

# MOSS POINT, MISSISSIPPI

## HWY 613 STORAGE



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**\$950,000**  
PRICE

**OFFERS SHOULD BE SENT TO THE ATTENTION OF:**



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Hwy 613 Storage offers investors a value-ad self-storage opportunity in Moss Point, Mississippi. The property spans 2.95 acres with 19,132 net rentable square feet, including 125 storage units and two additional rental spaces. Built in 2010, 2014, and 2016 with steel framing and slab foundation, the facility provides both climate-controlled and non-climate units, as well as parking. Security features include keypad-controlled gate access, perimeter fencing, and camera systems. Currently 86% physically occupied, the site demonstrates strong demand and upside potential through improved economic occupancy and management efficiencies. Positioned along Highway 613 with excellent visibility and easy access to Interstate 10, the property benefits from steady residential, retail, and commercial demand in the growing Moss Point area. Offered at \$1,000,000, this investment provides an attractive entry point into the Gulf Coast self-storage market and is well-suited for an investor seeking to expand an existing portfolio in the area.

FOR FULL OM, VISIT [WWW.SAULSCRE.COM](http://WWW.SAULSCRE.COM).

## OFFERING SUMMARY

Sale Price:	\$950,000
Number of Storage Units:	125
Lot Size:	2.95 Acres
Building Size:	19,132 SF
Physical Occupancy:	86%
Economic Occupancy:	66%
Parcel Number:	20212235
County:	Jackson

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 19,132 net rentable square feet across 125 self-storage units and two additional rental spaces
- 20 parking spaces for added income
- Mix of climate-controlled, non-climate, and parking units
- 2.95-acre site with room for expansion
- Built in 2010, 2014, and 2016 with steel framing and slab foundation raised above Katrina levels
- Strong visibility along Highway 613 with direct access to Interstate 10
- 86% physical occupancy with upside through economic stabilization
- Onsite office with online rentals, payments, and tenant insurance
- Security features include keypad entry/exit, perimeter fencing, and camera systems
- FOR FULL OM, VISIT [WWW.SAULSCRE.COM](http://WWW.SAULSCRE.COM).

# DEMOGRAPHICS MAP & REPORT

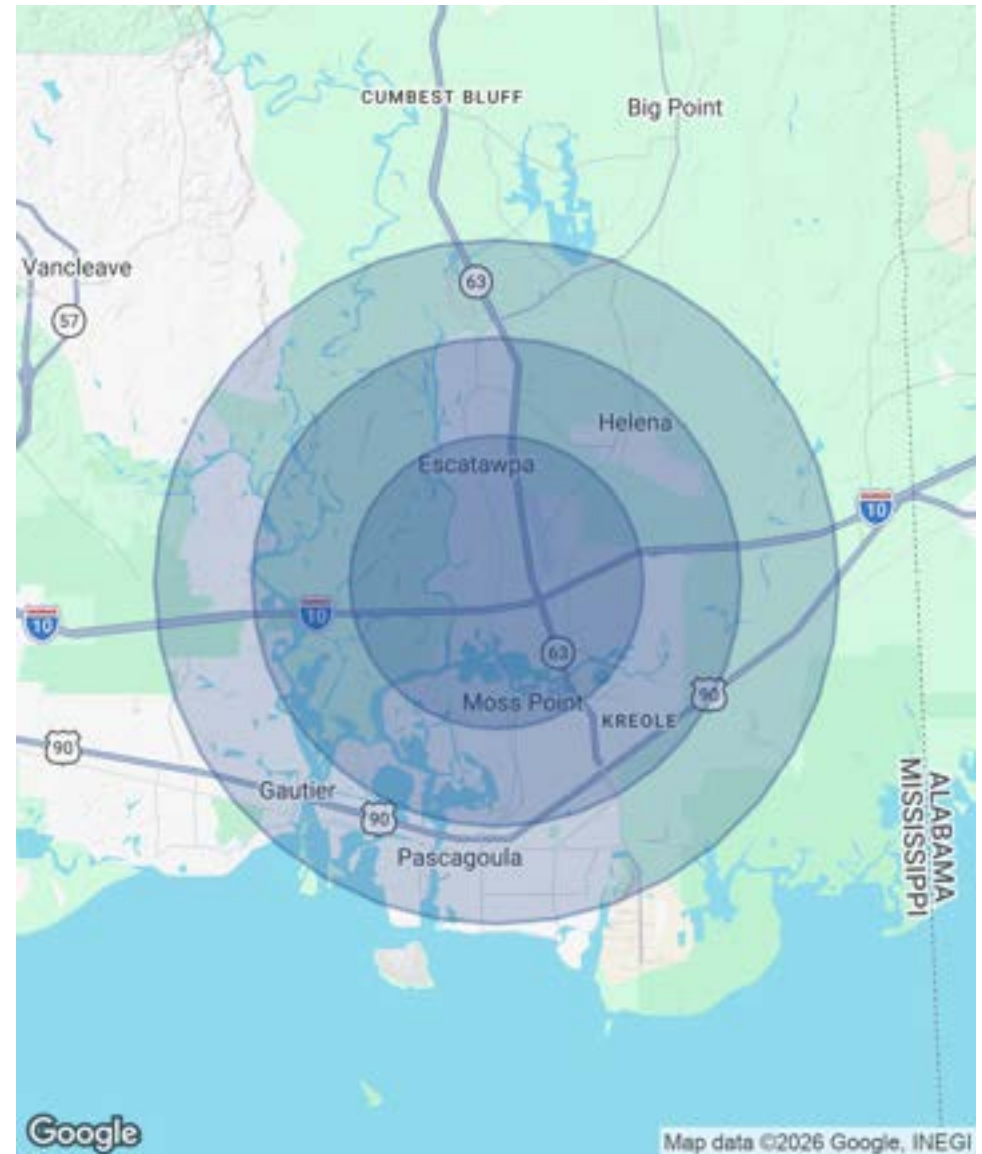
POPULATION	3 MILES	5 MILES	7 MILES
Total Population	5,719	21,495	46,419
Average Age	45	44	42
Average Age (Male)	45	43	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	2,449	8,865	18,926
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$78,937	\$64,538	\$67,666
Average House Value	\$205,715	\$163,582	\$186,986

