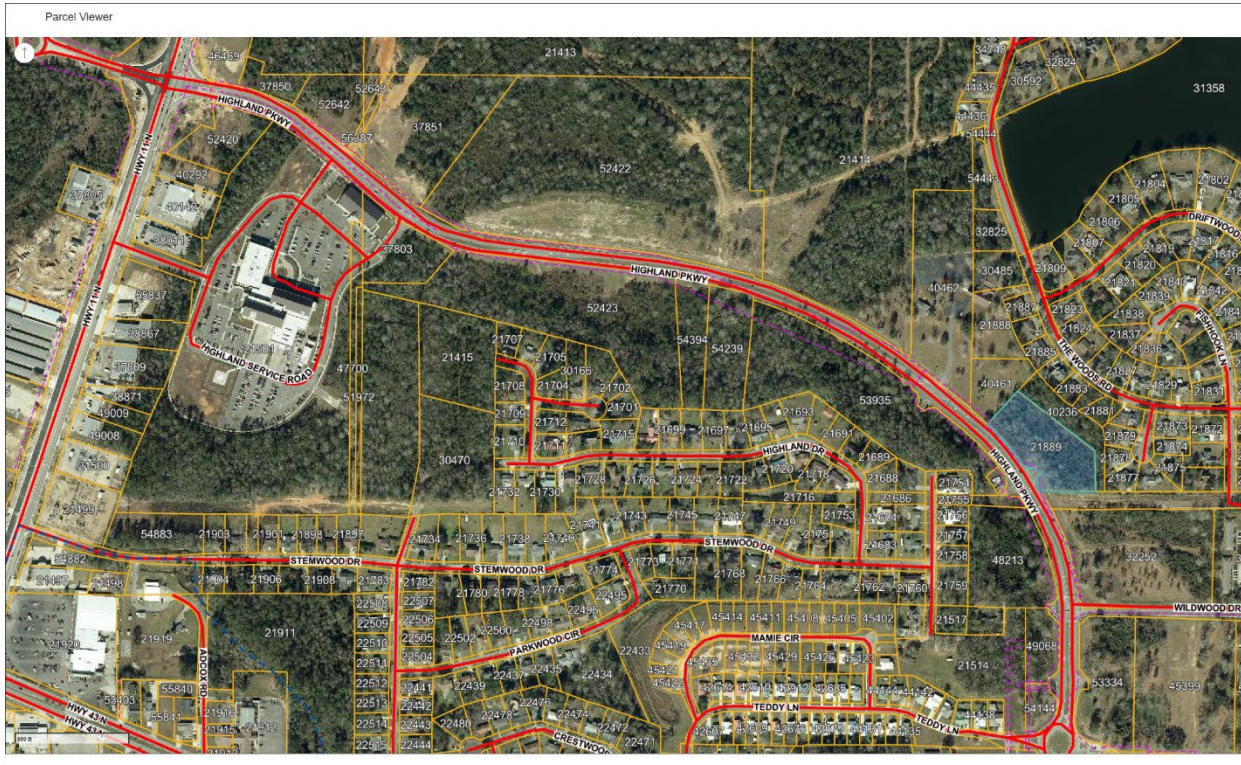


# Marketing Presentation



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**2.6 ACRES LAND ON HIGHLAND PARKWAY  
PICAYUNE, MS 39466  
FOR SALE \$390,000**

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Presented By:

**Mississippi Commercial Realty, LLC**  
Robert Hand, MBA, CCIM, SIOR  
[robert@mscommercialrealty.com](mailto:robert@mscommercialrealty.com)  
601-520-9096

