

14103 Big Ridge Rd. Ocean Springs, MS 39532

PROPERTY SUMMARY



Property Highlights:

- +/- 7 Acres, will subdivide
- Zoning: C-3 Highway Commercial
- All utilities available to the site
- Site has been cleared and ready to build
- Located near the I-10/Washington Ave. Interchange which is the main thoroughfare to Ocean Springs
- I-10 ADT: 80,000
- Washington ADT: 34,000
- Ideal location for a hotel, automotive user, bank or mini storage
- Clean environmental available

Offering Summary

Sale Price:	\$2,000,000
Lot Size:	7 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	230	629	1,947
Total Population	564	1,521	4,781
Average HH Income	\$83,752	\$85,729	\$99,405

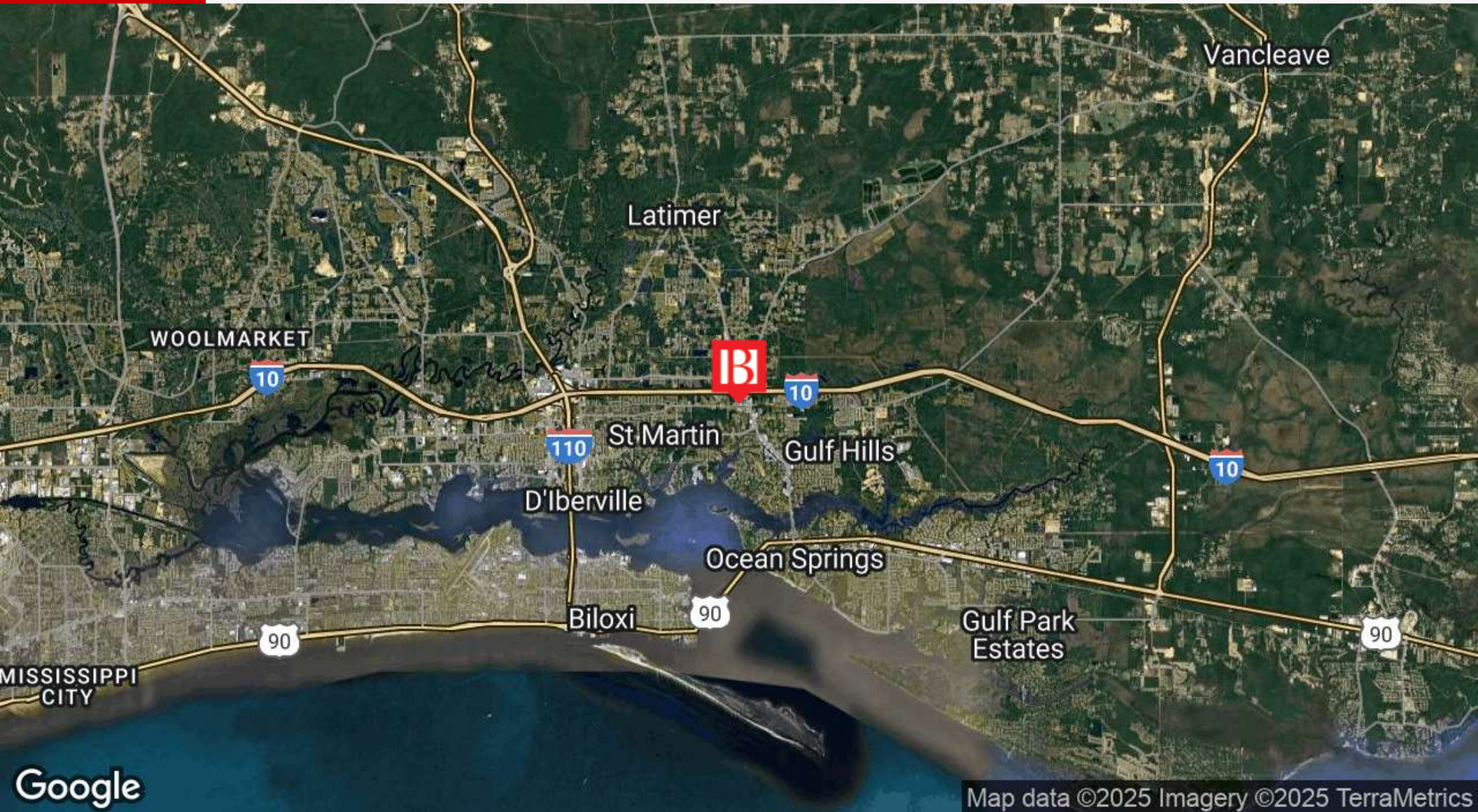
Beau Box, SIOR **Burden Edmonds**
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 bbox@beaubox.com bedmonds@beaubox.com

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LOCATION MAP



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RETAIL AND TRAFFIC COUNTS



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ADDITIONAL PHOTOS



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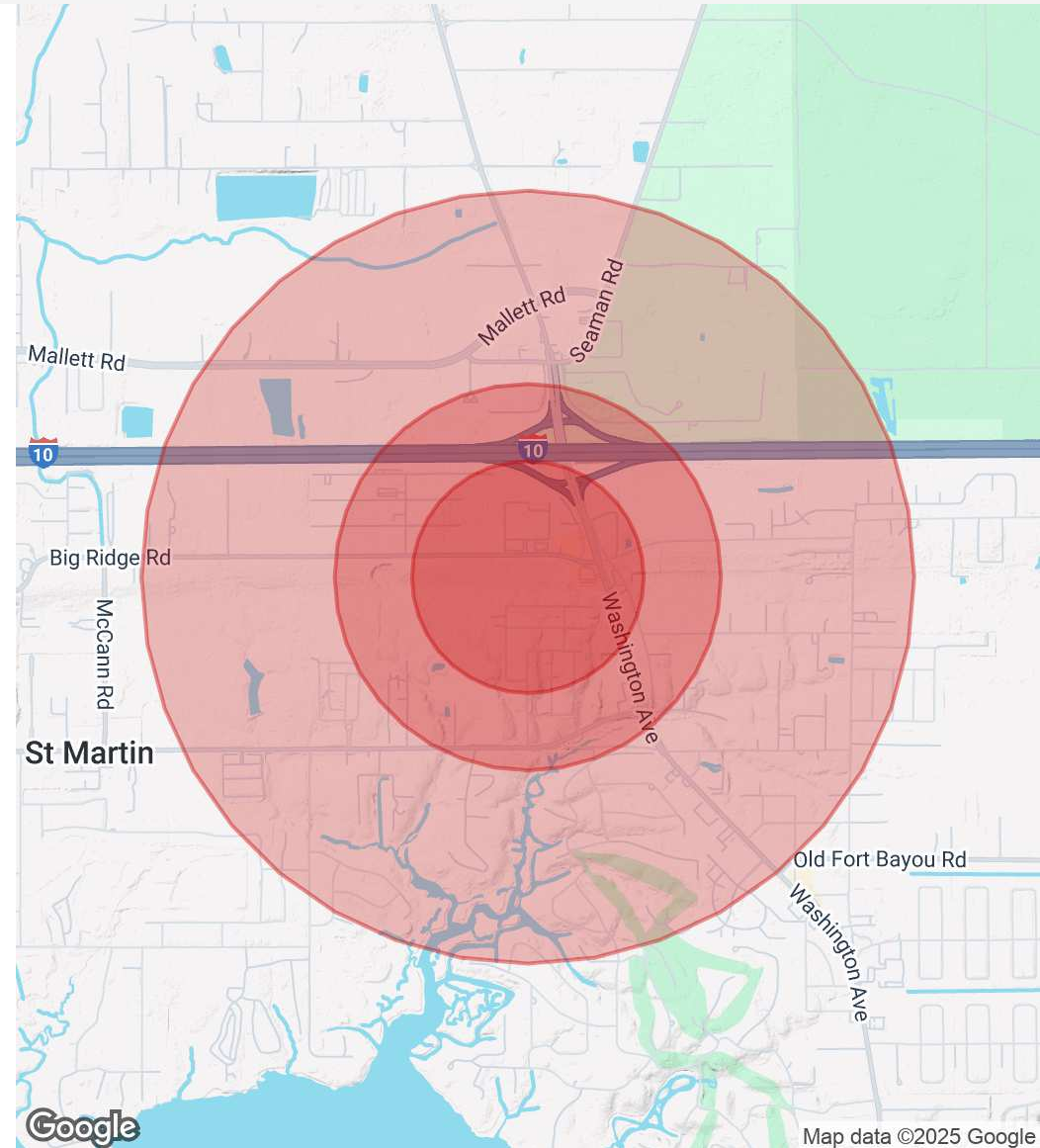


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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	564	1,521	4,781
Average Age	44	43	43
Average Age (Male)	41	40	41
Average Age (Female)	46	46	44
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	230	629	1,947
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$83,752	\$85,729	\$99,405
Average House Value	\$319,013	\$306,518	\$280,505

Demographics data derived from AlphaMap



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