

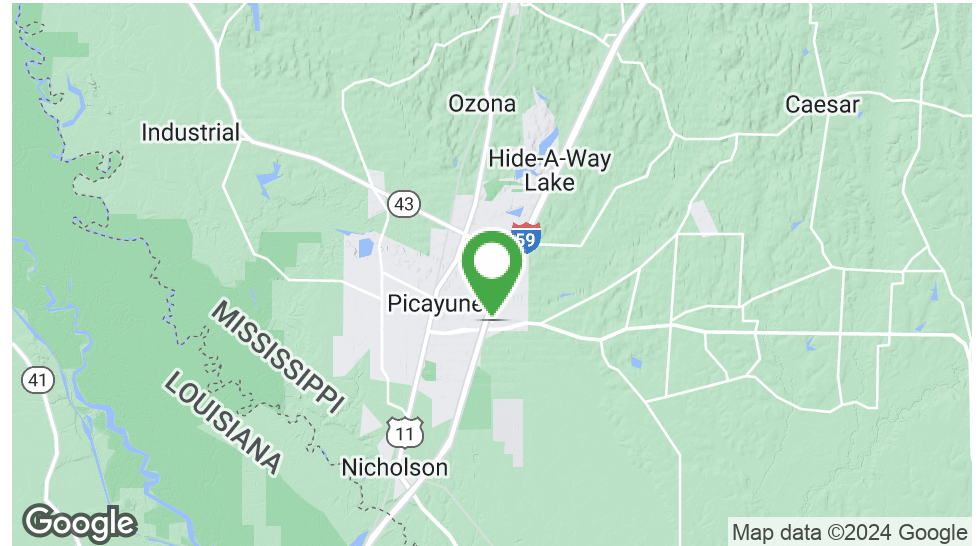


50+ ACRE NATIONAL RETAIL DEVELOPMENT SITE

Memorial Blvd, Picayune, MS 39466

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this exceptional 50 plus acre development site in Picayune's retail nucleus. Located adjacent to Walmart Supercenter, Home Depot, McDonalds, Walgreens, and banks/QSRs, this property is in a strategic position for growth and expansion in a proven area. Easy access is available from Interstate 59 and Memorial Blvd, giving the potential for high visibility and high traffic counts, with a proposed new frontage planned.

HIGHLIGHTS

- Prime Location at Memorial Blvd and Interstate 59
- Ideal for Retail, Multi-Family, Industrial and Office
- Proximity to Major Thoroughfares
- Access to Key Amenities and National Retailers
- Potential for High Visibility and High Traffic Counts
- Versatile Space for Various Development Opportunities

OFFERING SUMMARY

Sale Price:	Contact Agent
Lot Size:	52 Acres
Will Subdivide:	Minimum 1 Acre

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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AERIAL