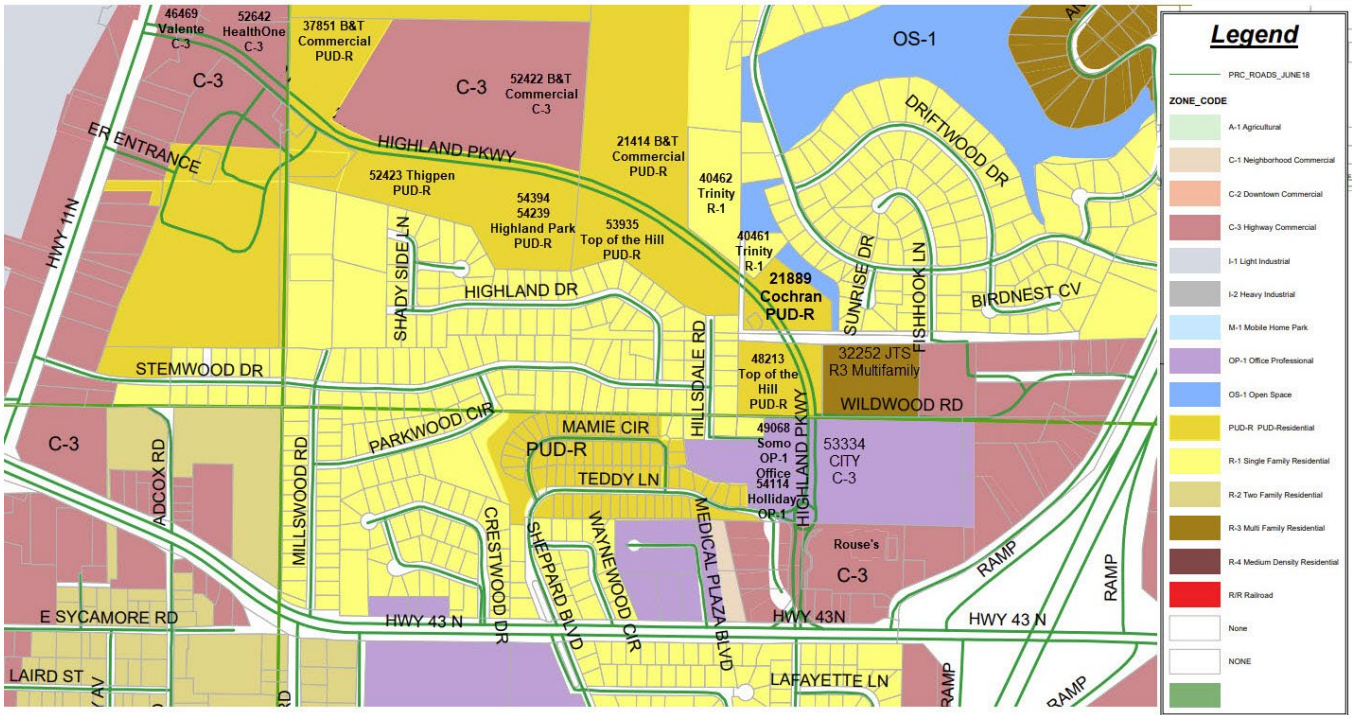


March 27, 2026



