



PRIME 2.5 ACRE BEACHFRONT DEVELOP. SITE

1499 E Beach Boulevard, Pass Christian, MS 39571

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this prime 2.5 acre beachfront development site located on East Beach Boulevard in Pass Christian, MS. Property is adjacent to desirable Gulf Palm Villas Condominiums. The zoning (T5 H) allowing for high density developments such as condominiums, hotels, and more.

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,500,000 |
| Lot Size: | 2.5 Acres |
| Zoning: | T5 H |

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | southeastcommercial.net





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LAND FOR SALE

REALIST



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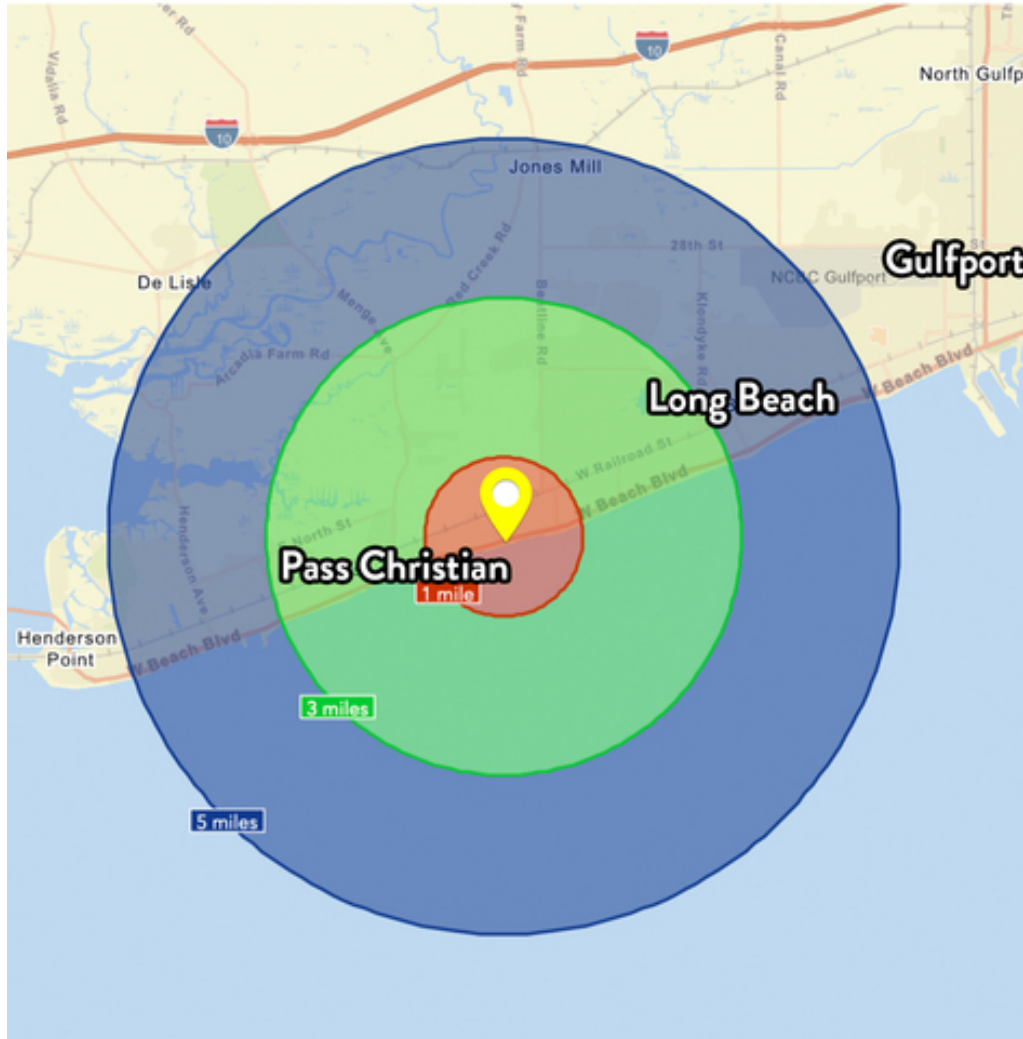
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\$67,084

Average Household Income
within 5 miles of site.



46.3

Median Age
Within 5 miles of site.



6,380

Number of housing units
within 5 miles of site.

| 2020 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|----------|----------|
| Population | 1,506 | 12,783 | 13,827 |
| Average HH Income | \$92,040 | \$77,451 | \$67,084 |
| 2025 Projections | 1 Mile | 3 Miles | 5 Miles |
| Population | 1,623 | 13,405 | 14,513 |
| Average HH Income | \$102,366 | \$85,361 | \$73,695 |

Travel Time to Site



LAND FOR SALE

ADDITIONAL PHOTOS

