



# COMMERCIAL SITES IN BOOMING PASCAGOULA

Pascagoula St, Pascagoula, MS 39567

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## PROPERTY DESCRIPTION

Southeast Commercial is excited to showcase an exceptional opportunity in Pascagoula, MS: A prime 4.97 +/- acre ground lease opportunity with build-to-suit option tailored to your vision and needs. Property is strategically located at the NE corner of Hwy 90 and Pascagoula St. It boasts significant visibility and accessibility showcasing approx. 244' along Hwy 90, 353' on Pascagoula St, and an impressive 478' fronting Telephone Rd. This site has been a staple of the community since the 1880's. Rich in history and architectural significance, this versatile site presents an ideal canvas for mixed-use development, retail ventures, a truck stop, hotel, convention center, automobile dealership, or other various types of businesses. The property is zoned RC (Regional Commercial) with a combined traffic count of 35,100, underscoring its significance as a thriving commercial hub.

The City of Pascagoula is experiencing a notable transformation, fueled by the addition of the new Hwy 90 Retail Development Center. This center will proudly host national and regional tenants, including well-known brands such as ALDI, TJ Maxx, Burlington, Five Below, and Rack Room Shoes. The impending arrival of Hotel Whiskey adds another dimension to the area's growth, promising new opportunities for both residents and visitors alike.

Pascagoula's economic prowess extends beyond its commercial endeavors, as it is home to one of the top 10 refineries in the United States—Chevron, contributing significantly to the local economy.

The properties strategic location, coupled with the historic charm sets the stage for a dynamic and lucrative investment opportunity in the heart of Pascagoula, MS.

## OFFERING SUMMARY

Sale Price:

Contact Agent

Lot Size:

1-6 Acres

GROUND LEASE/BUILD TO SUIT UP TO 6 ACRES

PROPERTY SUMMARY





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**HARRELL**

ARCHITECTURE | DEVELOPMENT | CONSTRUCTION

1517 Henry Clay Avenue

TITLE: SITE PLAN  
PROJECT: PASCAGOULA ICE HOUSE

100'

GROUND LEASE/BUILD TO SUIT UP TO 6 ACRES

**SITE PLAN**



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

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





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GROUND LEASE/BUILD TO SUIT UP TO 6 ACRES