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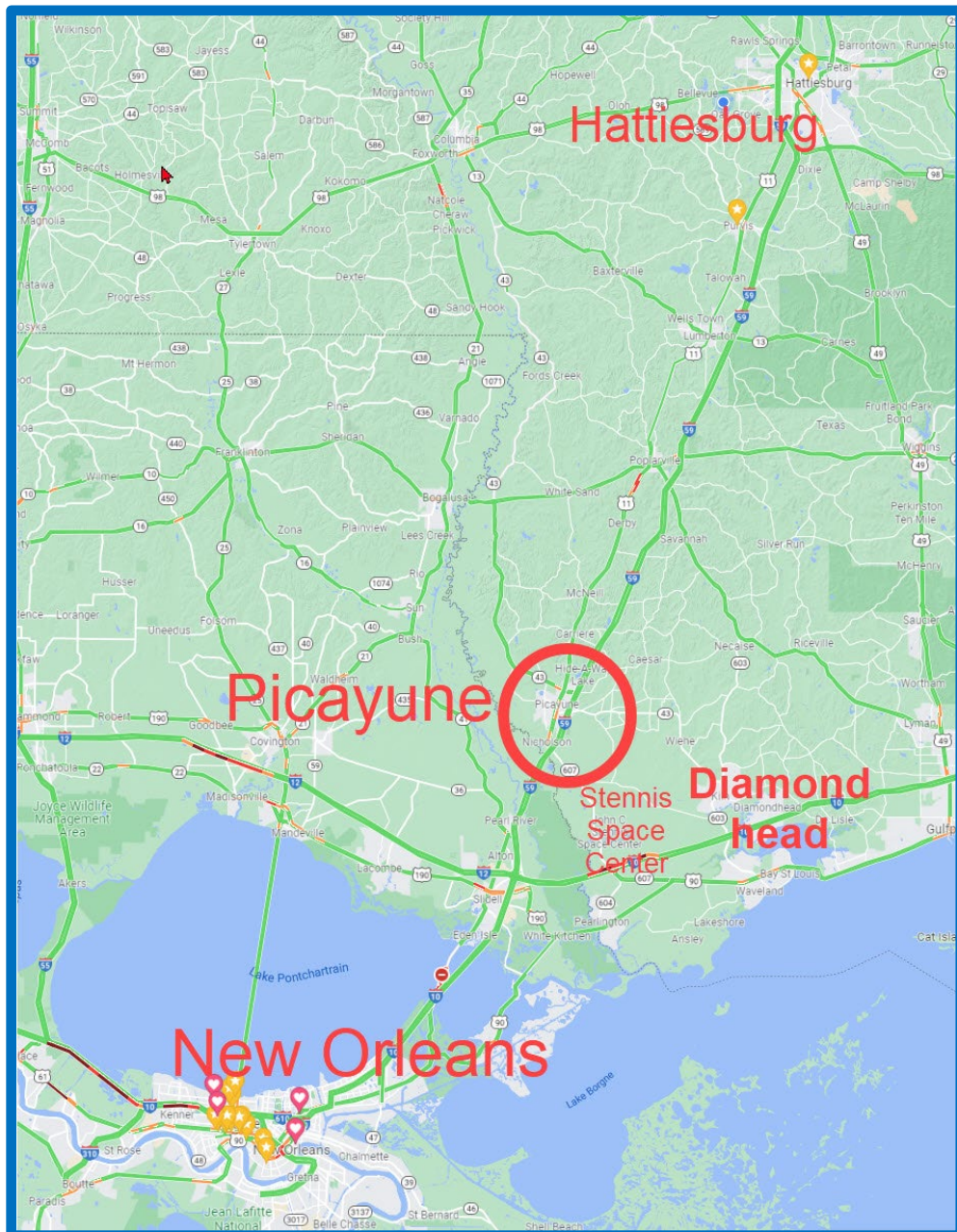