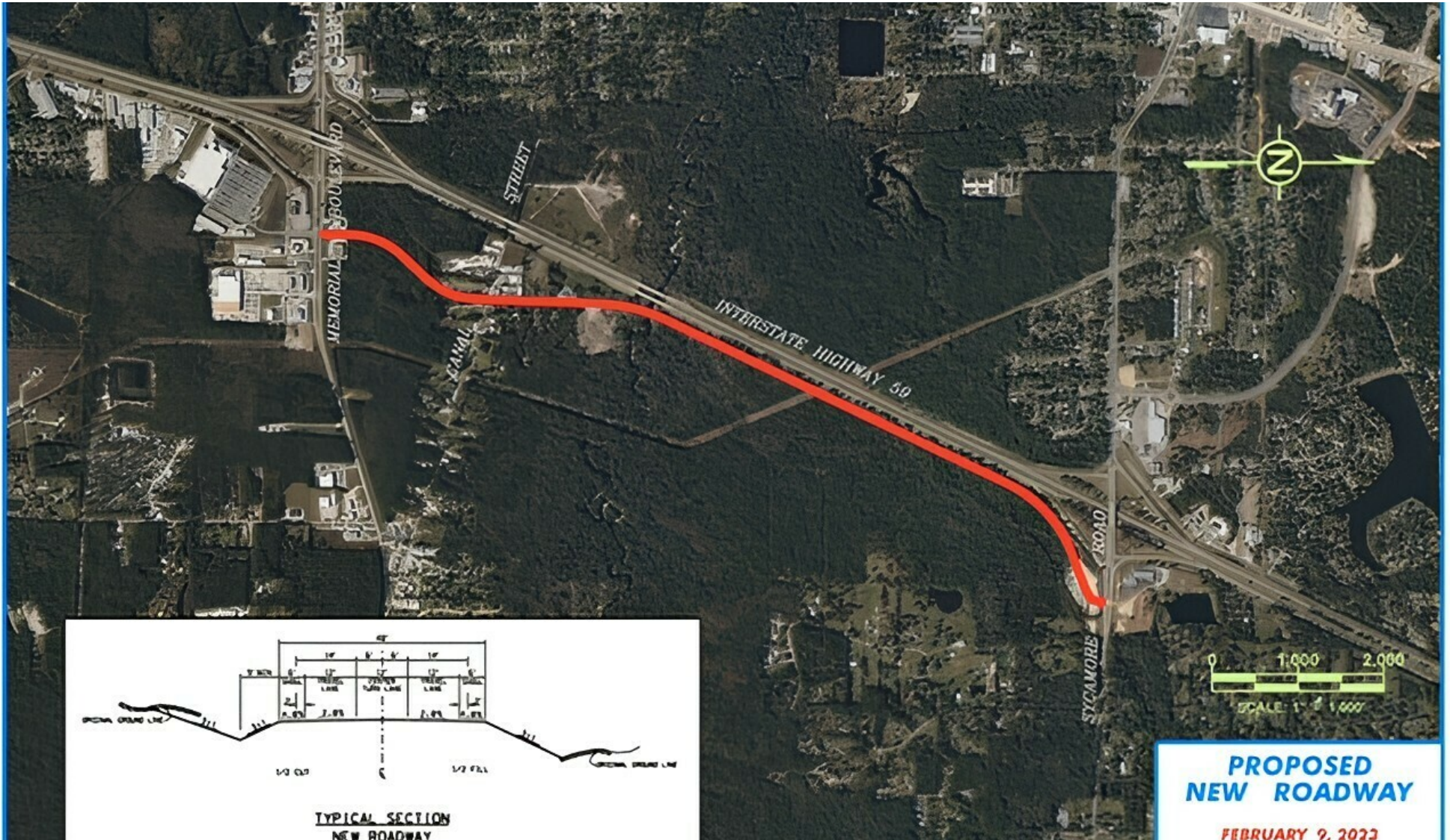
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PROPOSED NEW ROADWAY
FEBRUARY 9, 2023

LAND FOR SALE

NEW ROADWAY



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Posted on: March 25, 2024

Road to Prosperity: Picayune's Economic Future Paved with I-59 Frontage Road Funding

PRESS RELEASE: For more information, contact Lisa Albritton, Special Projects, 601-798-9079, lalbritton@picayune.ms.us

Picayune has achieved a remarkable step towards progress with the approval of \$3.4 million in funding for the I-59 Frontage Road Project. This multi-phase project will provide a much-needed frontage road from Sycamore Road, across from Paul's Pastry, and will extend to Memorial Blvd. at the McDonald's and Walgreens entrance, easing traffic congestion on main thoroughfares, enhancing accessibility, and stimulating economic growth. This funding was secured through the Transportation, Housing, and Urban Development (THUD) bill, which was signed by President Biden this past Saturday, heralding a new era of opportunity for Picayune.

In November of 2023, Mayor Jim Luke, Councilmembers Lyn Bumpers, Jan Stevens, and Larry Breland, and City Clerk Sid Albritton, along with representatives from the Pickering Firm, visited with Senators Cindy Hyde-Smith and Roger Wicker, as well as the staff of Congressman Mike Ezell, to advocate for the I-59 Frontage Road Project. This visit followed their previous trip to Washington D.C. in March of 2023, where they met with both senators and the congressman to ensure that the project's importance was recognized.

"Today marks a significant milestone for Picayune, and I extend my heartfelt gratitude to Senators Cindy Hyde-Smith and Roger Wicker, and Congressman Mike Ezell," Mayor Jim Luke stated. "This funding is a testament to the collaboration and support of everyone involved. The council and I worked hard to emphasize the importance and necessity of the I-59 Frontage Road Project for the economic development of Picayune. I want to specifically commend City Clerk Sid Albritton for his dedication and countless hours devoted to this project, which was critical in securing the funding. His hard work has undoubtedly paved the way for the future prosperity of Picayune."