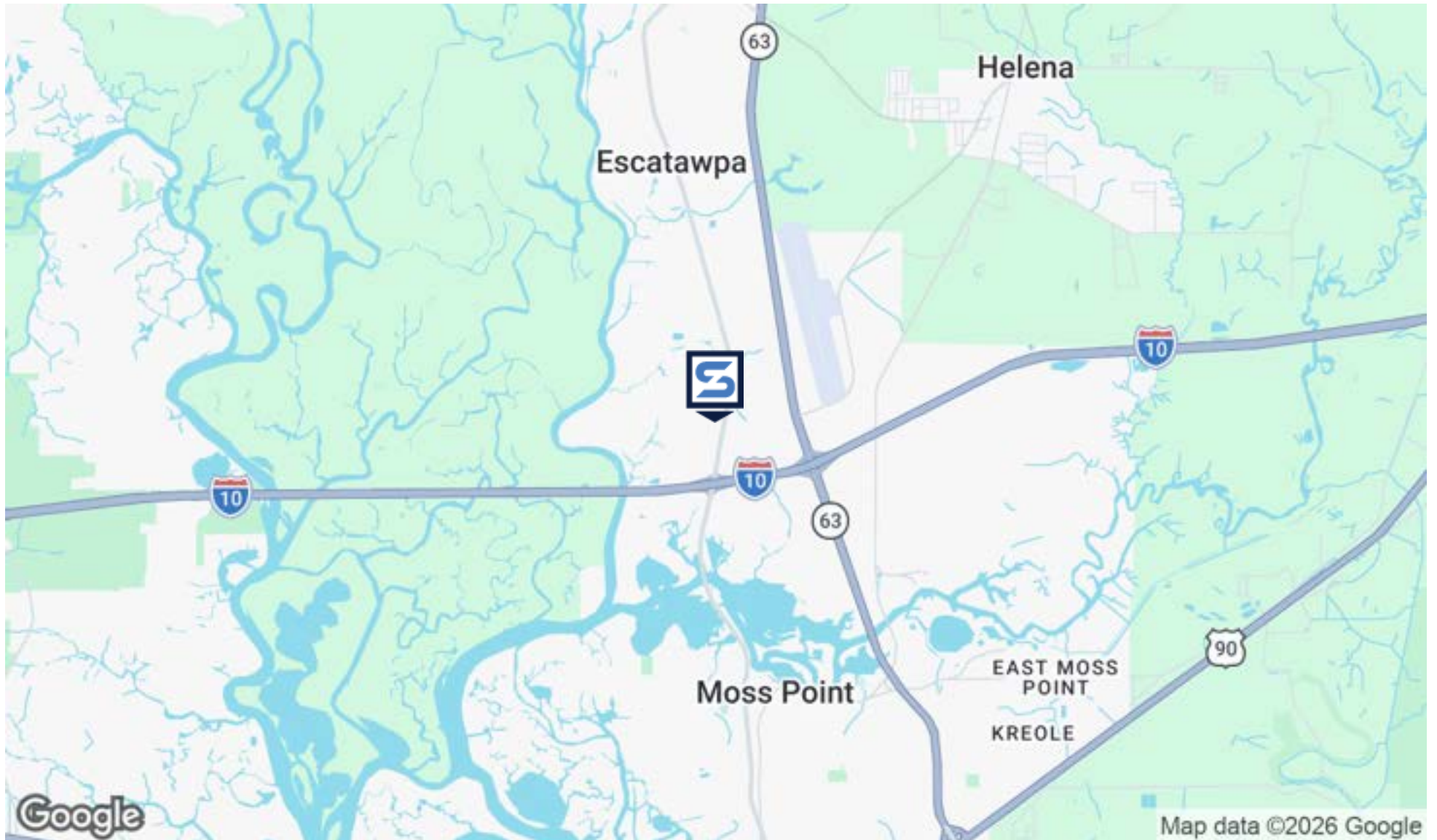
ETHNICITY (%)	3 MILES	5 MILES	7 MILES
Hispanic	4.4%	6.8%	10.5%

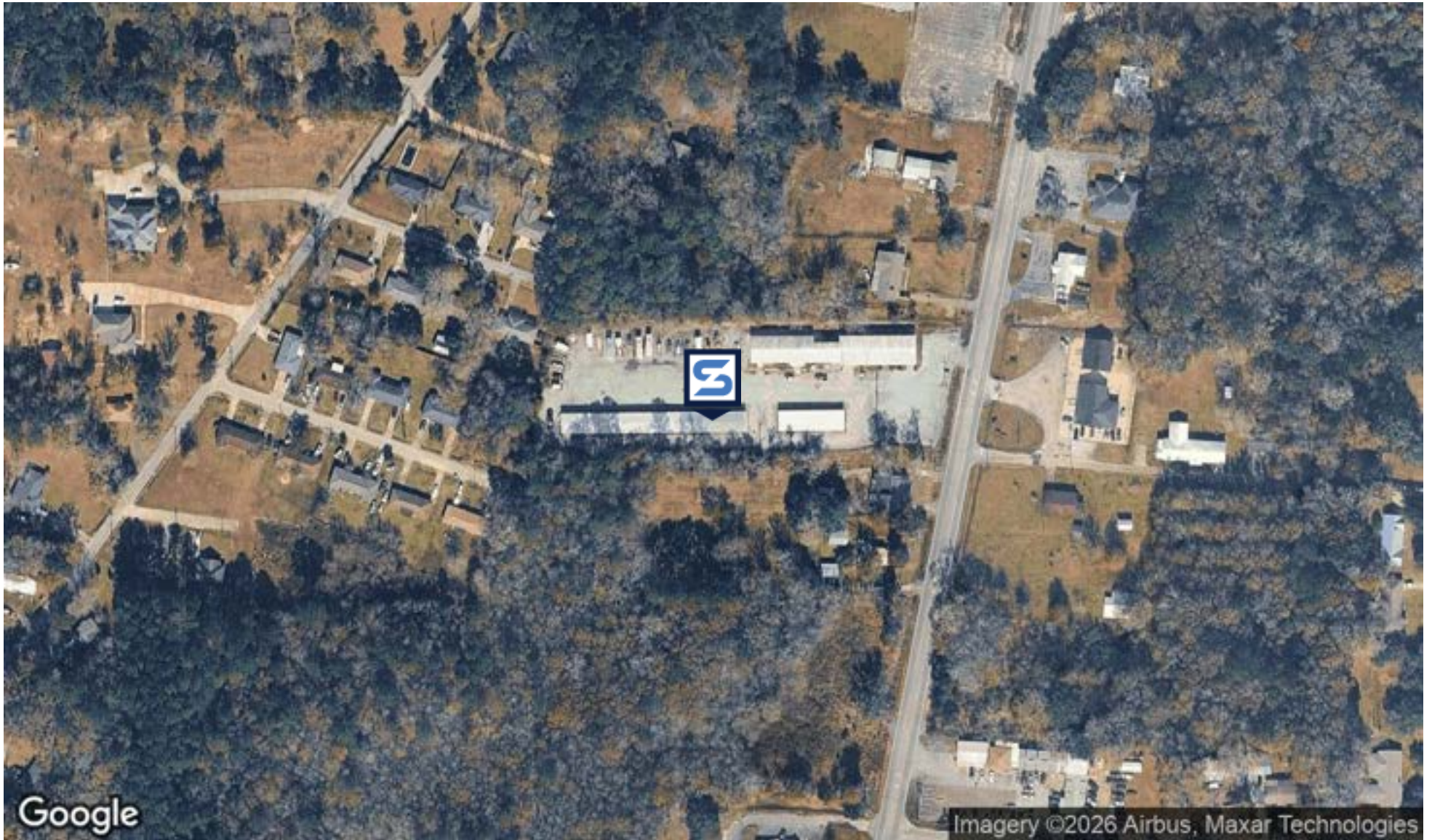
RACE	3 MILES	5 MILES	7 MILES
Total Population - White	3,005	7,962	20,791
Total Population - Black	2,196	11,419	19,285
Total Population - Asian	31	105	343
Total Population - Hawaiian	4	8	26
Total Population - American Indian	36	97	249
Total Population - Other	127	860	2,868