ADDITIONAL PHOTOS



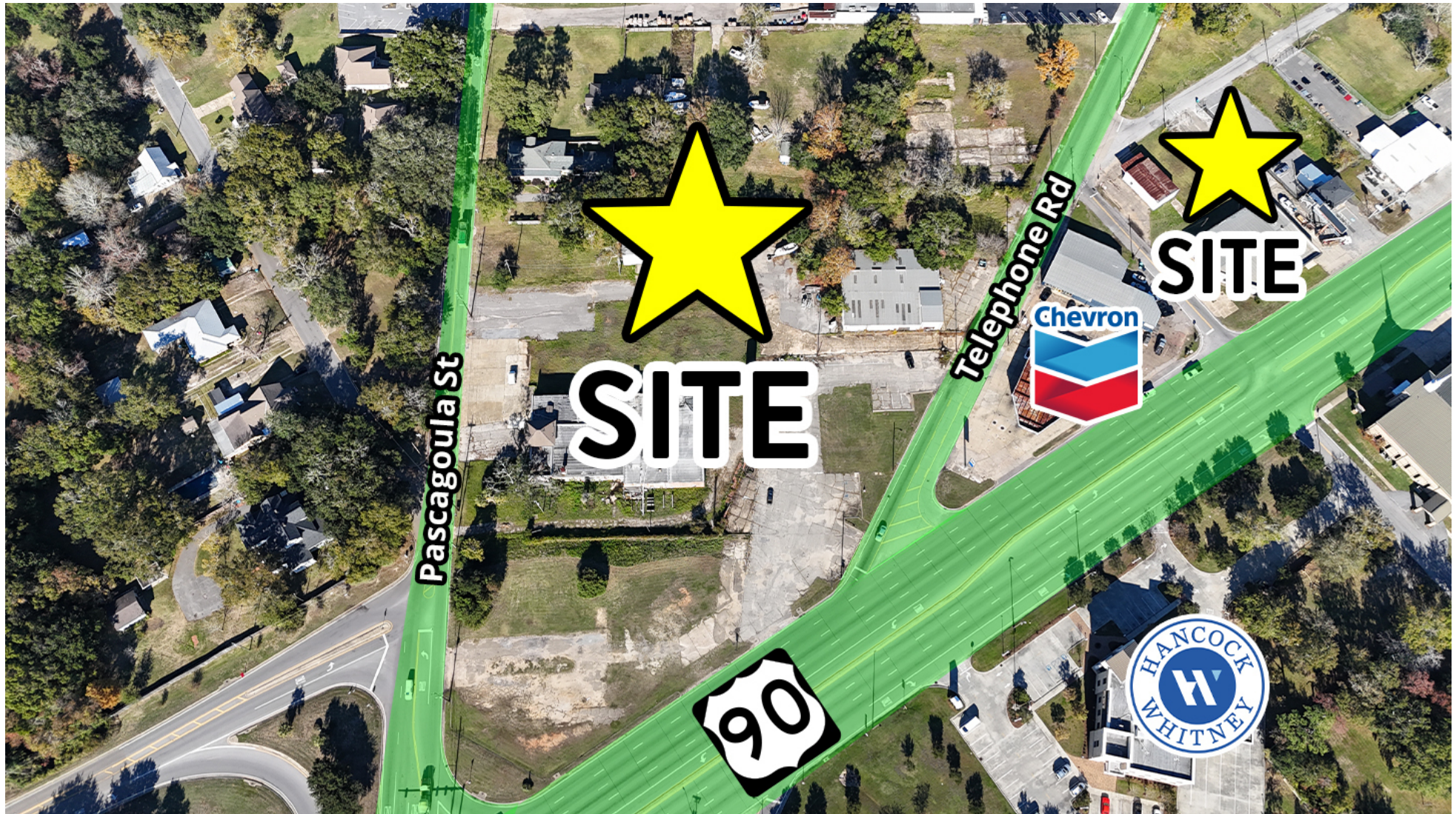


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TRAFFIC COUNTS



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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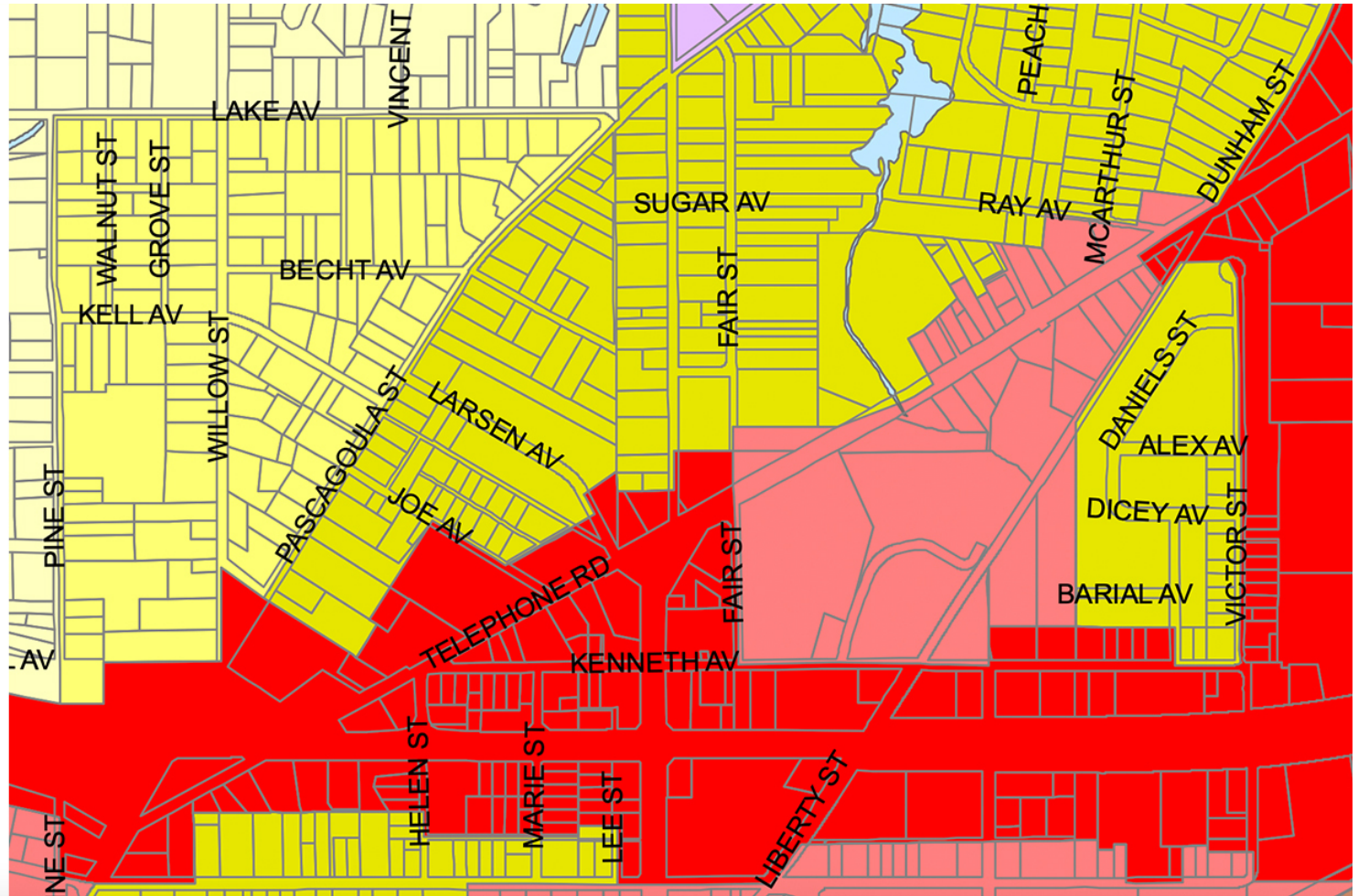
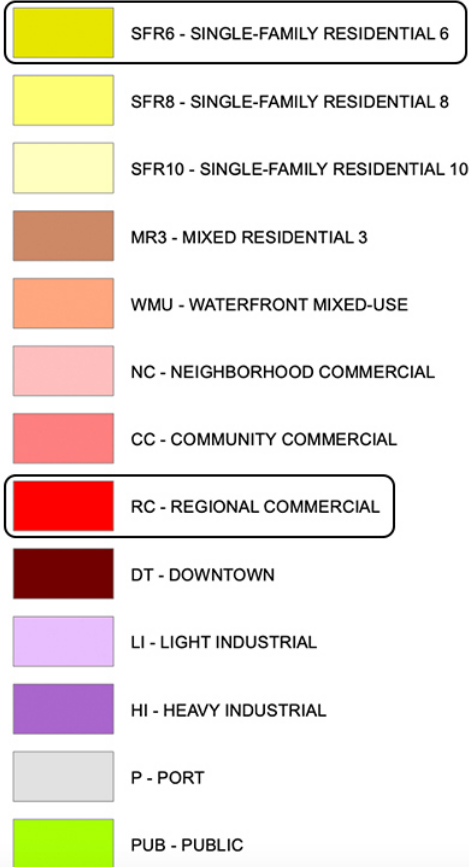
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## Zoning District

