



# TWO PRIME LOCATION PARCELS

3417 Bienville Blvd, Ocean Springs, MS 39564

**MONTE LUFFEY** • PRINCIPAL    **TIM CARLSON** • PRINCIPAL  
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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer two parcels for sale located in Ocean Springs, MS. This prime location, just steps from Ocean Springs Hospital, Singing River Healthcare Academy and the medical district office. These lots are the perfect opportunity for a medical/professional office, retailer or bank. A Chick-fil-A and another national QSR are being constructed in front along Bienville Blvd. One parcel consists of 1.08 acres and the other consists of 1.42 acres. Both lots are fully entitled and ready to build.

Property is zoned CH, Mixed-Use District. Per Ocean Springs zoning ordinance, permitting allows for "apartments, hotels, retail sales, professional services, restaurants, bars, offices, and community shopping centers."

## OFFERING SUMMARY

Sale Price:	\$13.50 PSF
Parcel 1:	1.08 Acres
Parcel 2:	1.42 Acres
Zoning:	CH, Mixed-Use District

LAND FOR SALE

## PROPERTY SUMMARY





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LAND FOR SALE

AERIAL

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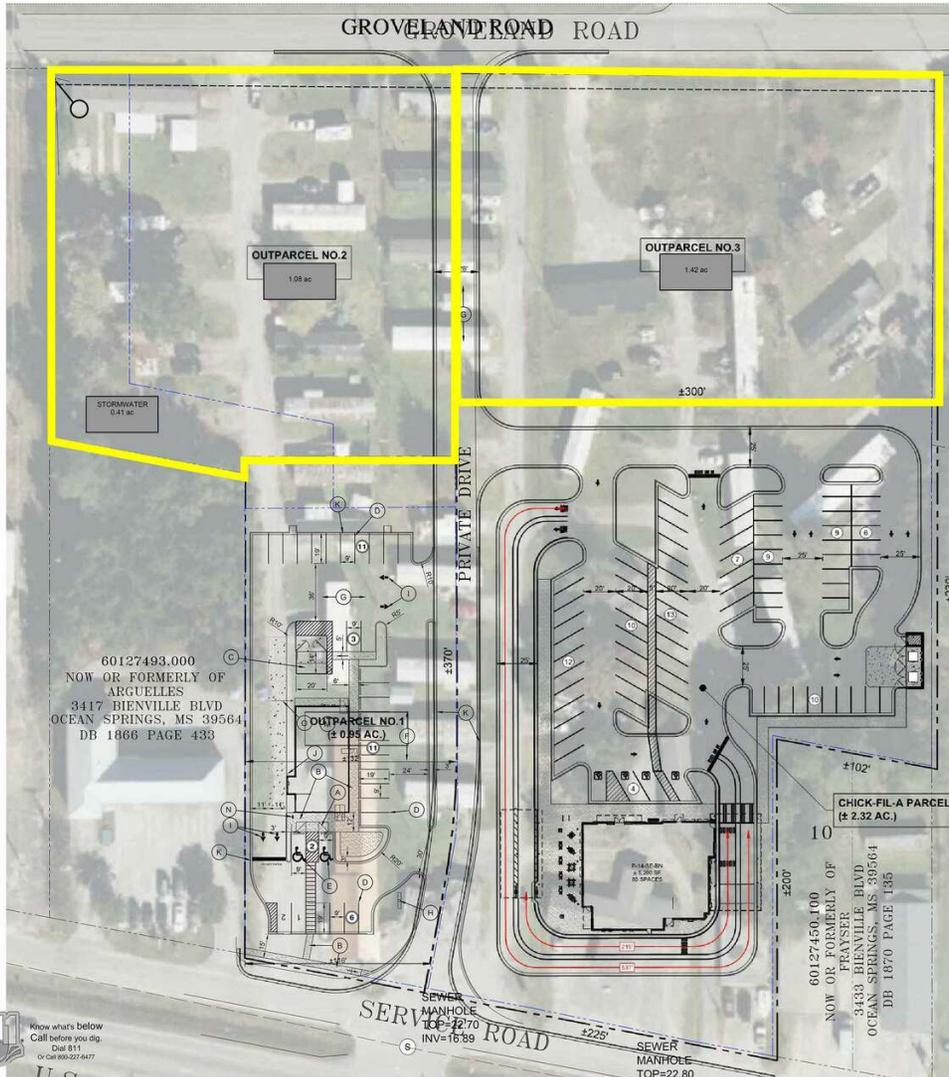


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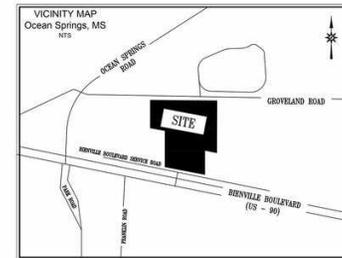
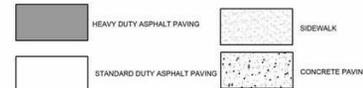
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### LAYOUT LEGEND

