



# +/-220 ACRES JUST WEST OF CANAL ROAD

Canal Road, Gulfport, MS 39503

TIM CARLSON • PRINCIPAL

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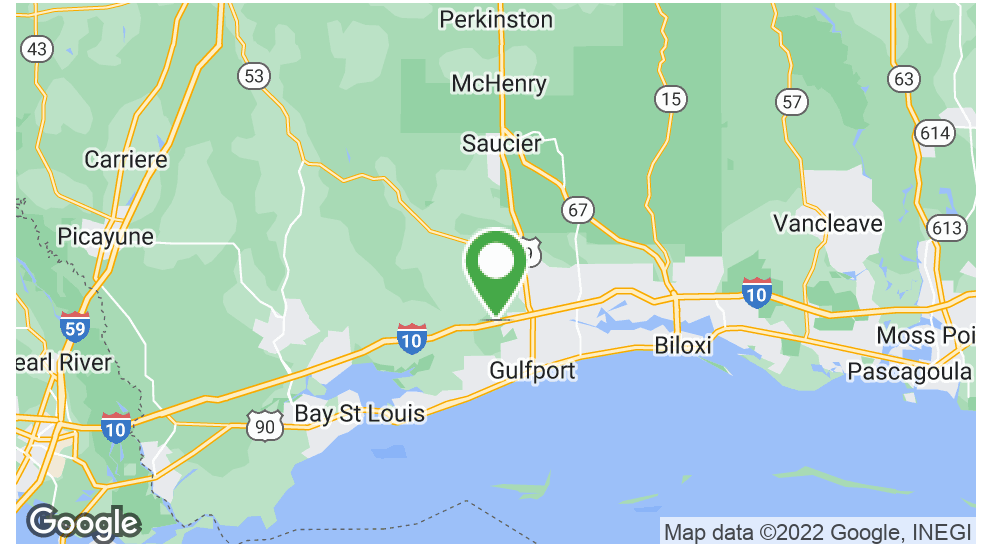
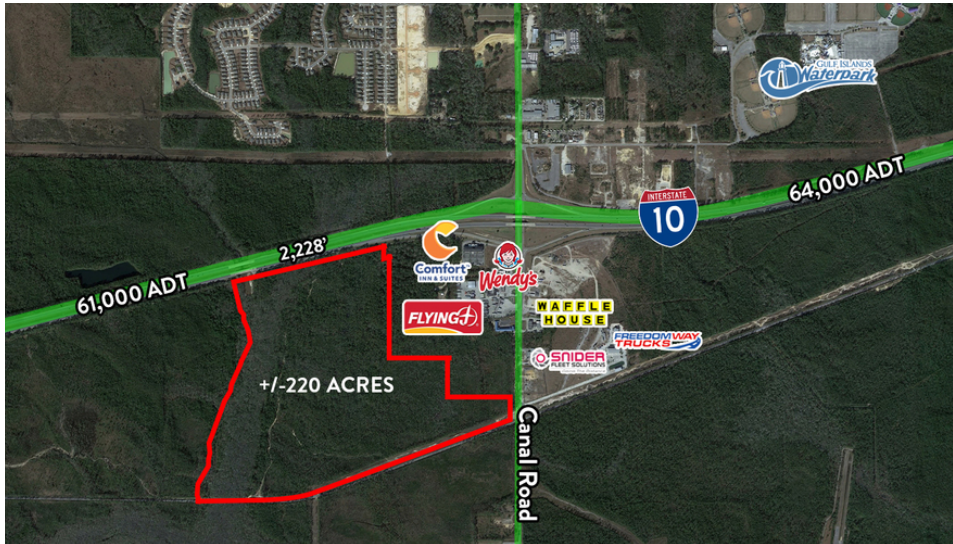
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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer a 220 acre parcel located on the southwest quadrant of Canal Road and I-10 in Gulfport, Mississippi. This vacant, commercially zoned parcel features 2228' of I-10 frontage, and would be an outstanding development opportunity for warehouse distribution, or any other type of business that would benefit from high visibility and easy ingress/egress to I-10. This parcel is conveniently located near the Gulfport-Biloxi International Airport, and also provides easy access to the Port of Gulfport. Neighboring businesses include various hotels, truck stops, and a trucking supply business, while major shopping centers are less than 2.5 miles away. A previous wetlands study shows the parcel contains roughly 31 acres of uplands, but it is suggested that the buyer perform their own study to verify this information.