### District



GROUND LEASE/BUILD TO SUIT UP TO 6 ACRES

## ZONING MAP



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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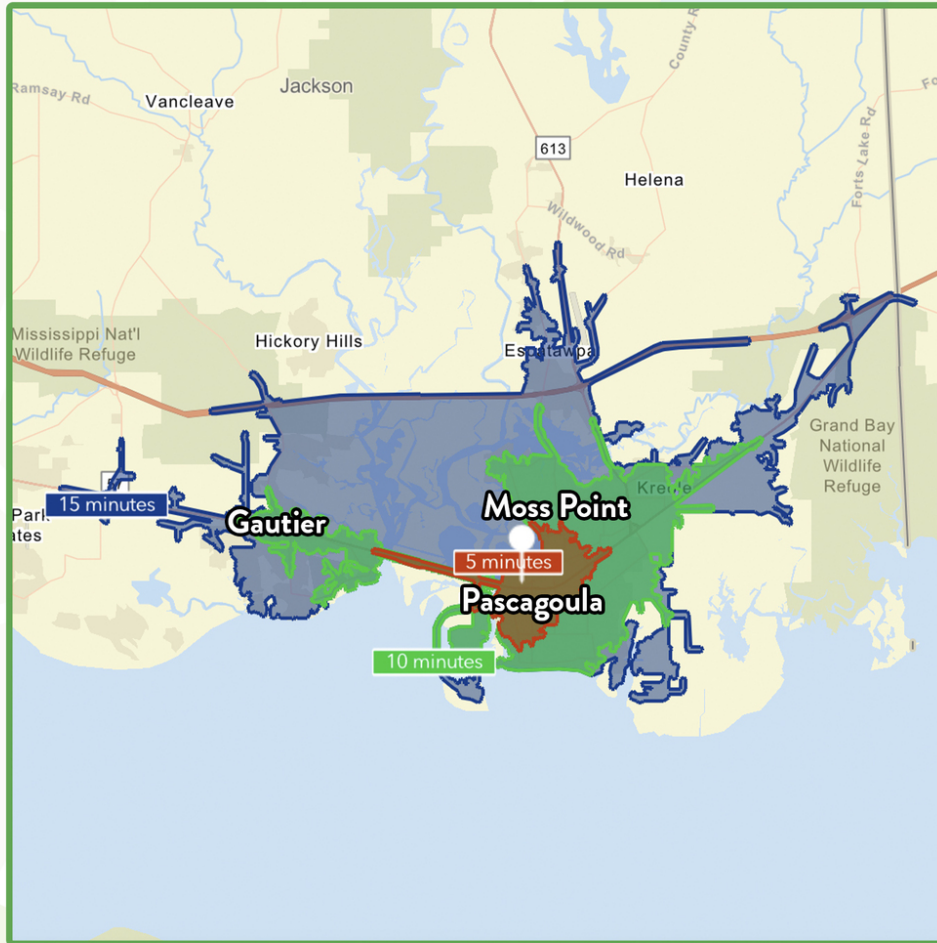
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**\$71,684**

Average Household Income within 15 minutes of site.



**39.4**

Median Age

Within 15 minutes of site.



**22,521**

Number of housing units within 15 minutes of site.

## 2023 Demographics

### Population

### Average HH Income

## 2028 Projections

### Population

### Average HH Income

### 5 Minutes

7,352

\$65,090

### 5 Minutes

7,406

\$73,368

### 10 Minutes

33,662

\$70,155

### 10 Minutes

33,372

\$78,287

### 15 Minutes

46,422

\$71,684

### 15 Minutes

45,873

\$80,070

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

GROUND LEASE/BUILD TO SUIT UP TO 6 ACRES

## AREA DEMOGRAPHICS

