

±25.8 Acres For Sale

John Hill Boulevard and Hwy 49, Gulfport, Mississippi

PORT OF GULFPORT



◀ GULFPORT-BILOXI INTERNATIONAL AIRPORT



SOUTHERN
PIPE & SUPPLY



GCP LABS



Carpets
To Go



Marine
Supply

LOWE'S

JOHN HILL BLVD

SITE

HOODS

SITE



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SITE FEATURES:

- **Location:** John Hill Blvd and Highway 49 (25th Ave), Gulfport, Mississippi
- **Size:** ±25.8 Acres of Land
- **Frontage:**
 - ±24.5 Acre Tract: ±1,553' frontage on John Hill Blvd.
 - ±1.3 Acre Tract: ±451' frontage on John Hill Blvd.
- **Price:** \$295,000/Acre
- **Utilities:** Yes
- **Detention:** Offsite detention provided
- **Comments:**
 - Ideal development opportunity: Retail, Multi-Family, Light Industrial
 - Major retail nearby
 - Will subdivide

Traffic Counts

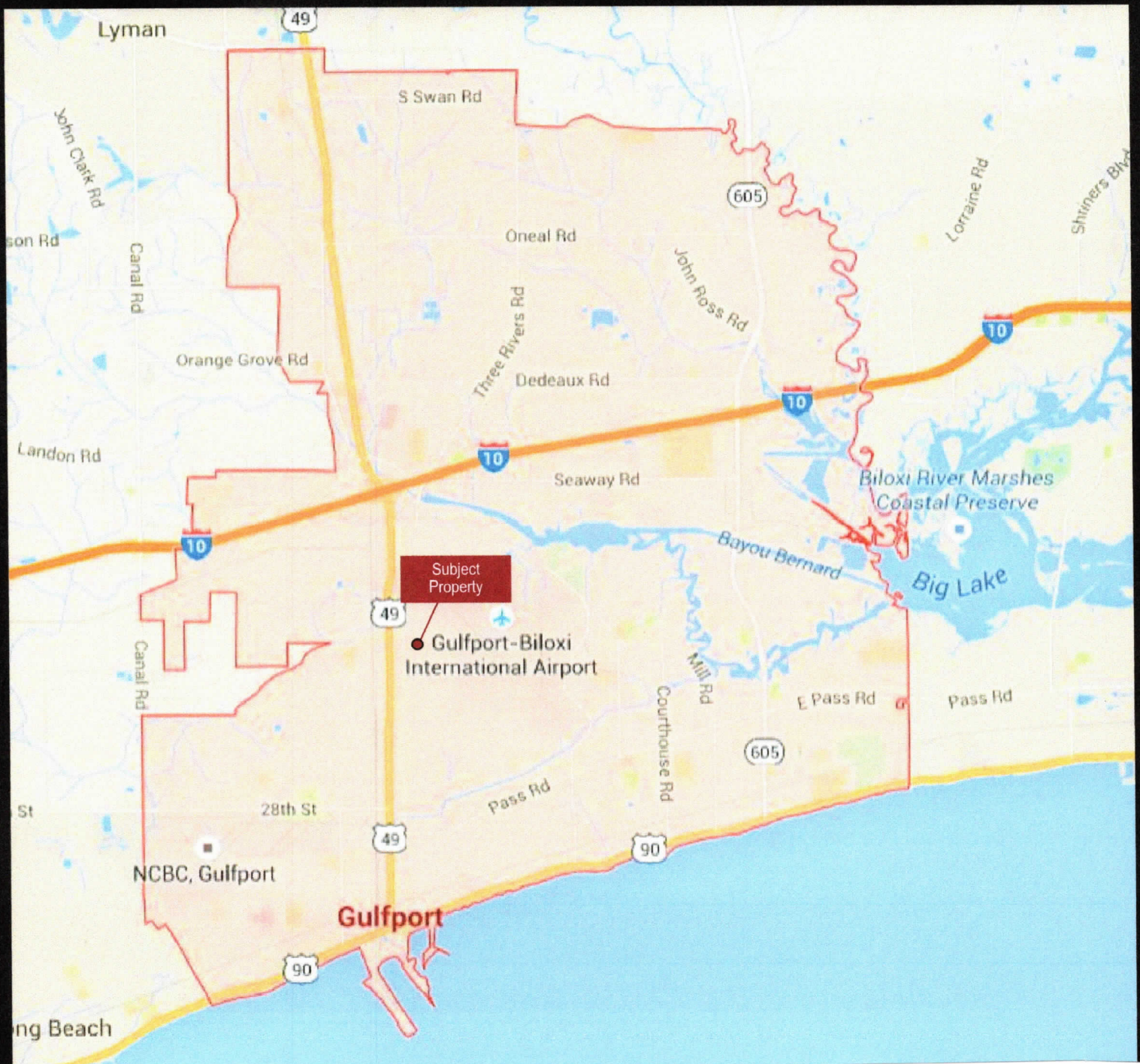
John Hill Blvd & Hwy 49	48,000 vehicles/day
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Population (2015 Summary)

1 mile radius	3,868
2 mile radius	28,084
5 mile radius	69,273

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Site Plan