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	218.5 Acres
Zoning:	C-2 General Commercial

## LAND FOR SALE

### PROPERTY SUMMARY







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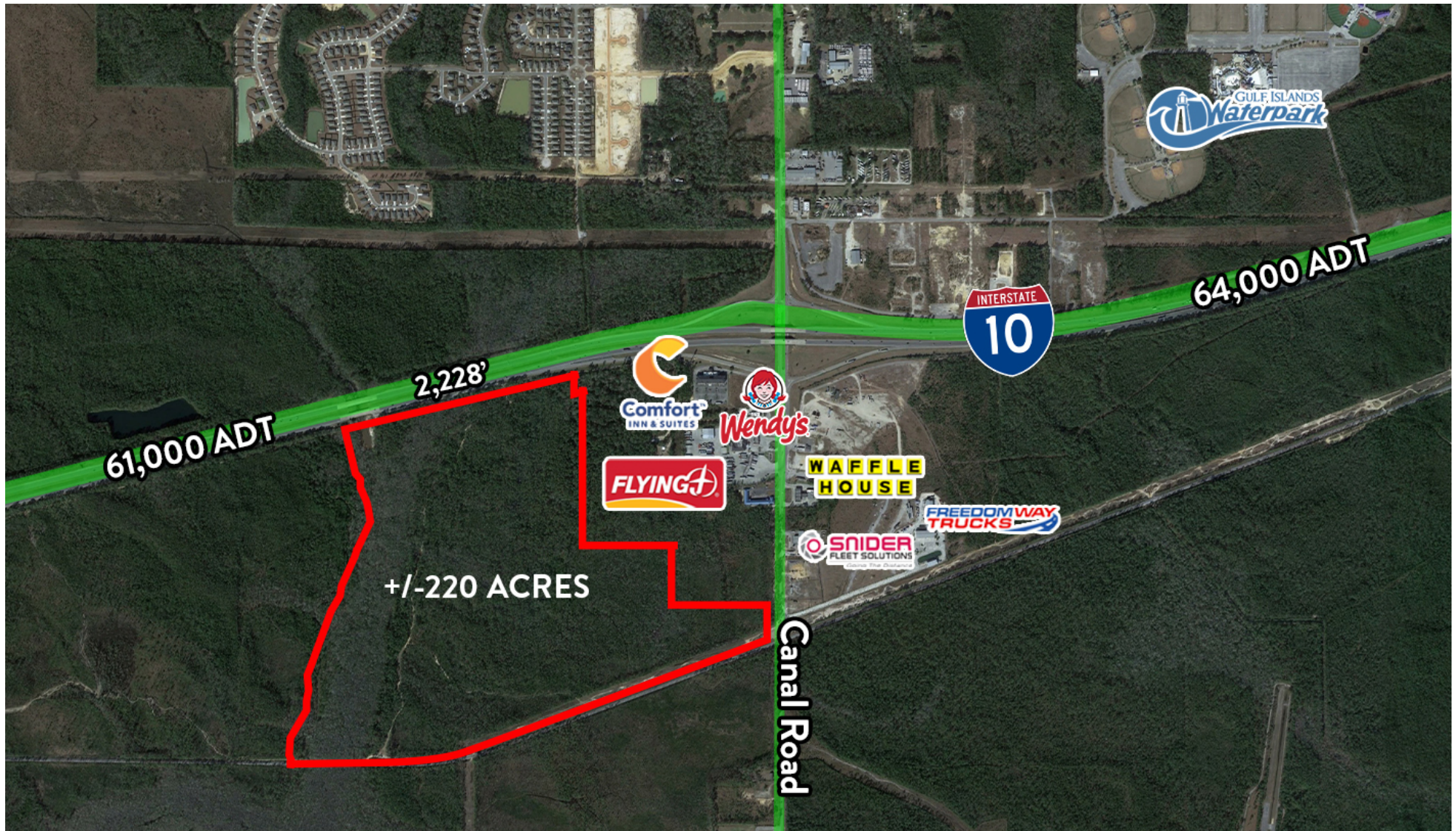
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LAND FOR SALE

