



NEW RETAIL DEVELOPMENT SITES HWY 49 GULFPORT, MS

Oneal Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial Real Estate is pleased to offer For Sale the only New Retail Development Sites Available on U.S. Hwy 49, within 2.5 Miles of Interstate 10 in Gulfport, MS. This new development is situated on the NE Quadrant of the 4-way Signalized intersection of U.S. Hwy 49 & O'Neal Road. All city utilities are available.

OFFERING SUMMARY

Sale Price:	\$455,202 - \$1,792,929.60
Lot Size:	.55 Acres - 5.88 Acres

PARCEL	PRICE PER SF	PRICE
Parcel F: .76 AC	\$23.00	\$761,428.80
Parcel E: 1.12 AC	\$21.00	\$1,024,531.20
Parcel D: .55 AC	\$19.00	\$455,202.00
Parcel C: 5.88 AC	\$7.00	\$1,792,929.60
Parcel B: 1.23 AC	\$15.00	\$803,682.00
Parcel A: 1.13 AC	\$15.00	\$738,342.00

LAND FOR SALE

PROPERTY SUMMARY





NEW RETAIL DEVELOPMENT SITES HWY 49 GULFPORT, MS

Oneal Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

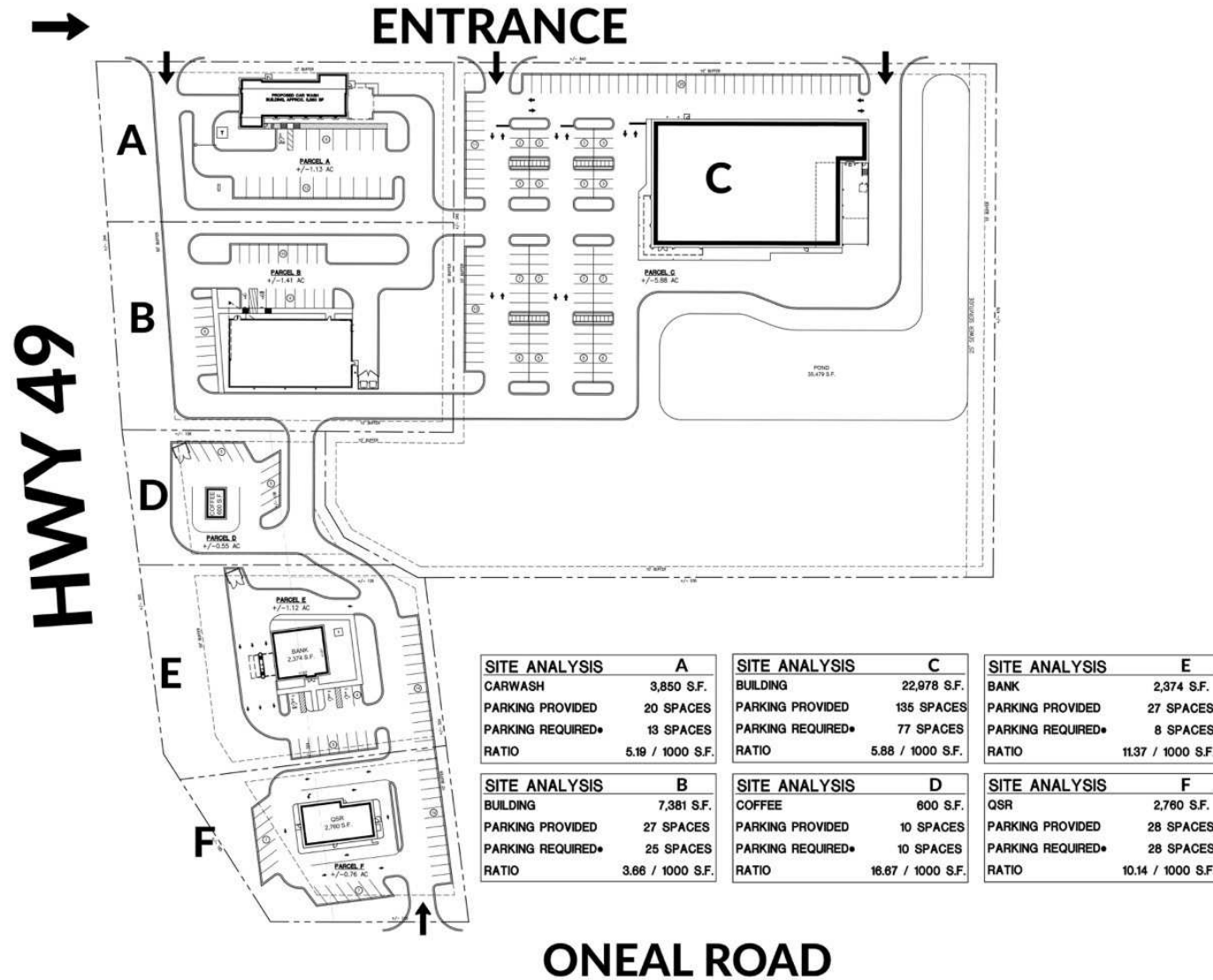
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

