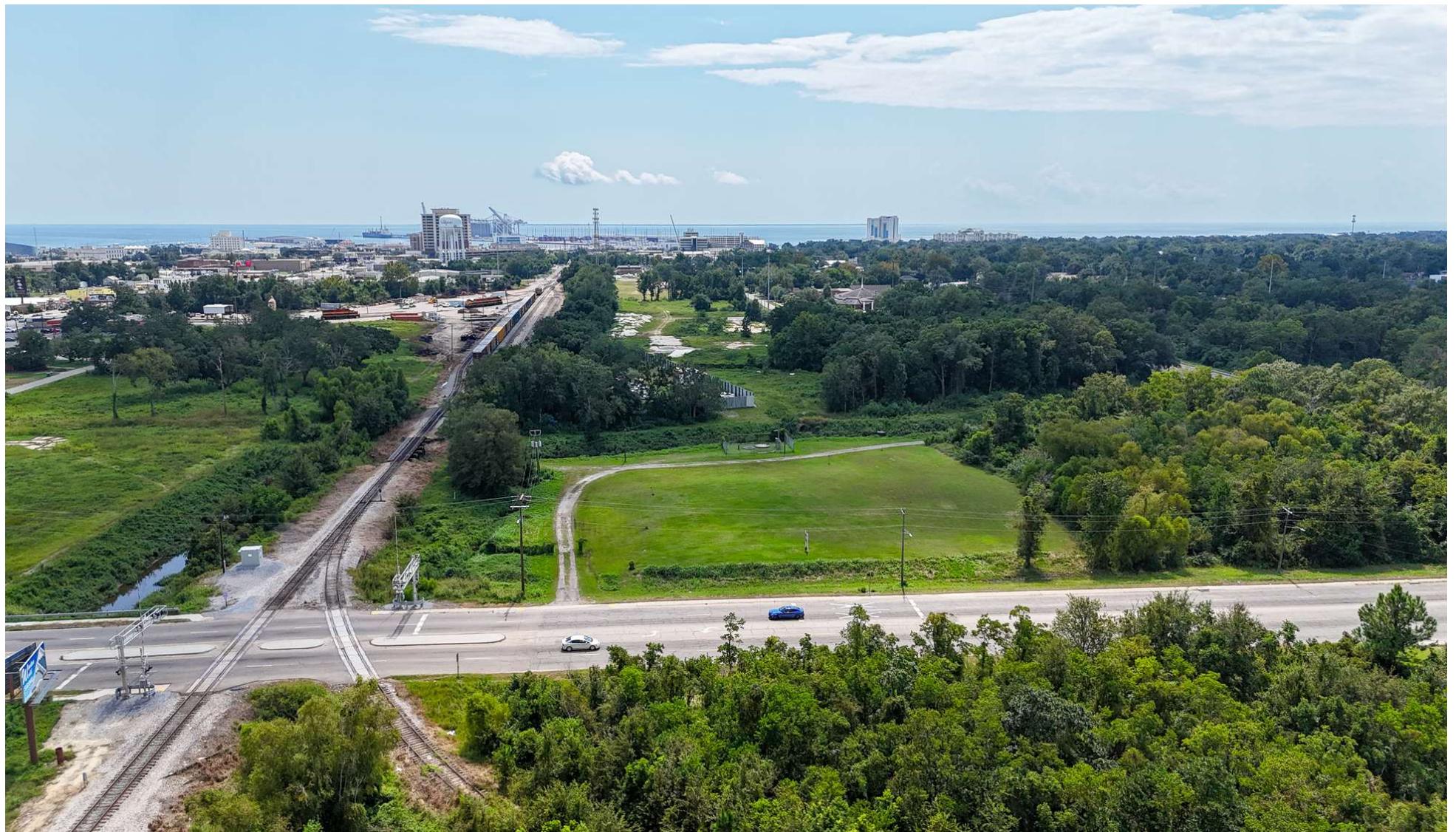
25th Street, Gulfport, MS 39501

188'

89'

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LAND FOR SALE

ADDITIONAL PHOTOS



# 1.36 SHOVEL-READY ACRES FOR SALE

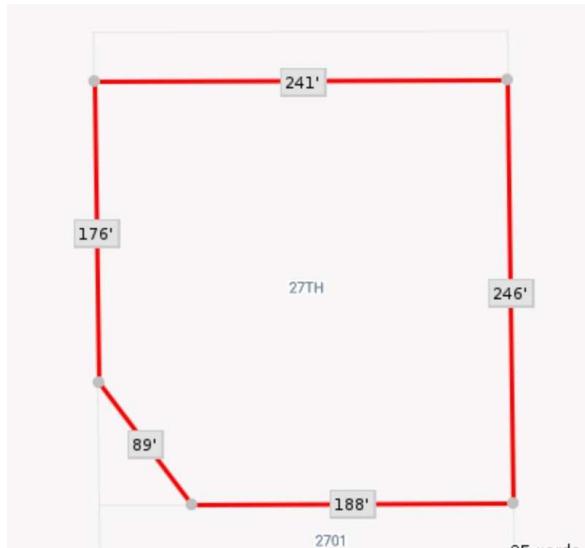
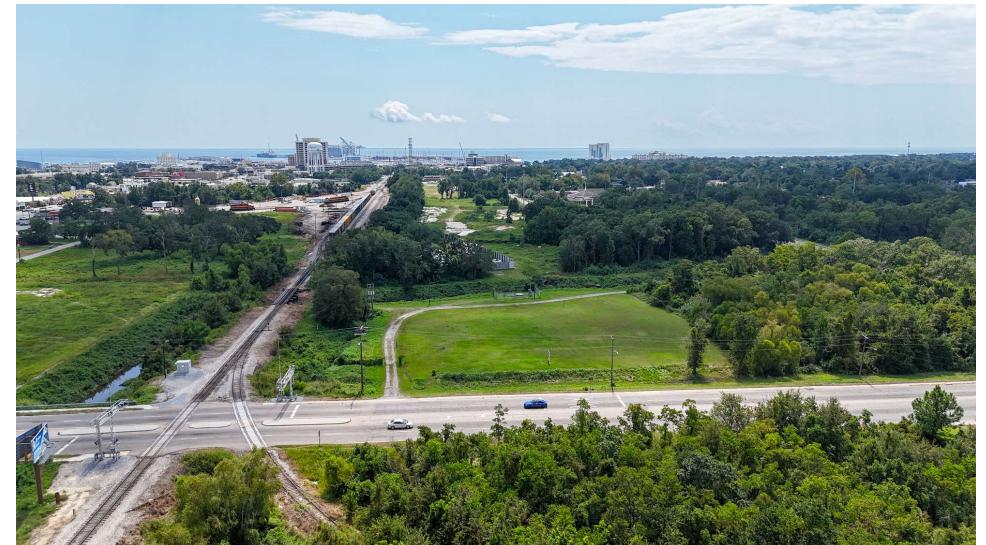
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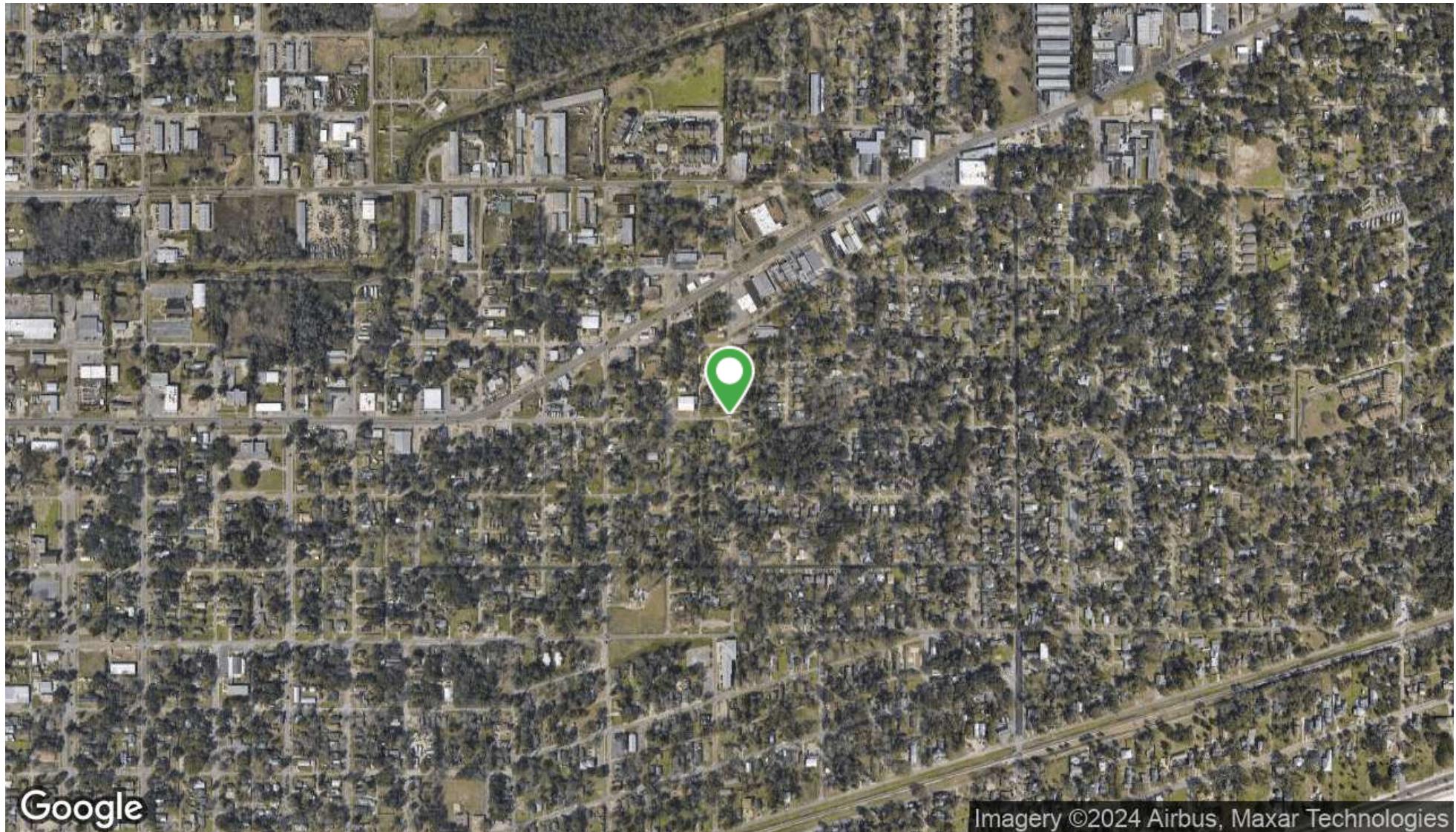
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AERIAL MAP