AERIAL



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE





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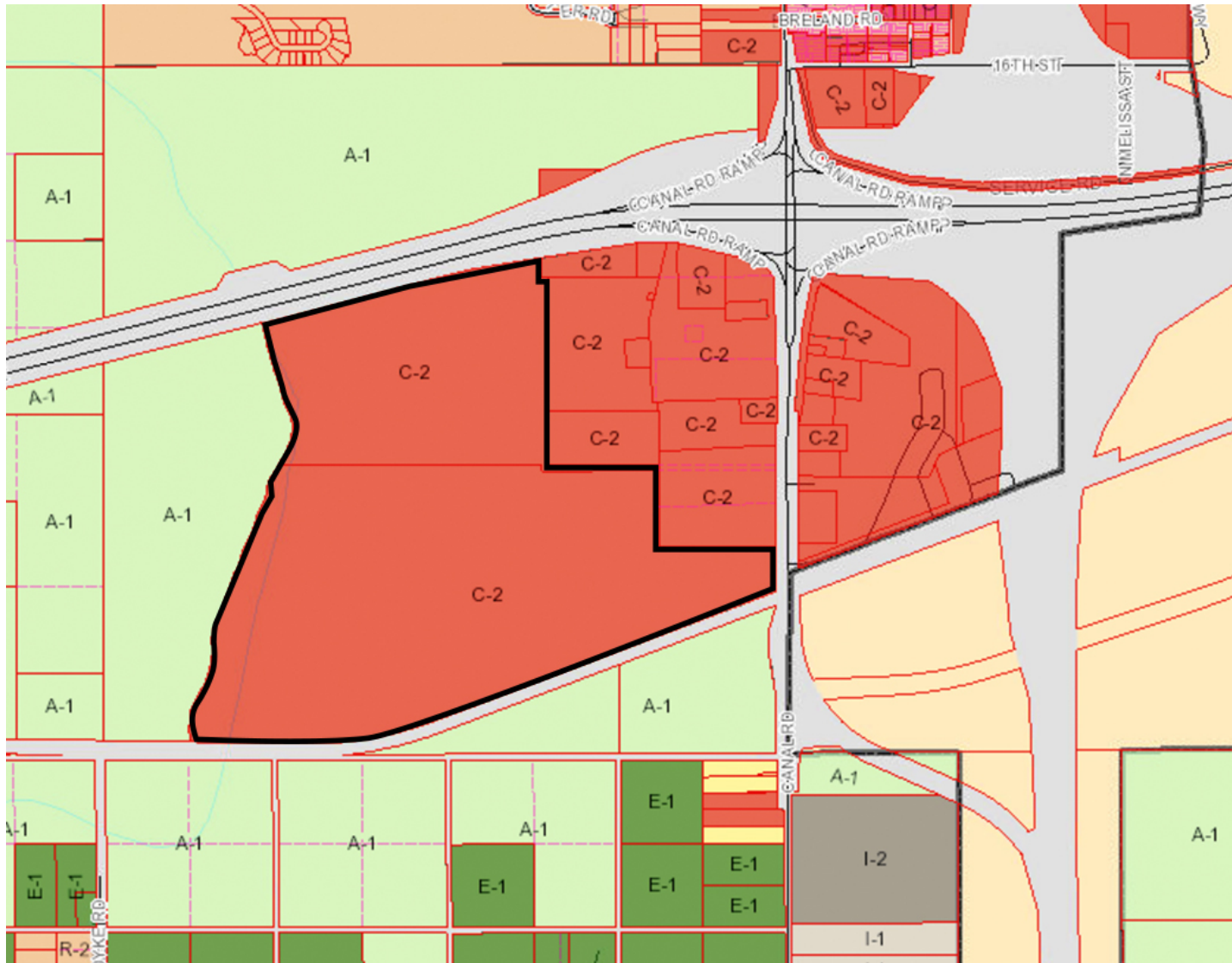
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## Layer List

### ✓ Zoning

- ☐ A-1 General Agriculture
- ☐ E-1 Very Low Density Residential
- ☐ R-1 Low Density Residential
- ☐ R-2 Medium Density Residential
- ☐ R-3 High Density Residential
- ☐ O-1 Office
- ☐ C-1 Neighborhood Commercial
- ☒ C-2 General Commercial
- ☐ C-3 Resort Commercial
- ☐ I-1 Light Industry
- ☐ I-2 General Industry

