



# 2.78 ACRES OF LAND NEAR SAM'S CLUB

15523 Landon Road, Gulfport, MS 39503



## PROPERTY DESCRIPTION

Southeast Commercial is pleased to present  $\pm 2.78$  acres for sale on Landon Road in Gulfport.

The property includes a  $\pm 5,800$  SF building situated across three parcels in a strong retail corridor near Sam's Club, Bop's Frozen Custard, Buffalo Wild Wings, Texas Roadhouse, Crumbl Cookies, The UPS Store, and Newk's Eatery. The site offers excellent visibility with convenient access to I-10 and Highway 49.

Located in Section 16, this is a prime opportunity for retail, office, or commercial redevelopment in one of Gulfport's most active areas.

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

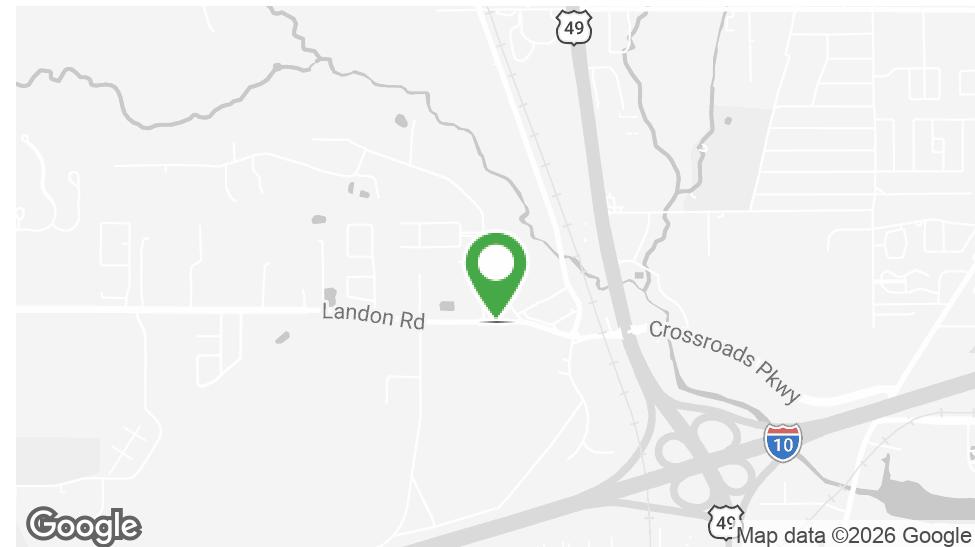
mluffey@southeastcre.com

TIM CARLSON • PRINCIPAL

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tcarlson@southeastcre.com



## OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	2.78 Acres
Building Size:	5,807 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	120	472
Total Population	83	336	1,297
Average HH Income	\$86,119	\$86,116	\$85,135

## SPECIAL PURPOSE PROPERTY FOR SALE

### PROPERTY SUMMARY



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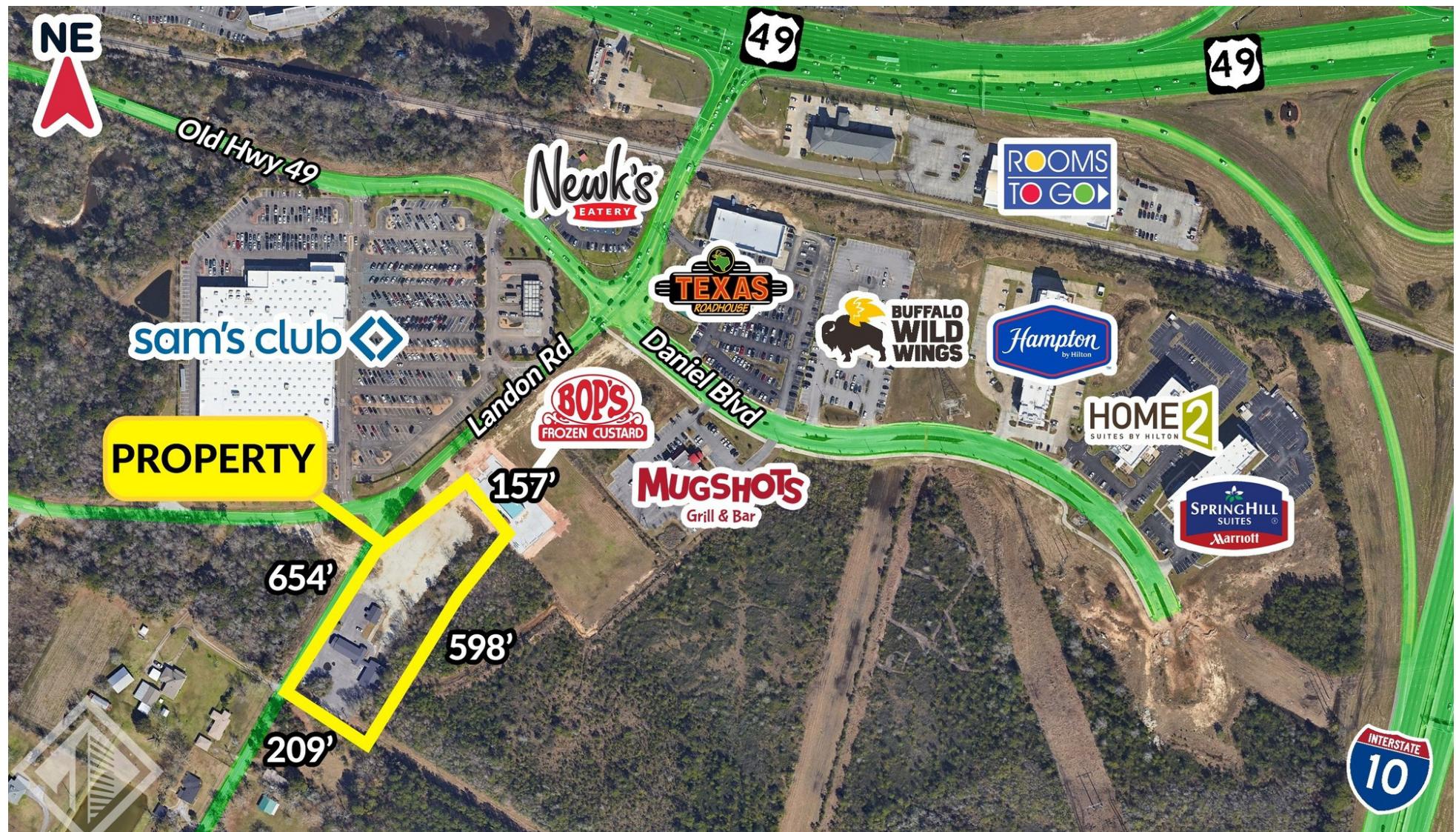
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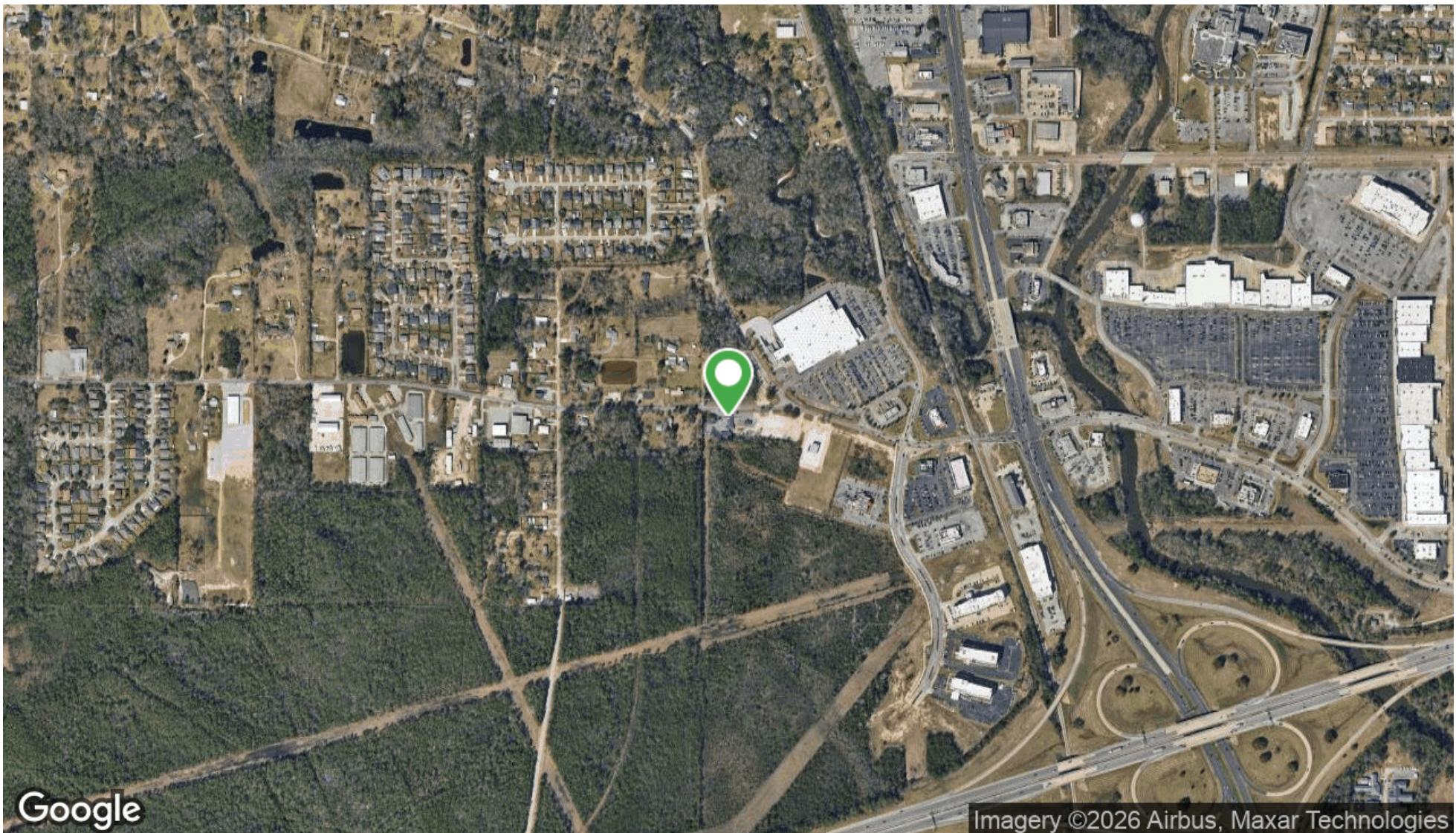
SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL



## 2.78 ACRES OF LAND NEAR SAM'S CLUB

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SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL MAP

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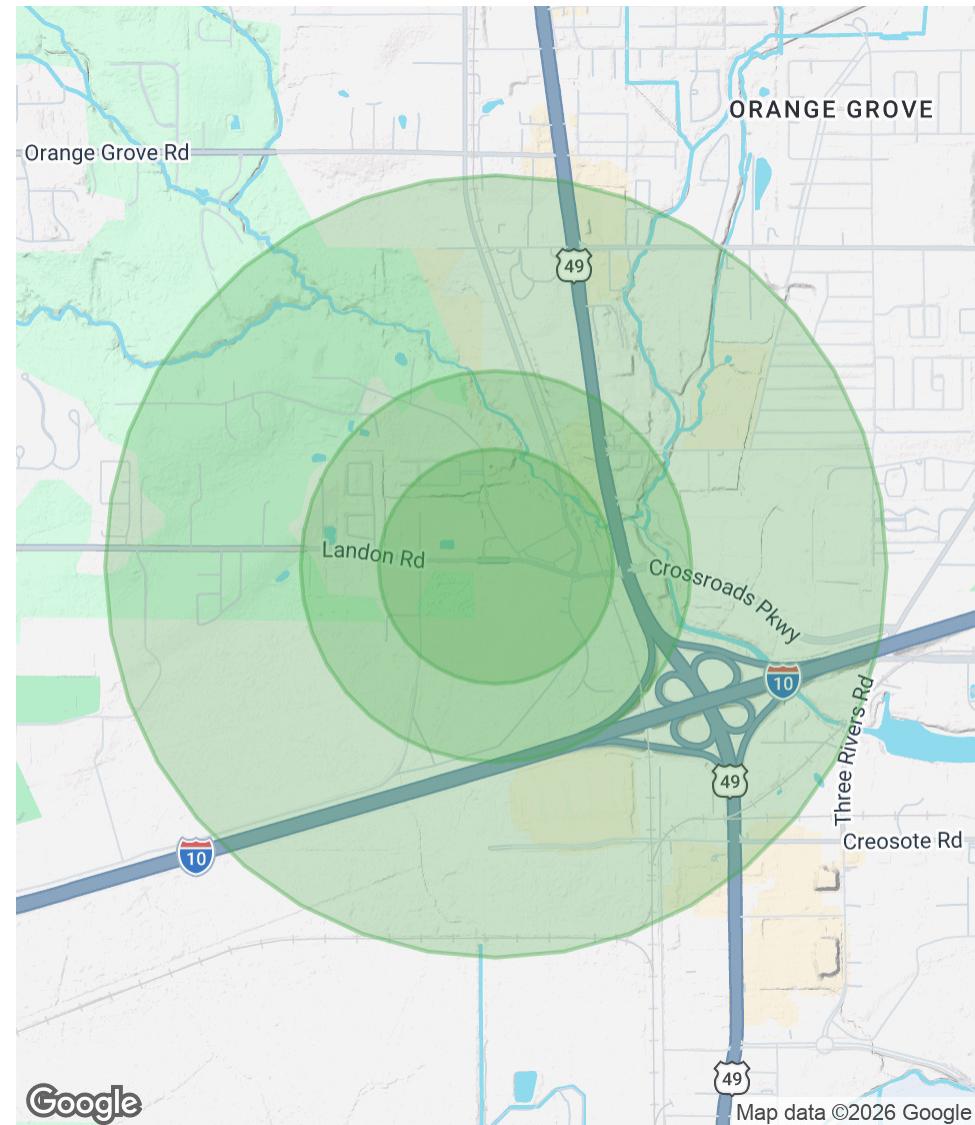
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	83	336	1,297
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	120	472
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$86,119	\$86,116	\$85,135
Average House Value	\$207,280	\$207,162	\$192,503

Demographics data derived from AlphaMap



## SPECIAL PURPOSE PROPERTY FOR SALE

### DEMOGRAPHICS MAP & REPORT