## Location

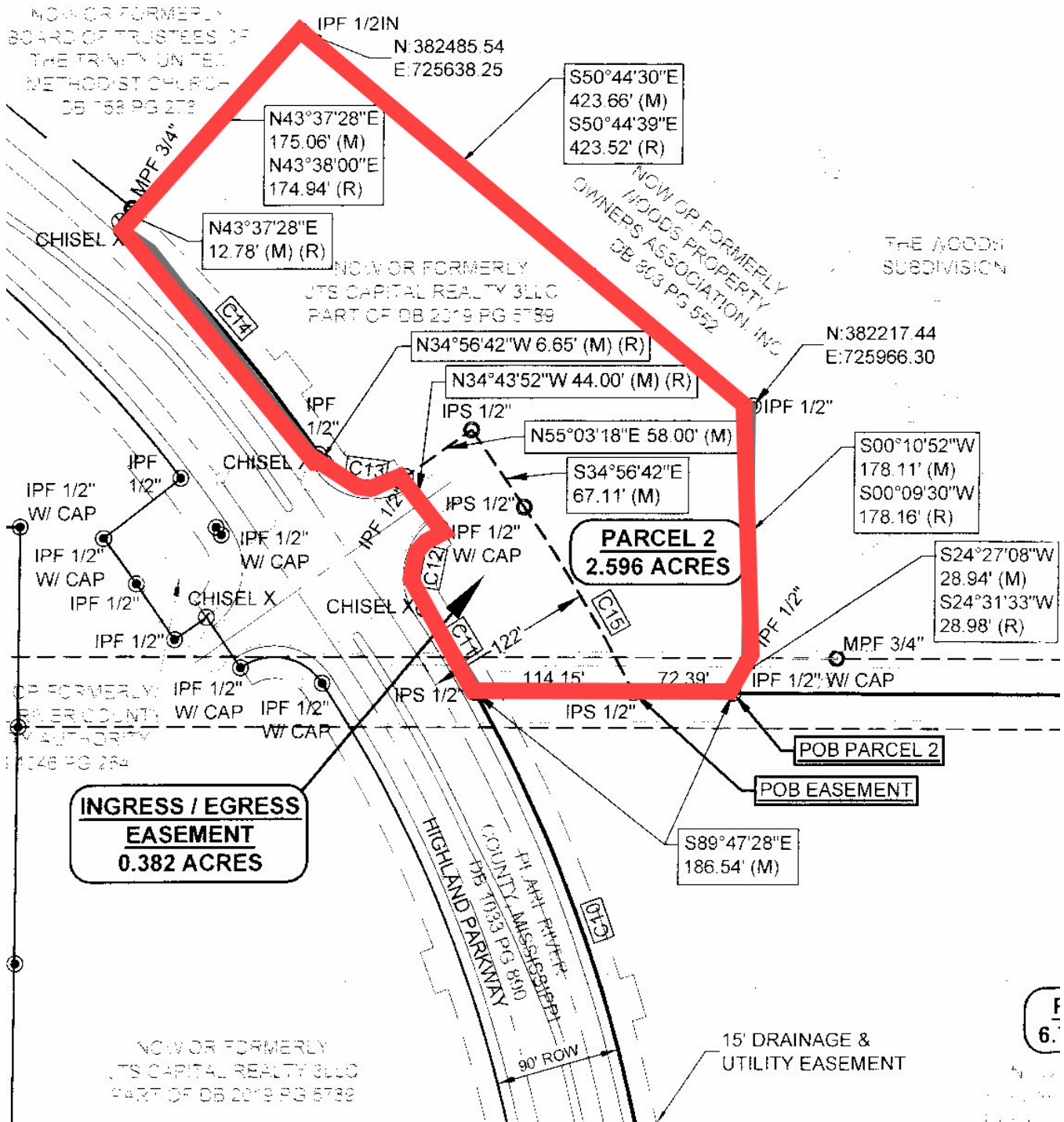
The land parcel is located on Highland Parkway, in the city limits of Picayune, Mississippi, in Pearl River County. Highland Parkway is the main route to Forrest Health Hospital which is the only medical facility within a 30 mile radius. Highland intersects Highway 43 near the interchange at Interstate 59 which runs from New Orleans to Georgia, and delivers traffic from nearby cities including New Orleans, Slidell, Hattiesburg and Laurel. Traffic count on I-59 is 33,000 cars per day and 15,000 cars per day on Highway 43 at Highland Parkway.

Picayune has a population of 12,000 and located 45 miles northeast from New Orleans and only 10 miles from Stennis Space Center, NASA's largest rocket engine facility and one of the largest employers in the area. Retailers in Picayune pull customers from the surrounding area which has a population of 53,000.





# Survey- Parcel PPIN 21889





## Parcel Map





## Drive Times: 5, 10 & 15 Minutes

Picayune retailers benefit from a large worker population at the Stennis Space Center and also the Diamondhead/Waveland area. The map below shows a 5 minute (red border), 10 minute (green border) and 15 minute (blue border) drive time, elongated due to the easy access by Interstate 59 running northeast and southwest.

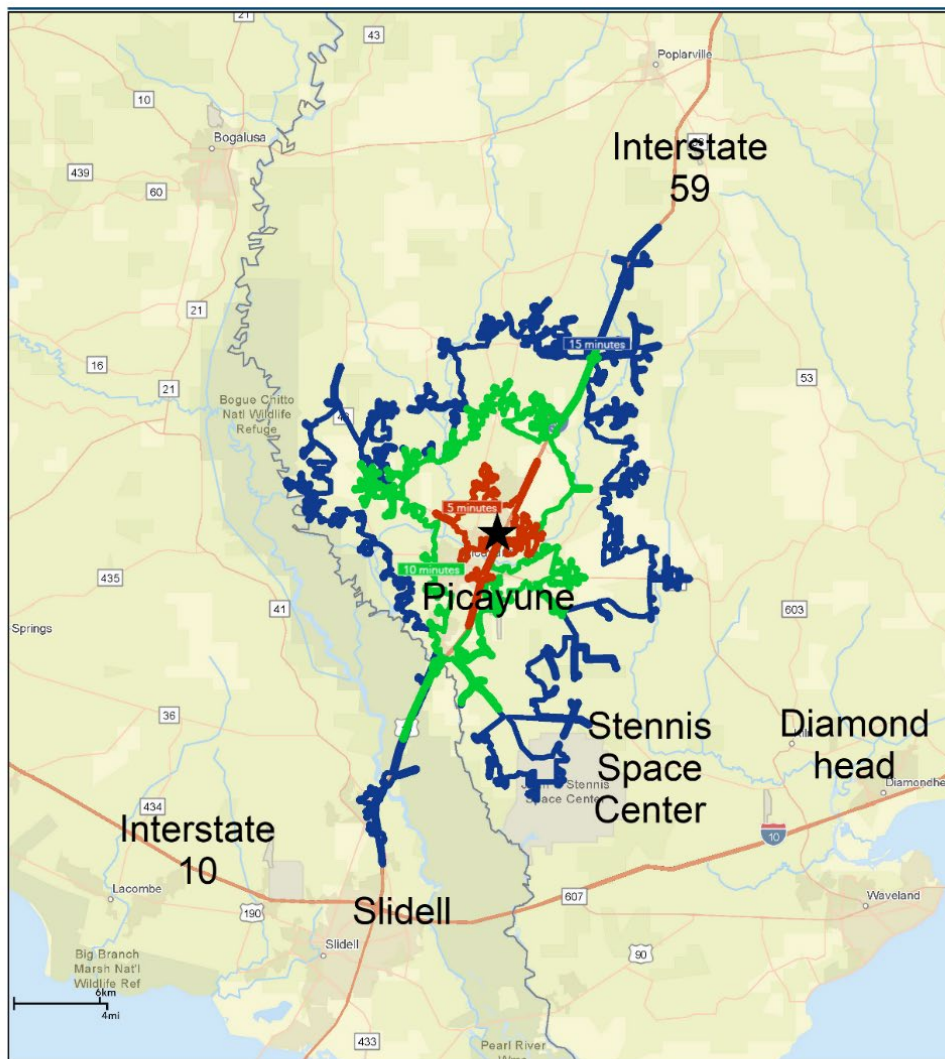
Within a 10 minute drive time:

- The population is 15,416.
- Average household income is \$78,000.
- Median age is 41.
- The household growth rate within a 10 minute drive time is double the state average.