Demographics data derived from AlphaMap



# LOCATION MAP





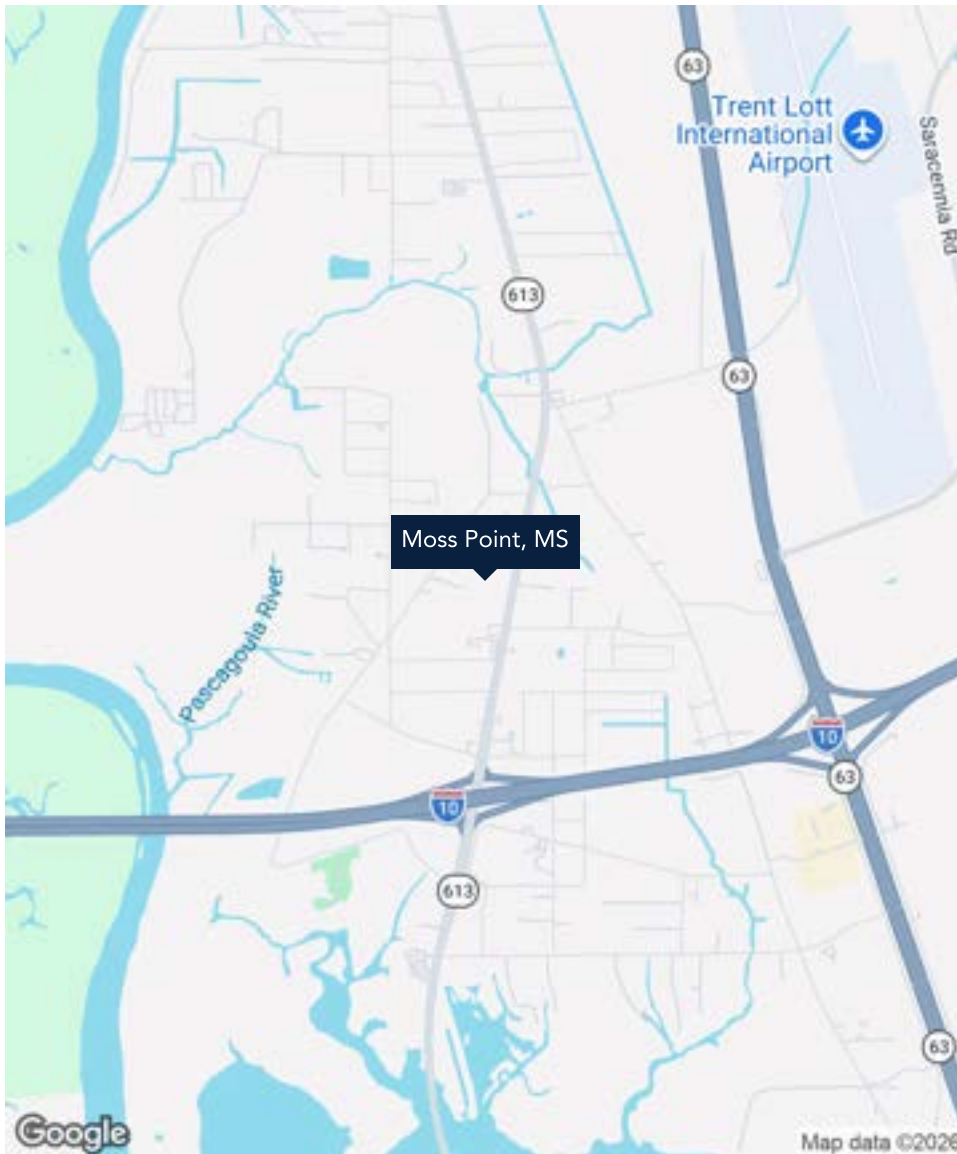
# ADDITIONAL PHOTOS



# CITY INFORMATION

## LOCATION DESCRIPTION

Moss Point, Mississippi, is a growing Gulf Coast community located in Jackson County, just minutes from the Mississippi–Alabama state line. The city benefits from its proximity to Pascagoula, Mobile, and the broader Gulf Coast corridor, offering a diverse economic base anchored by shipbuilding, manufacturing, and port-related industries. With convenient access to Interstate 10 and Highway 613, Moss Point serves as a regional hub for both commerce and residential living. The area is supported by a population of more than 46,000 within a seven-mile radius, with average household incomes exceeding \$65,000, providing strong demographics for continued commercial and residential growth.





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