- (A) ACCESSIBLE RAMP RECD. SEE DETAIL SHEET C6
- (B) BUILDING SIDEWALK RECD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (C) DUMPSTER PAD REQUIRED. SEE DETAIL SHEET G-3
- (D) 4" SOLID WHITE PAINT STRIPE RECD. TYPICAL.
- (E) ACCESSIBLE SPACE, SYMBOL, ASILE, AND SIGN RECD. SEE DETAIL SHEET C6.
- (F) STANDARD DUTY ASPHALT PAVEMENT RECD. SEE DETAIL SHEET C6.
- (G) HEAVY DUTY ASPHALT PAVEMENT RECD. SEE DETAIL SHEET C6.
- (H) PRIMARY IDENTIFICATION SIGN BY OTHERS. SEE SIGN PLANS FOR DETAILS. CONTRACTOR SHALL VERIFY LOCATION OF SIGN WITH TENANT.
- (I) DIRECTIONAL ARROW - PAINTED WHITE - REQUIRED.
- (J) PIPE BOLLARD REQUIRED. SEE DETAIL SHEET C8
- (K) 1/2" CURB & GUTTER REQUIRED. SEE DETAIL SHEET C6.
- (L) SITE LIGHT BASE, POLE AND FIXTURE - TYPICAL - SHOWN FOR REFERENCE ONLY. SEE PHOTOGRAPHIC PLAN SHEET G-3
- (M) WHEEL STOP REQUIRED. TYPICAL. SEE DETAIL SHEET C6.
- (N) BIRE TRACK. SEE TENANT PLANS FOR DETAILS.
- (O) OVERHEAD CLEARANCE BAR. SEE TENANT PLANS FOR DETAILS.



### GENERAL NOTES

1. THE EXISTING CONDITIONAL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN ARE PER A SURVEY COMPLETE AND PROVIDED BY GARY A. DURBIN, PROFESSIONAL LAND SURVEYOR, DATED 11/27/22.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC AS REQUIRED BY THE LATEST EDITION OF THE MUTCD.
3. THE CONTRACTOR SHALL PROTECT AND MAINTAIN TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC AS REQUIRED BY THE LATEST EDITION OF THE MUTCD. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL BUSINESS HOURS.
4. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR THE METHODS AND/OR PROCEDURES OF CONSTRUCTION PERFORMED.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. ALL PROPERTY CORNERS AND MONUMENTS SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. IF ANY CORNER OR MONUMENT IS DAMAGED OR MISSING, THE CONTRACTOR SHALL REPLACE IT WITH EXISTING OR BETTER THAN EXISTING CONDITIONS.
7. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE THE WORK AREA, THE AREA IMMEDIATELY ADJACENT TO THE WORK AREA, AND THE ADJACENT RIGHT-OF-WAY PRIOR TO STARTING CONSTRUCTION. ANY CONFLICTS OBSERVED SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
8. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE REGULATORY AGENCIES AND CODES AND O.S.H.A. STANDARDS. THE MAXIMUM SLOPE IN ADA AREAS SHALL NOT EXCEED 1:12 IN ANY DIRECTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM AUTHORITIES AND REGULATORY AGENCIES HAVING JURISDICTION OVER THE SITE AND THE ADJACENT RIGHT-OF-WAY, AS REQUIRED, PRIOR TO BEGINNING WORK.
10. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR OBSERVING AND COORDINATING WITH ALL APPLICABLE REGULATORY AGENCIES, ORDINANCES, COVENANTS AND/OR CODES THAT IS APPLICABLE FOR THE CONTRACTOR TO PERFORM AND COMPLETE THEIR WORK.
11. ALL WORK WITHIN 5 FEET OF THE ROADWAY WILL REQUIRE A LANE CLOSURE.
12. ALL EQUIPMENT LEFT OVERNIGHT SHALL BE NO CLOSER THAN 3 FEET FROM EDGE OF PAVEMENT.

### SITE LAYOUT NOTES

1. ALL LINES SHALL BE 3/32" UNLESS NOTED ON PLAN.
2. ALL PROPOSED CURBS, SIDEWALKS, AND PAVEMENT TO EXISTING MATCH GRADE AND ASSURE A SMOOTH TRANSITION WITH NO POPOUS OF STORMWATER REPEL.
3. ALL DIMENSIONS ARE FACE OF BUILDING, EDGE OF SURFACING, OR FACE OF CURB.
4. EXISTING STRIPING, PAVEMENT MARKINGS, AND DIRECTIONAL ARROWS SHALL BE WHITE ADA STRIPING AND SYMBOLS SHALL BE BLUE UNLESS LOCAL CODES REQUIRE OTHERWISE.
5. FOR EACH LOCATION OF UTILITY CONDITIONS, BOLLARD LOCATION, AND OTHER BUILDING RELATED ITEMS AND INFORMATION REFER TO ARCHITECTURAL PLANS.
6. ALL CONCRETE SIDEWALKS AND CURBS & GUTTERS SHALL BE 3.00 PSI UNLESS NOTED OTHERWISE.

PRELIMINARY - REVIEW ONLY

LAND FOR SALE

SITE PLAN

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**\$89,323**

Average Household Income within 15 minutes of site.



**40**

Median Age Within 15 minutes of site.



**23,001**

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,026	23,670	53,163
Average HH Income	\$98,377	\$94,958	\$89,323
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	5,996	23,578	53,787
Average HH Income	\$112,563	\$108,418	\$102,586

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



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