



EXCELLENT DEVELOPMENT SITE WITH +33,000 AADT

Washington Avenue & Old Lemoyne Blvd, Ocean Springs, MS 39564

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer for sale 3 acres located at the corner of Washington Avenue & Old Lemoyne Blvd. Property is Zoned C-2 Commercial with great visibility from Washington Avenue.

OFFERING SUMMARY

Sale Price:	\$899,500
Lot Size:	2.96 Acres

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



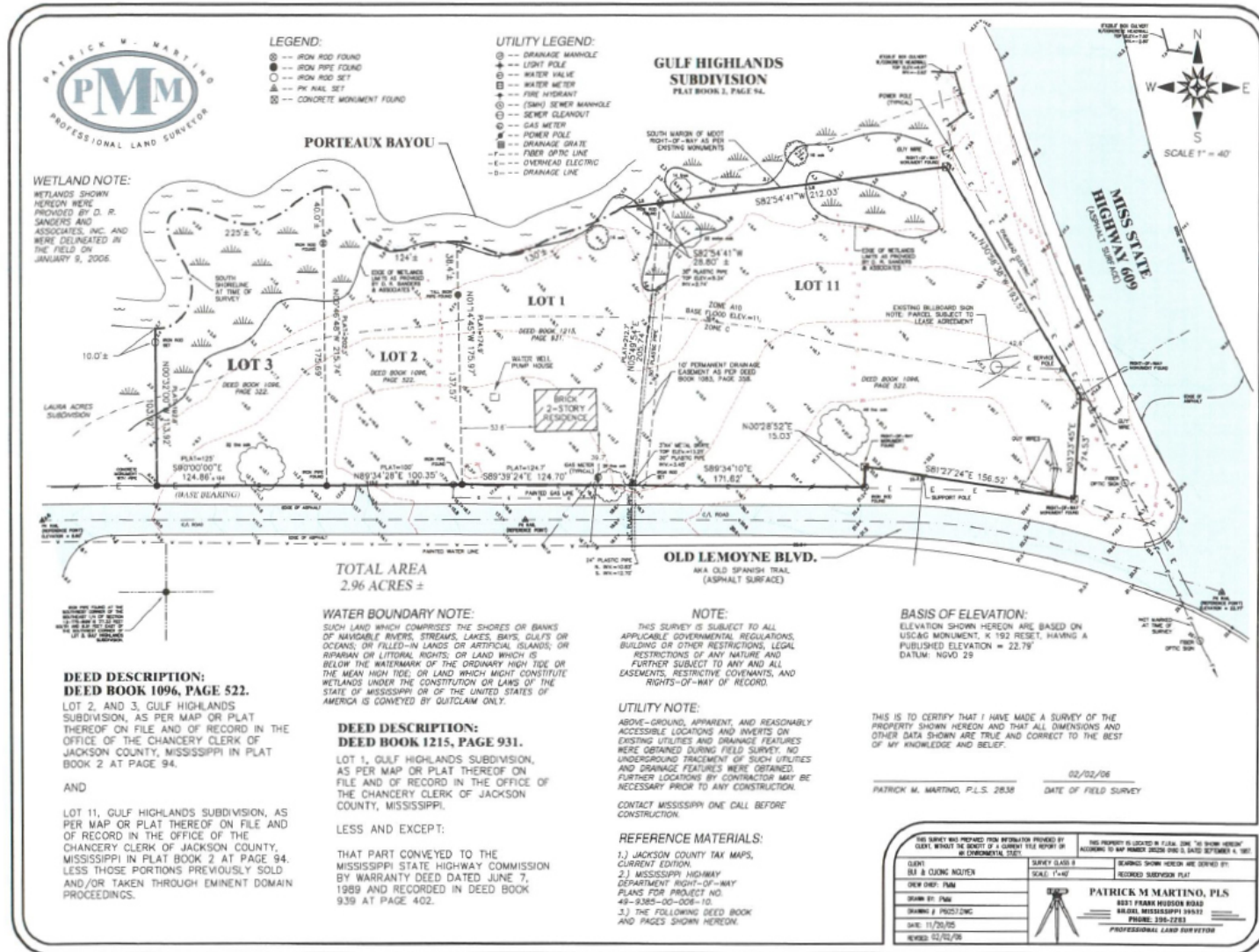


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LAND FOR SALE

SURVEY



SOUTHEAST COMMERCIAL REAL ESTATE



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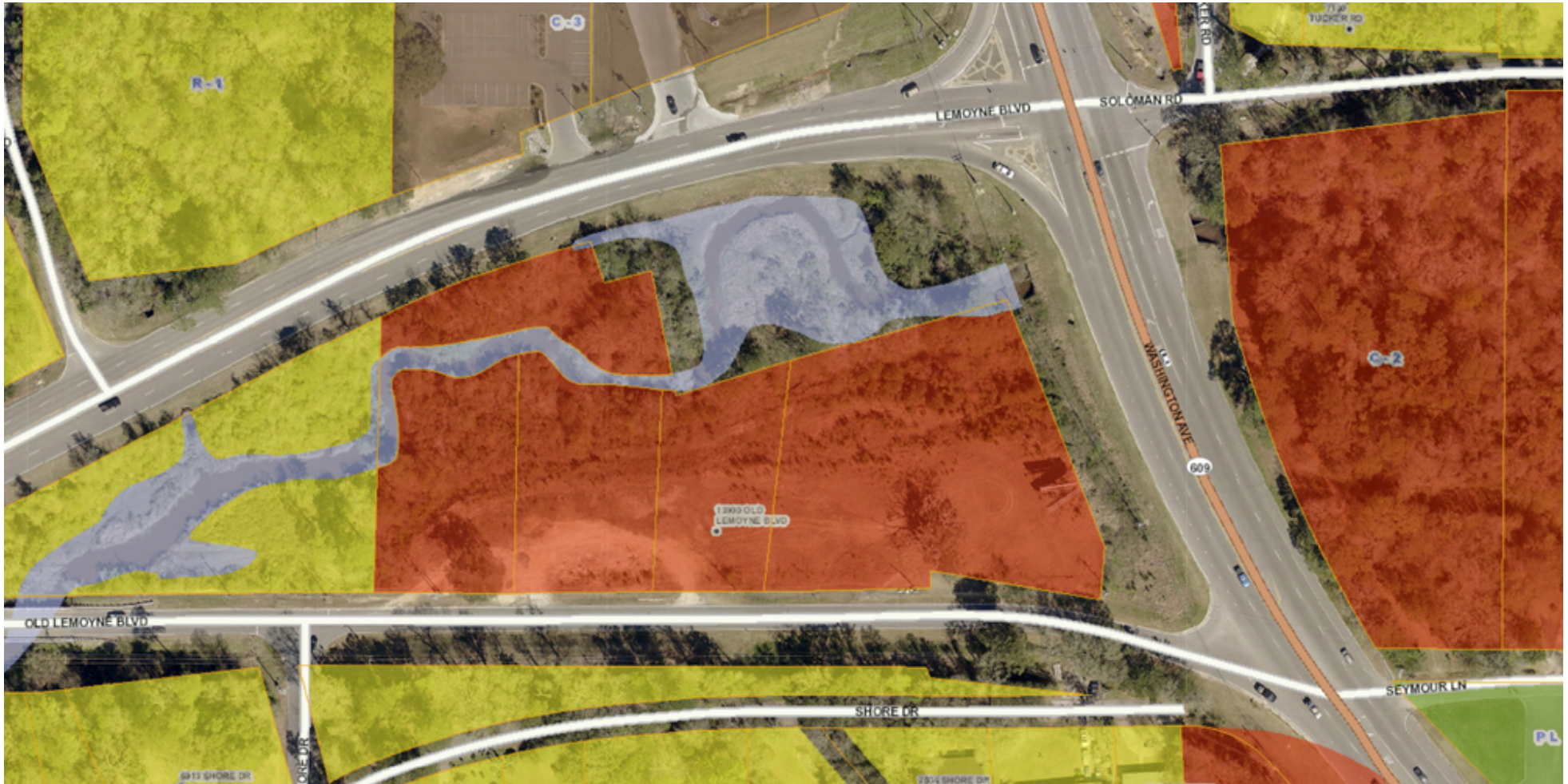
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LAND FOR SALE