Councilman Larry Breland expressed the significance of the I-59 Frontage Road Project, stating that it is a tremendous opportunity for Picayune. He pointed out that it would enhance the city's infrastructure, fuel economic growth, and strengthen community connections. Councilwoman Lynn Bumpers echoed similar sentiments, adding that the funding is a step forward for Picayune. She believes it shows what the community can achieve when everyone works together, and it's a positive sign for the future. She is excited for the project to get started because it will bring positive improvements to the community. Councilwoman Jan Stevens emphasized the project's impact on the residents, stating that it will not only improve the transportation infrastructure but also create jobs and enhance the quality of life for the community members. She also stated that it's a wise investment in the future of Picayune.

As Picayune prepares to embark on this memorable journey, Mayor Luke and the City Council extend heartfelt thanks to Senators Hyde-Smith and Wicker, Congressman Ezell, Sid Albritton, and the Pickering Firm for their support and hard work. Additionally, they express sincere appreciation to Mississippi Senator Angela Hill and Representative Stacey Wilkes for securing \$850,000 from the state to initiate the road project on the north end. Together, these efforts have paved the way for a brighter future for Picayune and its residents.

LAND FOR SALE

NEW ROADWAY



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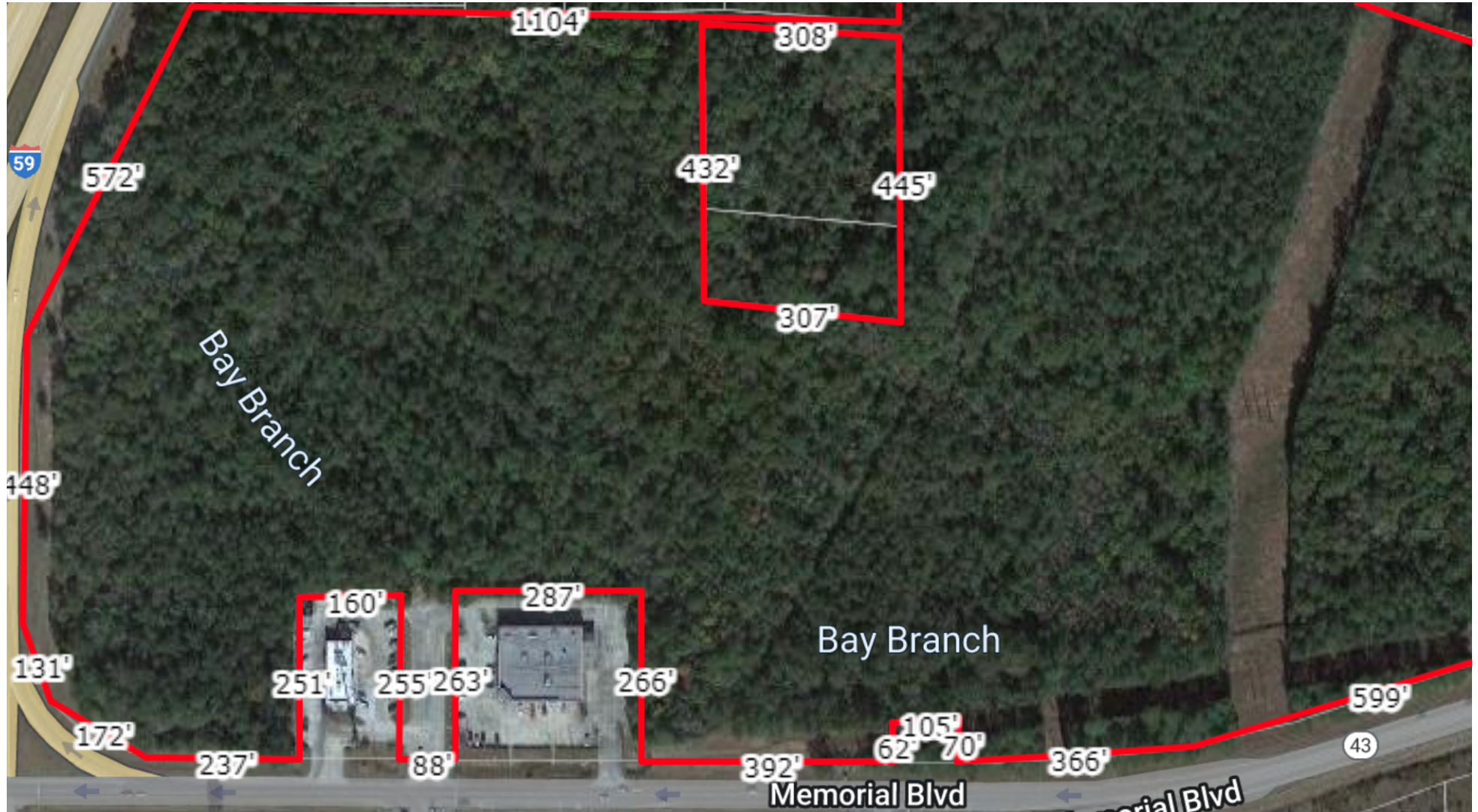
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PLAT MAP