Drive Times- 5, 10 & 15 Minutes

1701 Hwy 43-Picayune, MS



September 21, 2021

©2021 Esri

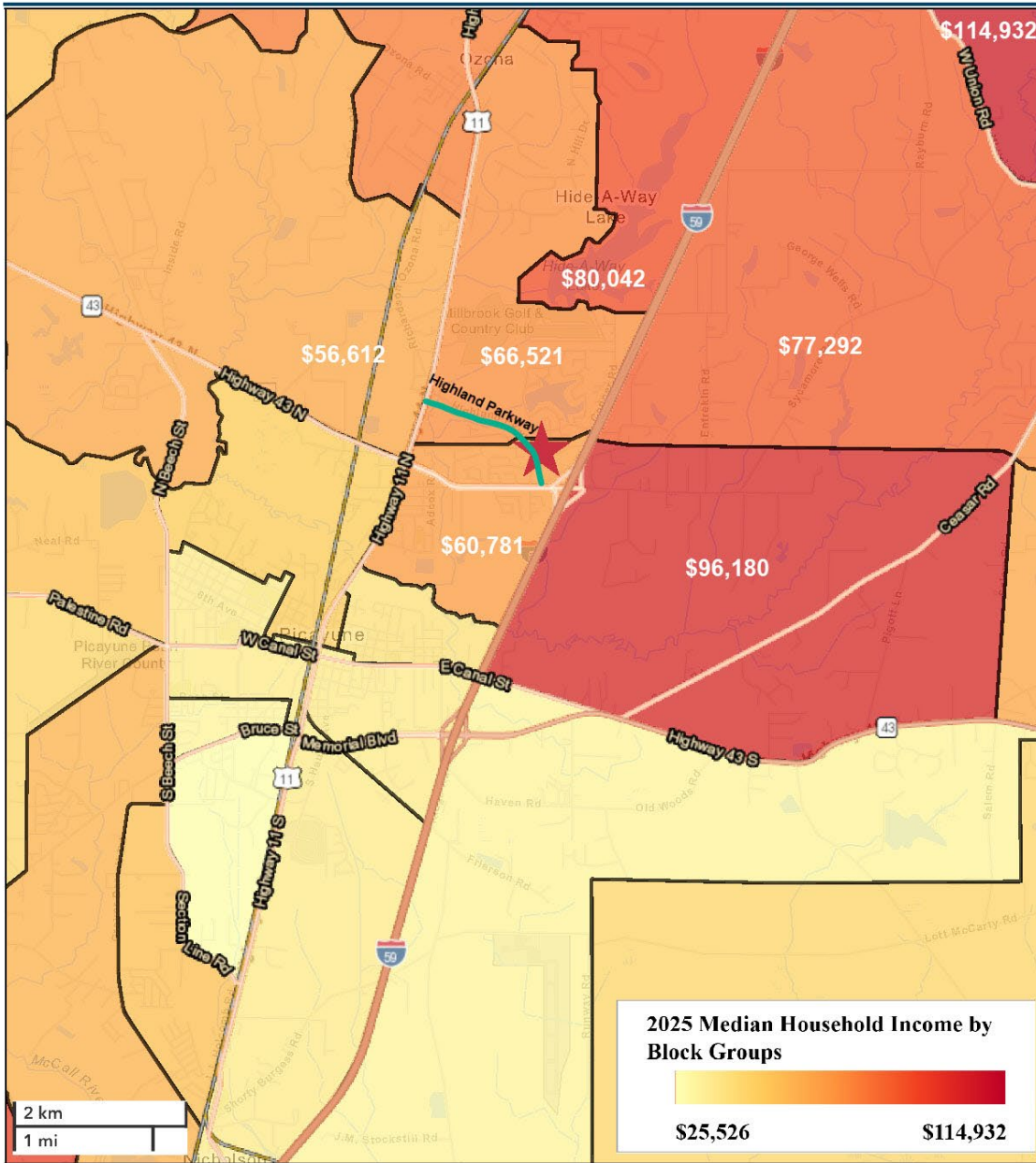


# Household Income By Block Group

Household income can be measured by block group which is the smallest census cluster, generally containing 600 to 3,000 people. The Highland Parkway (shown in green) block group has an average annual income of \$66,521, and the block group to the right has an average income of \$96,180.