LAND FOR SALE

ZONING MAP



SOUTHEAST  
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## LEGAL DESCRIPTION

Various parcels of land situated and being located in Section 24, Township 7 South, Range 12 West, First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to wit:

### PARCEL NO. 1A

For the POINT OF BEGINNING, commence at the intersection of the South line of said Section 24 with the West margin of Canal Road; thence run South 89°45'00" West, along the South line of said Section 24, for a distance of 4,567.55 feet, more or less, to the center of Turkey Creek; thence run in a general Northeasterly direction, along the center of Turkey Creek, for a distance of 1420 feet, more or less, to a point which bears North 12°18'55" East, 1615.69 feet from the previously described point; thence run North 89°45'00" East, for a distance of 4259.35 feet to a point on the West margin of Canal Road; thence run South 0°15'25" East, along said West margin, for a distance of 1381.78 feet to the POINT OF BEGINNING, containing 6,998,400 Square Feet, or 140 Acres, approximately.

### PARCEL NO. 1B

Commence at the intersection of the South line of said Section 24 with the West margin of Canal Road; thence run North 0°15'25" West, along said West margin, for a distance of 1607.61 feet to a point; thence run South 89°48'20" West, for a distance of 975.64 feet to a point; thence run North 0°15'25" East, for a distance of 630.92 feet to the POINT OF BEGINNING; thence run South 89°48'00" West, for a distance of 429.52 feet to a point; thence run North 0°15'00" West, for a distance of 1450.17 feet to a point; thence run North 89°48'00" East, for a distance of 263.03 feet to a point; thence run North 0°15'00" East, for a distance of 276.35 feet to a point on the South margin of U.S. Interstate 10; thence run North 82°15'00" East, along said South margin, for a distance of 250.70 feet to a point; thence run South 17°58'30" West, for a distance of 655.62 feet to a point; thence run South 02°02'00" East, for a distance of 639.98 feet to a point; thence run North 87°58'00" East, for a distance of 56.08 feet to a point; thence run South 02°02'00" East, for a distance of 79.06 feet to a point; thence run South 0°15'00" East, for a distance of 486.90 feet to the POINT OF BEGINNING, containing 626,981 Square Feet, or 14.39 Acres, approximately.

### PARCEL 2A

Commence at the intersection of the South line of said Section 24 with the West margin of Canal Road; thence run North 0°15'25" West, along said West margin, for a distance of 1381.78 feet to the POINT OF BEGINNING; thence run South 89°45'00" West, for a distance of 4259.35 feet, more or less, to the center of Turkey Creek; thence run North 12°18'55" East, along the center of Turkey Creek; for a distance of 881.41 feet to a point; thence run North 03°16'35" East, along said center of Turkey Creek, for a distance of 1128.65 feet to a point on the South margin of U.S. Interstate 10; thence run North 15°47'00" East, along said South margin, for a distance of 1850.5 feet to a point; thence run North 00°06'00" East, along said South margin, for a distance of 310.0 feet to a point; thence run South 01°26'00" East, for a distance of 176.70 feet to a point; thence run North 89°48'00" East, for a distance of 56.00 feet to a point; thence run South 0°15'00" East, for a distance of 1450.22 feet to a point; thence run North 89°48'00" East, for a distance of 861.86 feet to a point; thence run South 0°15'25" East, for a distance of 630.92 feet to a point; thence run North 89°48'20" East, for a distance of 975.64 feet to a point on the West margin of Canal Road; thence run South 0°15'25" East, along said West margin, for a distance of 225.83 feet to the POINT OF BEGINNING, containing 5,998,993 Square Feet, or 137.72 Acres, approximately.

### PARCEL 2B

Commence at the intersection of the South line of Section 24 with the West margin of Canal Road; thence run North 0°15'25" West, along said West margin, for a distance of 1607.61 feet to a point; thence run South 89°48'20" West, for a distance of 975.64 feet to a point; thence run North 0°15'25" East, for a distance of 630.92 feet to a point; thence run South 89°48'00" West, for a distance of 429.52 feet to the POINT OF BEGINNING; thence continue South 89°48'00" West, for a distance of 432.34 feet to a point; thence run North 0°15'00" West, for a distance of 1450.22 feet to a point; thence run North 89°48'00" East, for a distance of 432.34 feet to a point; thence run South 0°15'00" East, for a distance of 1450.17 feet to the POINT OF BEGINNING, containing 626,981 Square Feet, or 14.39 Acres, approximately.

CANAL LANDS INC 220-230 AC

Previously purchased by MDOT 41 AC

LAND FOR SALE

SURVEY



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



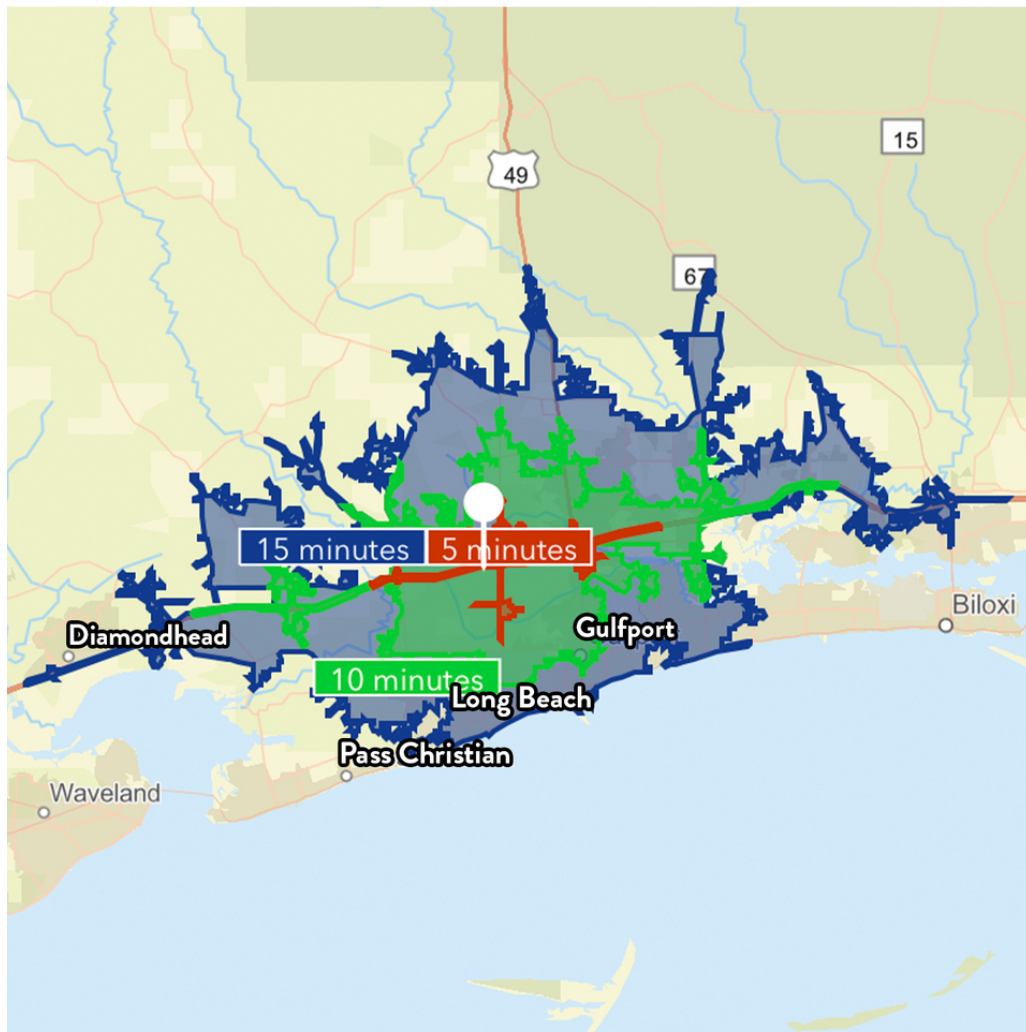


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**\$64,357**

Average Household Income  
within 15 minutes of site.



**37.2**

Median Age  
Within 15 minutes of site.



**48,068**

Number of housing units  
within 15 minutes of site.

2021 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	721	31,614	107,219
Average HH Income	\$57,091	\$56,337	\$64,357
2026 Projections	5 Minutes	10 Minutes	15 Minutes
Population	736	32,663	111,243
Average HH Income	\$65,427	\$63,629	\$72,332

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
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