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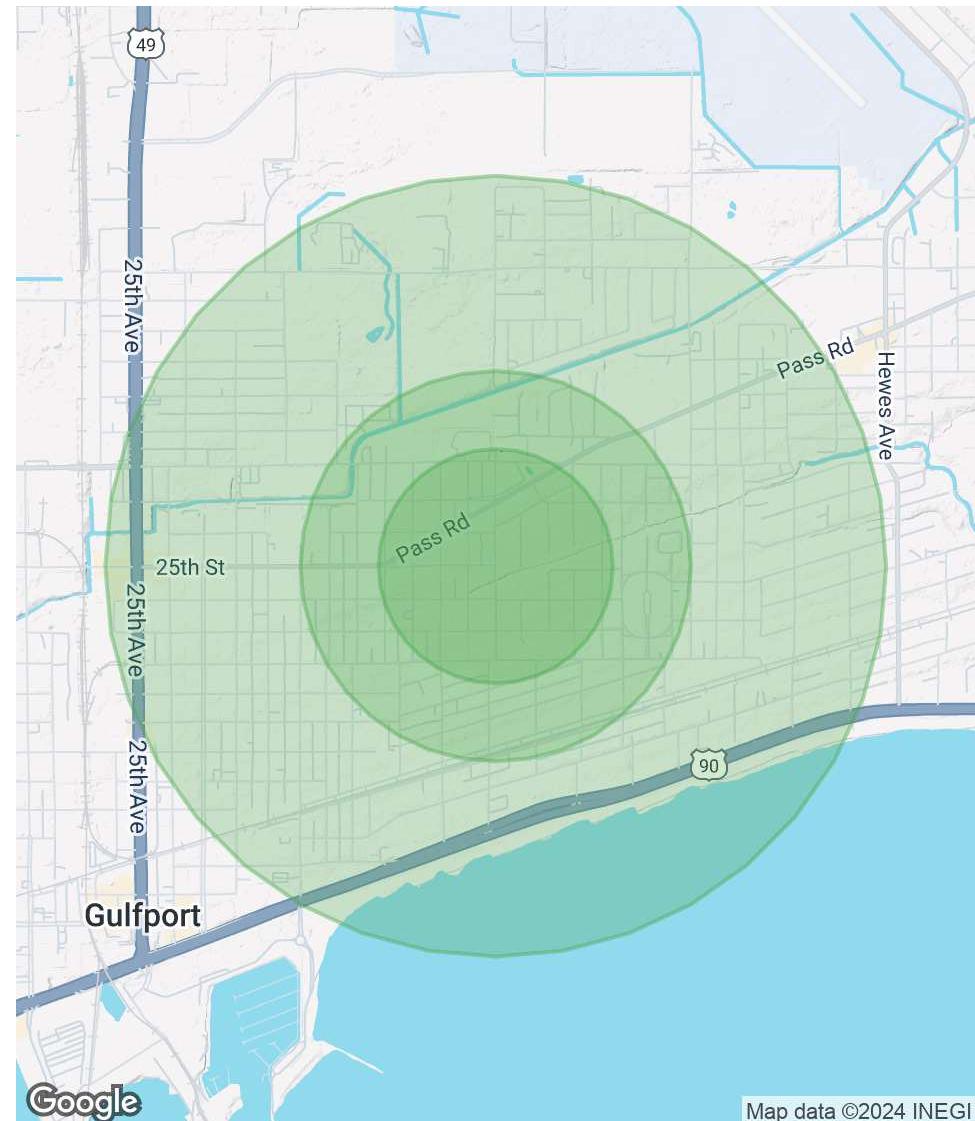
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	558	2,680	6,794
Average Age	38	39	40
Average Age (Male)	37	38	40
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	231	1,147	3,033
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$45,084	\$50,879	\$50,061
Average House Value	\$119,995	\$127,296	\$154,372

Demographics data derived from AlphaMap



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**DEMOGRAPHICS MAP & REPORT**