## Picayune Household Annual Income



March 26, 2026



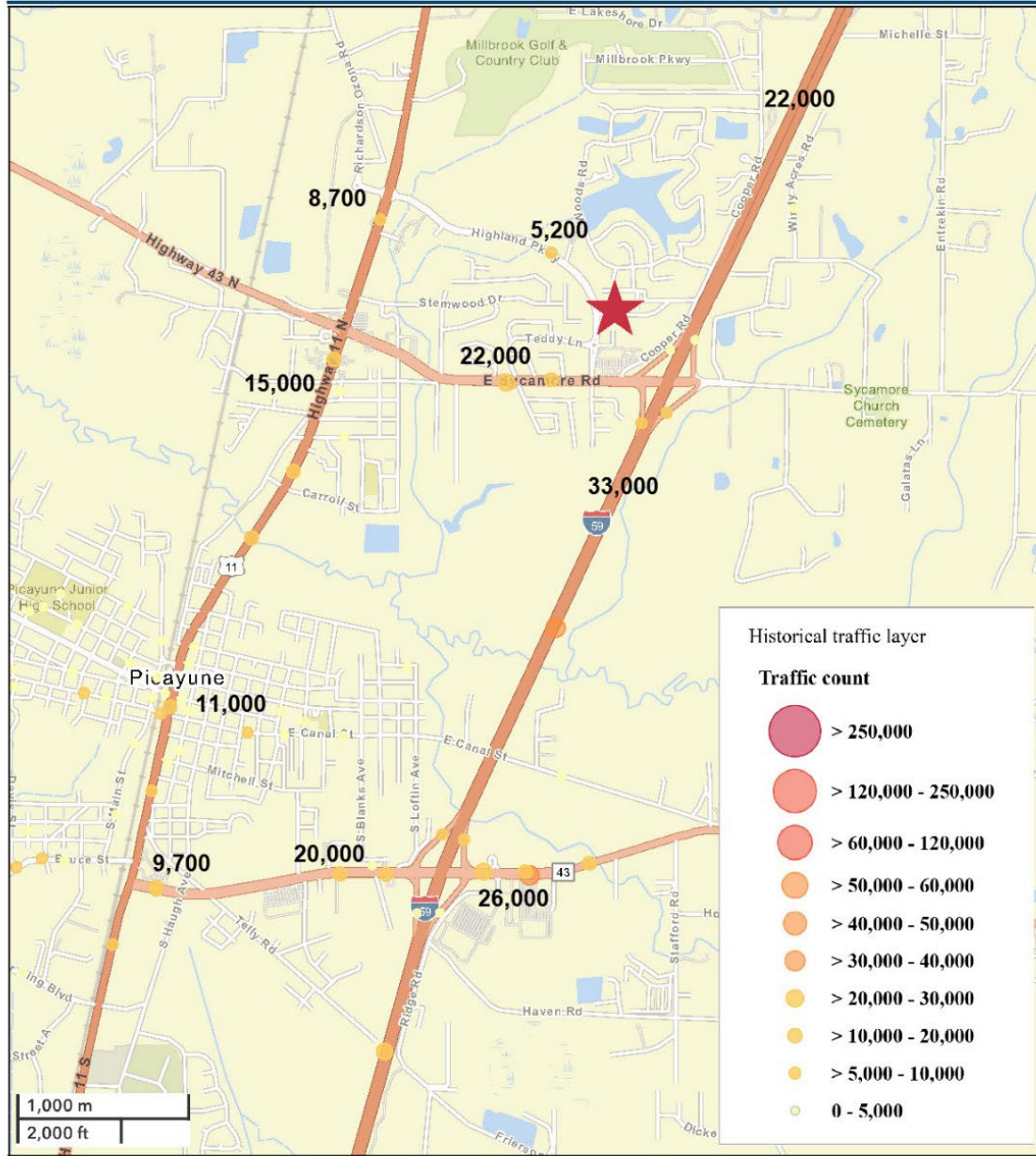
# Traffic Count Map

The Mississippi State Department of Transportation shows the daily traffic on Highway 43 & Highland at 22,000 cars per day and 5,200 cars per day in front of the property.