SITE PLAN





NEW RETAIL DEVELOPMENT SITES HWY 49 GULFPORT, MS

Oneal Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTÉ LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



NEW RETAIL DEVELOPMENT SITES HWY 49 GULFPORT, MS

Oneal Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

ADDITIONAL PHOTOS





NEW RETAIL DEVELOPMENT SITES HWY 49 GULFPORT, MS

Oneal Rd, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

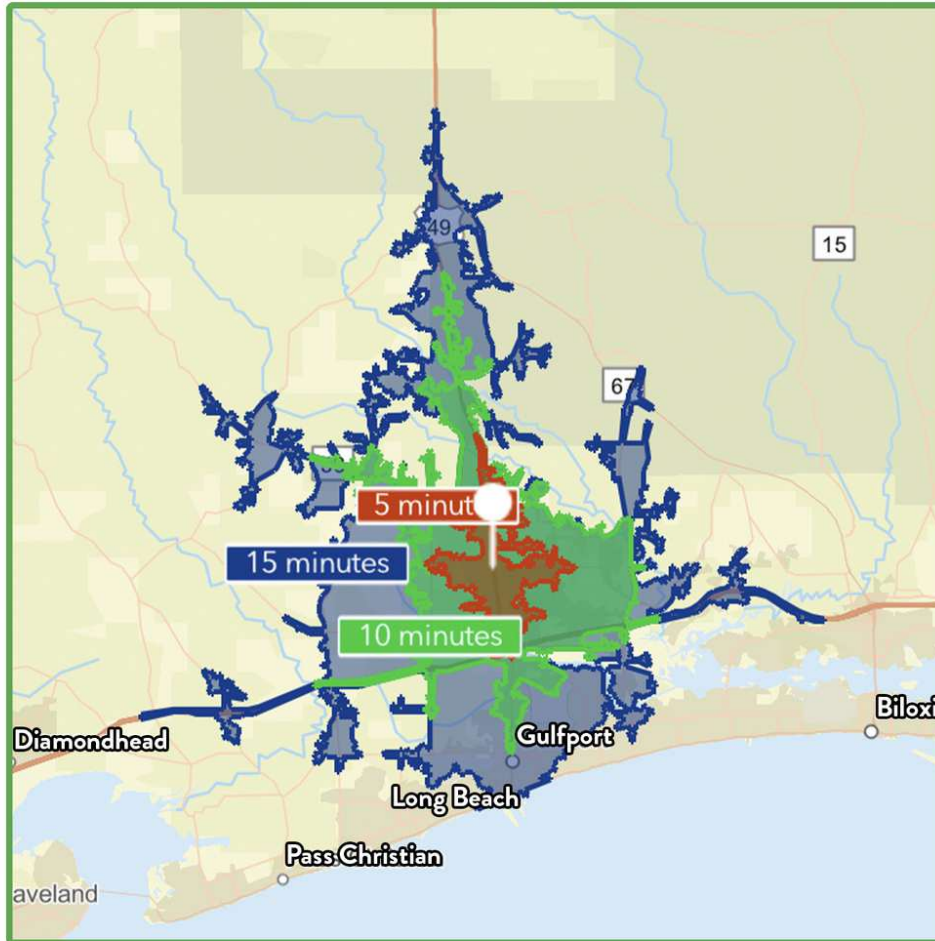
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



\$75,549

Average Household Income
within 15 minutes of site.



36.8

Median Age
Within 15 minutes of site.



32,293

Number of housing units
within 15 minutes of site.

2023 Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	10,343	42,959	76,894
Average HH Income	\$76,251	\$75,272	\$75,549

2028 Projections

	5 Minutes	10 Minutes	15 Minutes
Population	10,299	44,168	78,578
Average HH Income	\$84,398	\$84,720	\$84,666

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE