



# 4.25 ACRES - SHELL BEACH WATERFRONT SITE

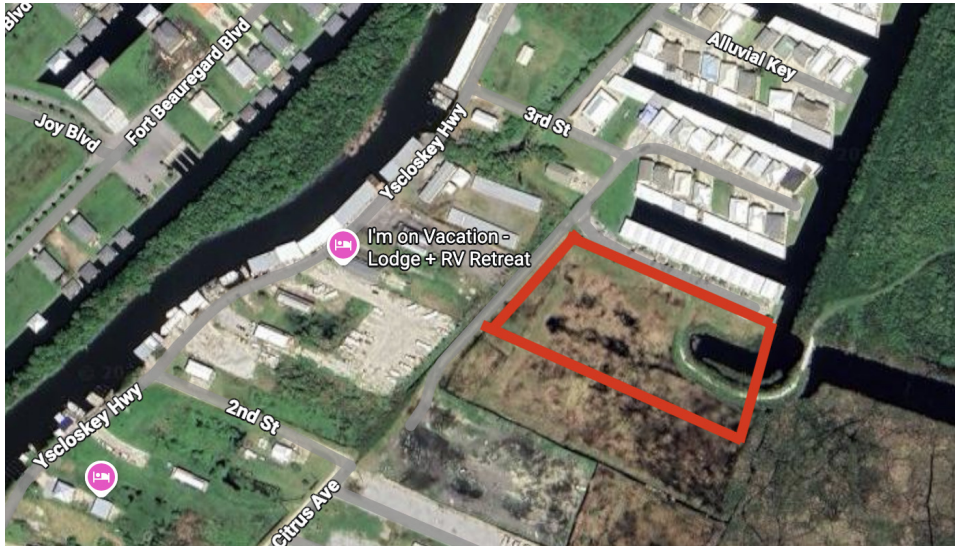
Shell Beach, LA 70085

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer a rare development opportunity in the historic fishing community of Shell Beach. This 4.25 acre property is positioned along an existing asphalt roadway, providing a head start for any builder or investor. The site also presents the unique option to dredge the adjoining canal, further enhancing waterfront access and elevating the value and appeal of the future homesites. With previously designed development plans already available, this opportunity is primed for a developer to step in and bring a high-potential project to life in a growing coastal market.

## OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$595,000  |
| Lot Size:   | 4.25 Acres |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 43       | 72       | 571      |
| Total Population  | 90       | 151      | 1,451    |
| Average HH Income | \$61,657 | \$61,657 | \$82,419 |

LAND FOR SALE

## PROPERTY SUMMARY







# 4.25 ACRES - SHELL BEACH WATERFRONT SITE

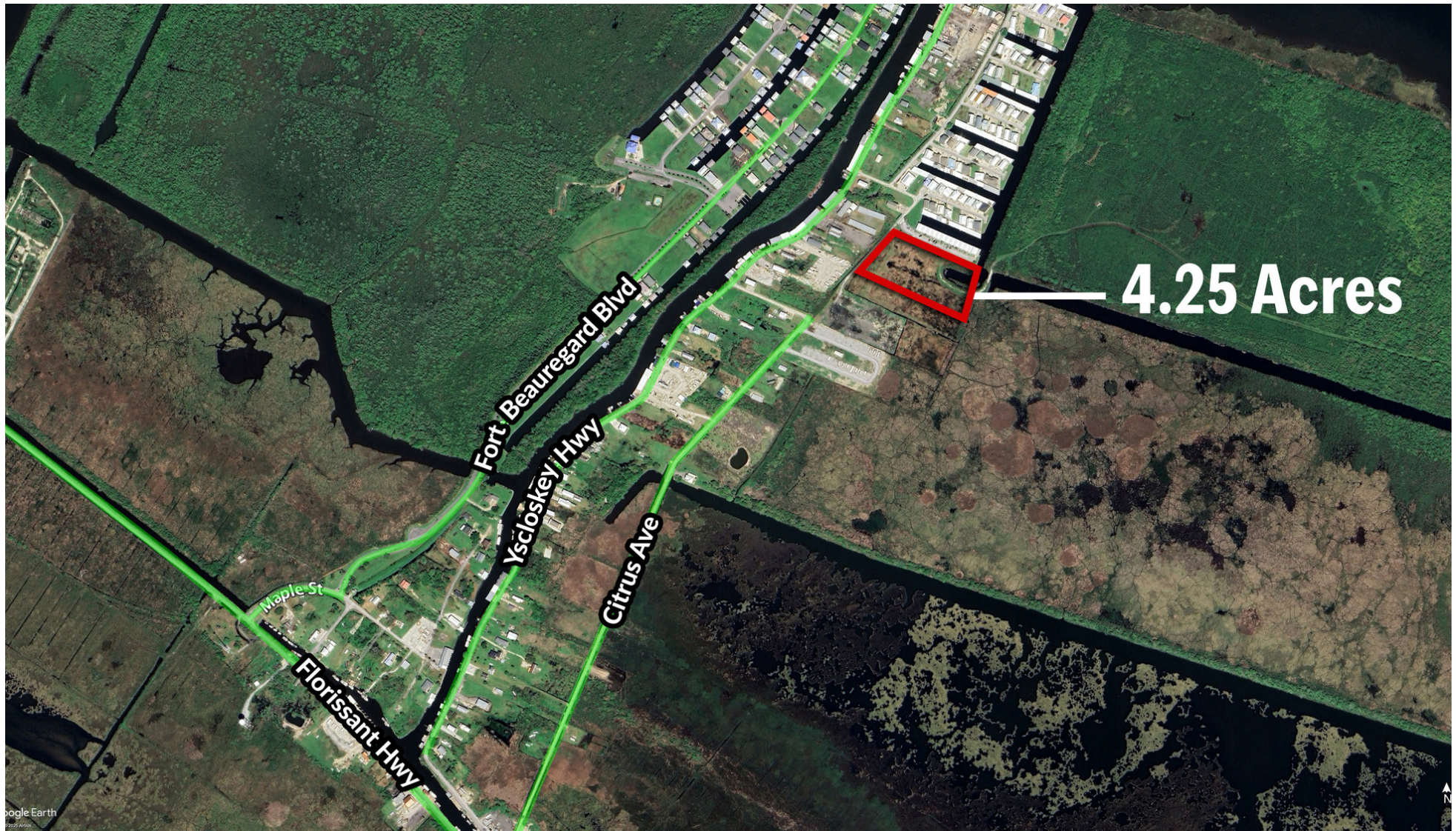
Shell Beach, LA 70085

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



LAND FOR SALE

AERIAL



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

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







# 4.25 ACRES - SHELL BEACH WATERFRONT SITE

Shell Beach, LA 70085

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



LAND FOR SALE

PARCEL OUTLINE

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



SOUTHEAST  
COMMERCIAL  
REAL ESTATE