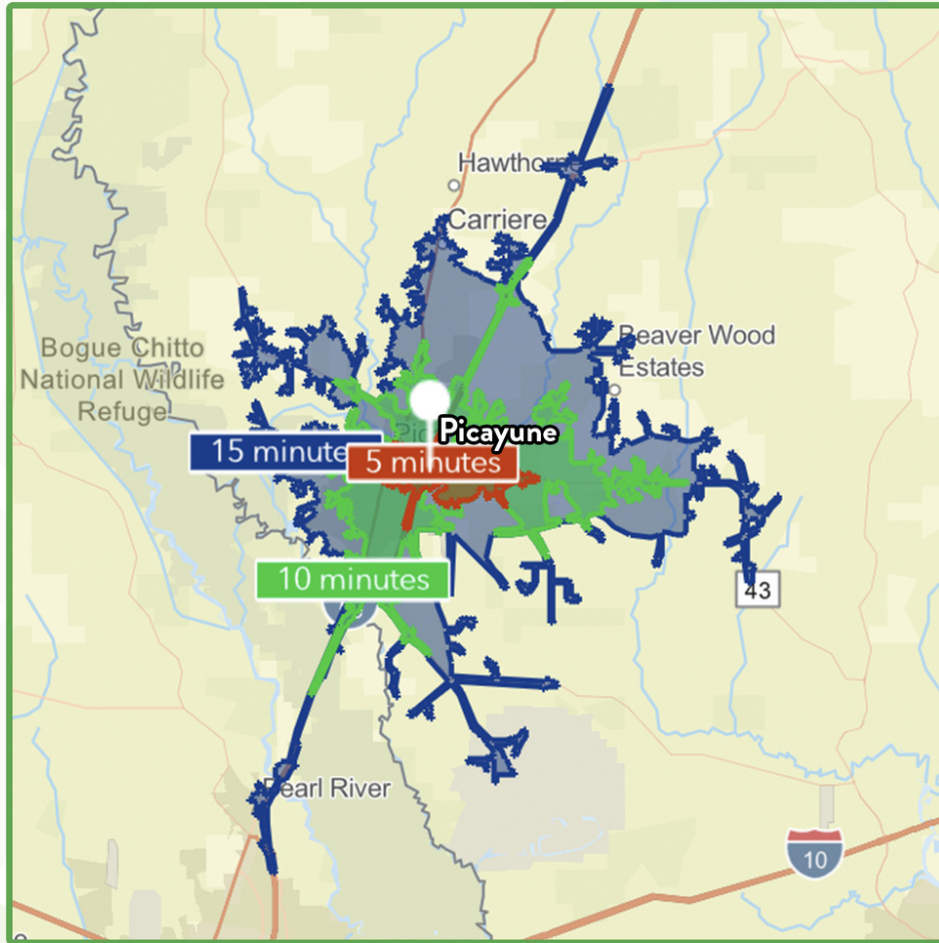
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\$75,685

Average Household Income within 15 minutes of site.



41

Median Age

Within 15 minutes of site.



11,685

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	2,498	12,832	26,169
Average HH Income	\$52,743	\$57,389	\$75,685
<hr/>			
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	2,470	12,787	26,112
Average HH Income	\$58,509	\$63,191	\$83,085

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



SOUTHEAST COMMERCIAL REAL ESTATE