ZONING MAP



SOUTHEAST
COMMERCIAL
REAL ESTATE



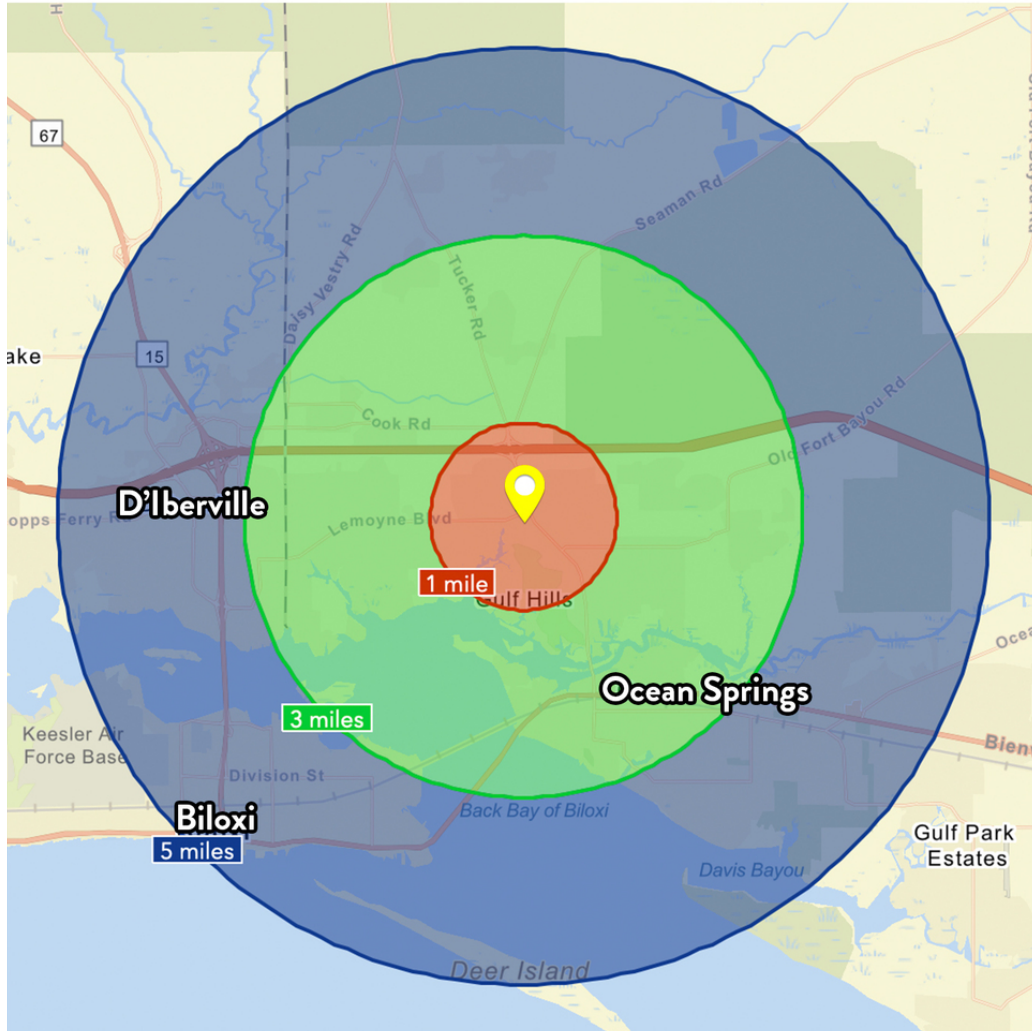


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\$66,564
Average Household Income
within 5 miles of site.



36.7
Median Age
Within 5 miles of site.



14,110
Number of housing units
within 5 miles of site.

2019 Demographics	1 Mile	3 Miles	5 Miles
Population	4,899	20,470	30,761
Average HH Income	\$69,792	\$64,268	\$66,564
2024 Projections	1 Mile	3 Miles	5 Miles
Population	5,085	21,140	31,601
Average HH Income	\$75,853	\$69,329	\$72,204

Travel Time to Site

- 1 Mile
- 3 Miles
- 5 Miles

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST
COMMERCIAL
REAL ESTATE