

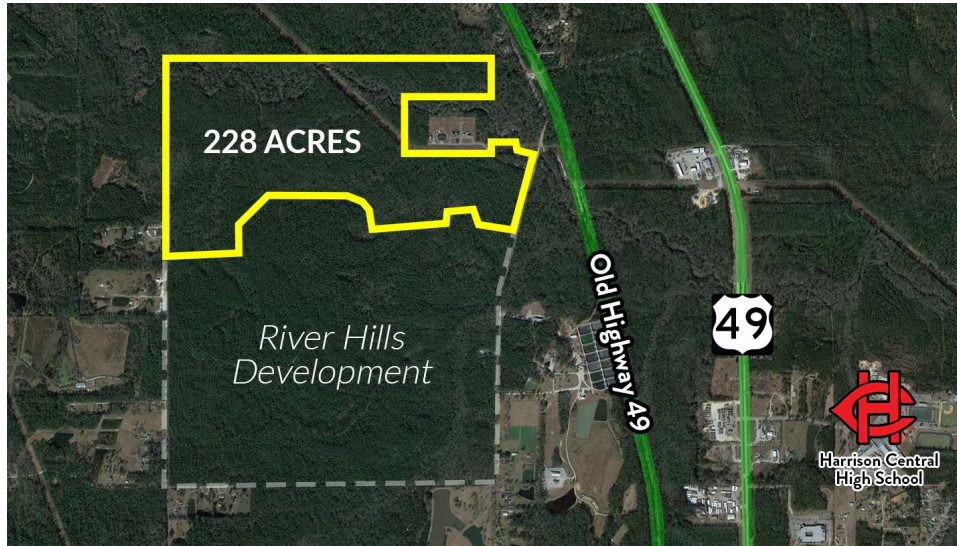


228 ACRES FOR SALE! CAN SUBDIVIDE

Old Highway 49, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer 228 Acres of raw land located in North Gulfport. Exceptional investment opportunity located in the sought-after Gulfport area situated along Old Highway 49. This property is located in a floodway which limits development. This would make an excellent recreational or hunting property with the serenity of the Little Biloxi River running through it. Located near Grand Bear Golf Club and City of Gulfport.

OFFERING SUMMARY

Sale Price:	\$5,000/Per Acre
Lot Size:	228 Acres

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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LAND FOR SALE

AERIAL



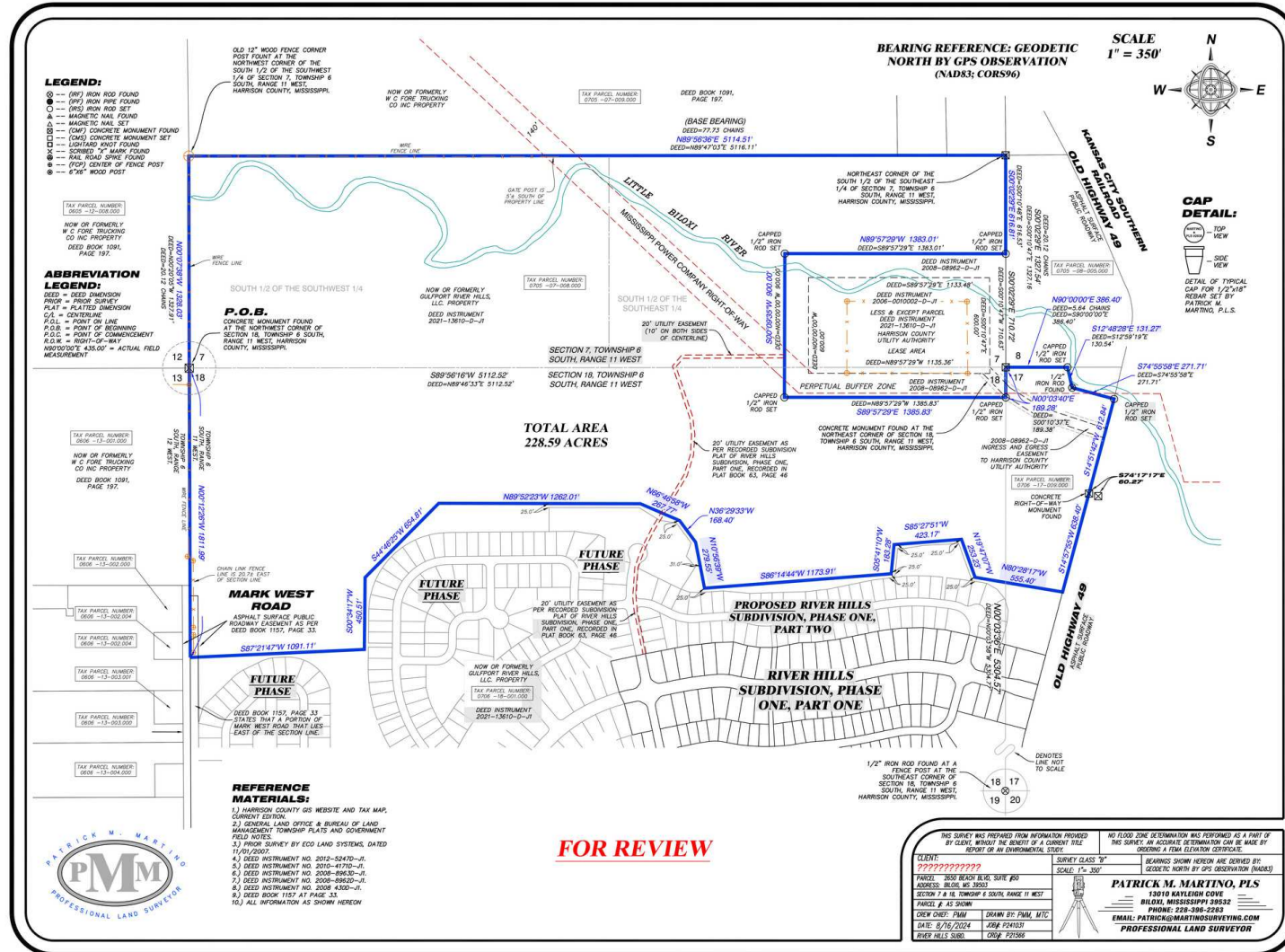
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LAND FOR SALE

SURVEY



**SOUTHEAST
COMMERCIAL
REAL ESTATE**

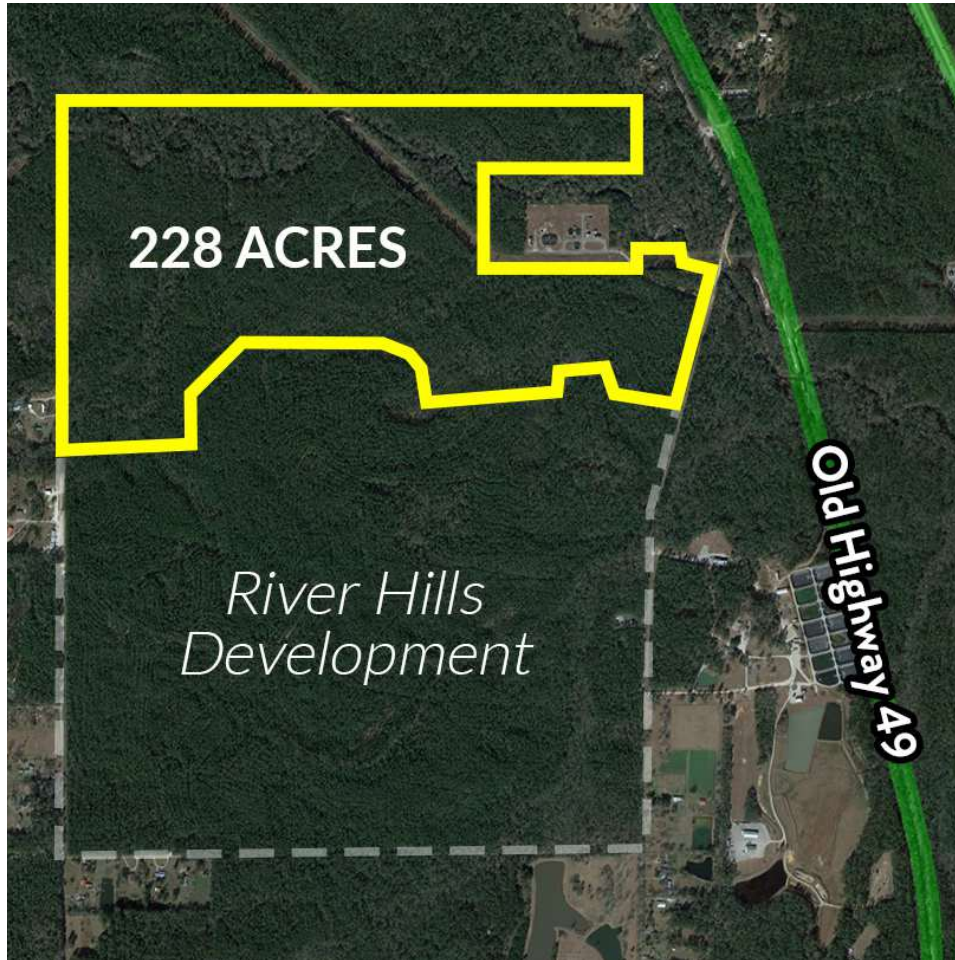


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FLOODWAY MS CODE

(4) Floodways - Located within areas of special flood hazard are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and has erosion potential, all development with a floodway is permitted (except manufactured homes which are specifically prohibited) provided the development does not result in any increase in the water surface elevation of the base flood, the development is designed to withstand the velocity waters associated with the base flood waters, and the development would present no significant obstruction to the flow of the base flood waters, and would not create hazards to public health and safety. For purposes of meeting the requirements of "no increase in the water surface elevation of the base flood", the following methods shall be acceptable in order of preference:

(a) Development shall be designed to cause no encroachment within the floodway, and certification by a professional engineer (registered in Mississippi) must be provided demonstrating that the encroachment shall not result in any increase in the water surface elevation of the base flood, based on the present conditions of the floodways; (b) Based on an engineering analysis and certification, the effect of the encroachment shall be fully offset by the creation of equal floodway hydraulic capacity at that location; (c) In those areas where base flood elevations have been determined but a floodway has not been designated, an engineering analysis and certification shall be conducted to establish an appropriate floodway, or it must be demonstrated by an engineering analysis and certification that the proposed development will not increase the water surface elevation of the base flood more than one (1) foot at any point within the total floodplain; (d) In those areas where the proposed construction increases the base flood elevation by more than one (1) foot the adversely affected property owners in the floodplain shall be compensated by securing the affected land by flood easement or fee simple purchase; (e) In special flood hazard areas where base flood elevations have not been determined, proposed development should be designed so as to minimize any adverse effects to other properties; (f) Where an engineering analysis and certification are utilized, engineering methodology used in conducting an engineering analysis shall be approved by the Natural and Technological Hazards Division of the Federal Emergency Management Agency (FEMA). Any changes in floodways or base flood water surface elevations (previously established by the Federal Emergency Management Agency), along with supporting engineering analysis, shall have been submitted to the Natural and Technological Hazards Divisions of FEMA for review and approval prior to any construction taking place.

LAND FOR SALE

FLOODWAY MS CODE



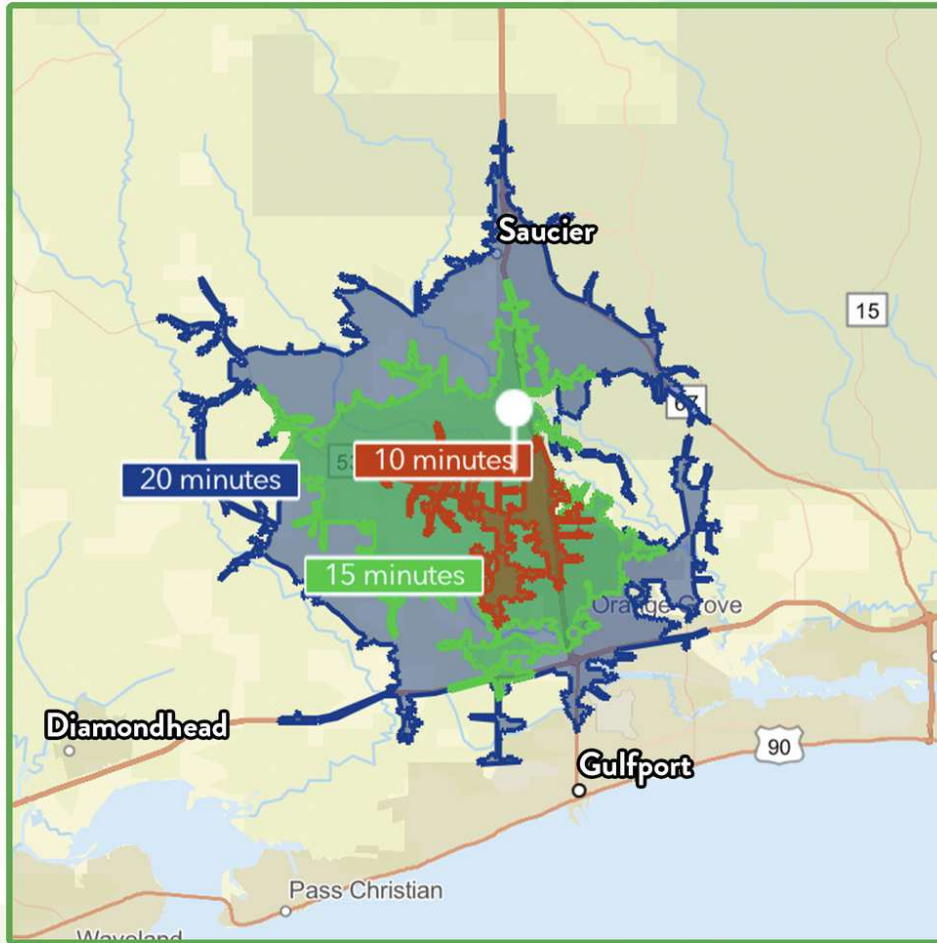


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\$85,497

Average Household Income
within 20 minutes of site.



38

Median Age
Within 20 minutes of site.



23,801

Number of housing units
within 20 minutes of site.

2024 Demographics	10 Minutes	15 Minutes	20 Minutes
Population	3,959	30,152	57,963
Average HH Income	\$84,292	\$87,843	\$85,497
2029 Projections	10 Minutes	15 Minutes	20 Minutes
Population	4,313	31,490	60,469
Average HH Income	\$96,432	\$102,592	\$100,568

Travel Time to Site

- 10 Minutes
- 15 Minutes
- 20 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL
REAL ESTATE**