## Picayune Traffic Count

Cars Per Day



March 25, 2026

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## Demographics-Consumer Spending

ESRI provides consumer spending data which we also measure by drive times. Results show a medical clinic would thrive due to the demographics: residents during the last 12 months within a 15 minute drive time spent:

- \$69,000,000 on healthcare.
- \$33,000,000 on entertainment.
- \$20,000,000 on apparel.
- \$22,000,000 on home furnishings.

2021 Consumer Spending		5 minutes	10 minutes	15 minutes
<b>Apparel &amp; Services: Total \$</b>		<b>\$2,793,259</b>	<b>\$12,979,889</b>	<b>\$20,493,761</b>
Average Spent		\$1,612.74	\$1,487.84	\$1,486.35
<b>Education: Total \$</b>		<b>\$2,044,734</b>	<b>\$9,101,848</b>	<b>\$14,114,398</b>
Average Spent		\$1,180.56	\$1,043.31	\$1,023.67
<b>Entertainment/Recreation: Total \$</b>		<b>\$4,467,730</b>	<b>\$21,191,206</b>	<b>\$33,730,903</b>
Average Spent		\$2,579.52	\$2,429.07	\$2,446.40
<b>Food at Home: Total \$</b>		<b>\$7,426,394</b>	<b>\$35,536,856</b>	<b>\$56,509,911</b>
Average Spent		\$4,287.76	\$4,073.46	\$4,098.48
<b>Food Away from Home: Total \$</b>		<b>\$4,986,441</b>	<b>\$23,399,016</b>	<b>\$37,160,648</b>
Average Spent		\$2,879.01	\$2,682.14	\$2,695.14
<b>Health Care: Total \$</b>		<b>\$9,166,312</b>	<b>\$43,611,539</b>	<b>\$69,672,451</b>
Average Spent		\$5,292.33	\$4,999.03	\$5,053.12
<b>HH Furnishings &amp; Equipment: Total \$</b>		<b>\$3,086,194</b>	<b>\$14,340,269</b>	<b>\$22,751,613</b>
Average Spent		\$1,781.87	\$1,643.77	\$1,650.10



esri

### Market Profile

1701 Hwy 43 N.-Picayune

Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 30.54445

Longitude: -89.65310



## About Mississippi Commercial Realty



We are known for using the latest technology to help commercial property owners solve their real estate problems, bringing a high level of ethical conduct to the industry with great attention to detail and professionalism. We are a top rated, award winning, client-oriented firm, with a goal to deliver expedited results. We bring expertise in every sector of commercial real estate, completing these landmark projects:

- One of the largest contiguous Class A office lease negotiations in Hattiesburg.
- The largest land disposition in Louisiana.
- One of the largest warehouse sales.
- Several of the largest apartment developments.
- One of the largest hotel acquisitions.

Licensed in both Louisiana and Mississippi, with offices in Hattiesburg and New Orleans, clients benefit from a wider marketing area and personal service. Our owner, Robert Hand, is a top-rated commercial real estate broker with the CCIM and SIOR designations. He also has an MBA and experience in the appraisal industry, and is recognized by peers for these achievements:

- Named Top 100 Investment Executive in the U.S. by Financial Planning Magazine.
- Member National Association of Realtors and Hattiesburg Association of Realtors
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.

What makes our firm different is that our clients will never have to worry about conflicts of interest. We never promote real estate that competes with our client's interest. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge that helps them make better real estate decisions.

We offer real estate advice on our website, including over 150 insightful articles for buyers, sellers and tenants of commercial real estate. We have had several articles published in national magazines:

- *Commercial Investment Real Estate Magazine*: "Using Technology To Select Highly Profitable Retail Locations".
- *Commercial Investment Real Estate Magazine*: "The 3 Most Common Mistakes In Your Lease".
- *Commercial Investment Real Estate Magazine*: "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*: "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*: "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*: "Return of The AutoMat".
- *Registered Representative Magazine*: "Growing Your Business By Providing a Higher Level of Services".
- *Personal Financial Planning Magazine*: "Using Technology To Help Clients".

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