



BUC-EE'S SHADOW CENTER  
BUILD-TO-SUIT/GROUND LEASE

# OPPORTUNITY

PASS CHRISTIAN, MISSISSIPPI

THE MISSISSIPPI GULF COAST'S LARGEST

**Flea Market**



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**YOU HAD ME**

**AT BUG-EE'S**



# PROPERTY SUMMARY

8088 MENGE AVENUE IS A 3 ACRE TRACT OF VACANT LAND, PREVIOUSLY A GAS STATION/CONVIENANCE STORE, WITH APPROXIMATELY **527 FT. FRONTING I-10** AND A 100 FT +/- INTERSTATE VISIBLE PYLON SIGN.

THIS PROPERTY IS SITUATED ON ONE OF HARRISON COUNTY'S MOST HEAVILY TRAFFICKED THOROUGHFARES MENGE AVENUE AND I-10 (**62,000 VPD**) . MENGE AVENUE IS THE MAJOR I-10 EXIT FOR PASS CHRISTIAN WHICH EXTENDS FROM I-10 TO THE GULF OF MEXICO GIVING ACCESS TO ALL COMMUNITIES SITUATED ALONG HWY. 90.

BUC-EE'S THE TEXAS-BASED CONVENIENCE STORE CHAIN IS REPORTEDLY **INVESTING \$50 MILLION** INTO THEIR DEVELOPMENT APPROX. 400 YARDS FROM 8088 MENGE.

BUC-EE'S PLANNED MISSISSIPPI TRAVEL CENTER WILL MEASURE **80,000 SF** - LARGER THAN BOTH THE GIANT NEW BUC-EE'S IN THE WORKS FOR SEVIERVILLE, TENNESSEE, AND THE CURRENT WORLD-RECORD HOLDER IN NEW BRAUNFELS, TEXAS.

HARRISON COUNTY WILL INVEST AN ADDITIONAL **\$15 MILLION** INTO INFRASTRUCTURE TO HELP SUPPORT THE INFLUX OF VISITORS. IMPROVEMENTS TO THE AREA WILL INCLUDE EXPANDING THE MENGE AVENUE EXIT FROM TWO LANES TO FIVE LANES AND LENGTHENING THE RAMPS ENTERING AND EXITING THE INTERSTATE.

ALONG WITH CONSTRUCTIONS JOBS DURING THE BUILDING PHASE, THE COMPANY IS ALSO EXPECTED TO CREATE APPROXIMATELY 200 JOBS STARTING AT \$15 AN HOUR, AND BRING IN A PROJECTED **5 MILLION VISITORS**.





# Property Specifications



ADDRESS: 8088 MENGE AVENUE

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LOT SIZE: 3 ACRES

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ZONING: C-2

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SUB-MARKET: HARRISON COUNTY

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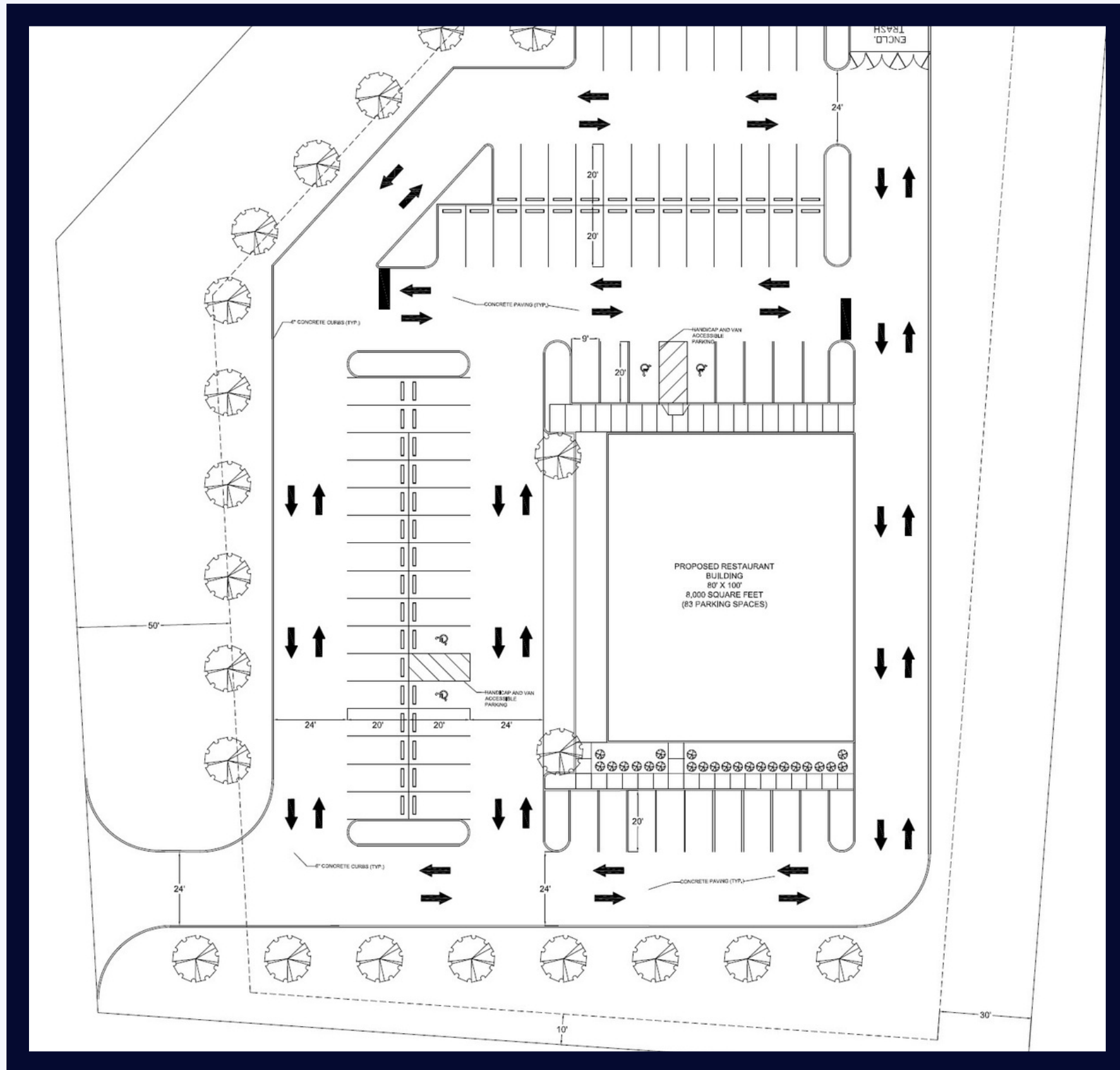
CITY/AREA: PASS CHRISTIAN, MS

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I-10 FRONTAGE: 527 ft

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# Restaurant Site Plan



PROPOSED: Restaurant

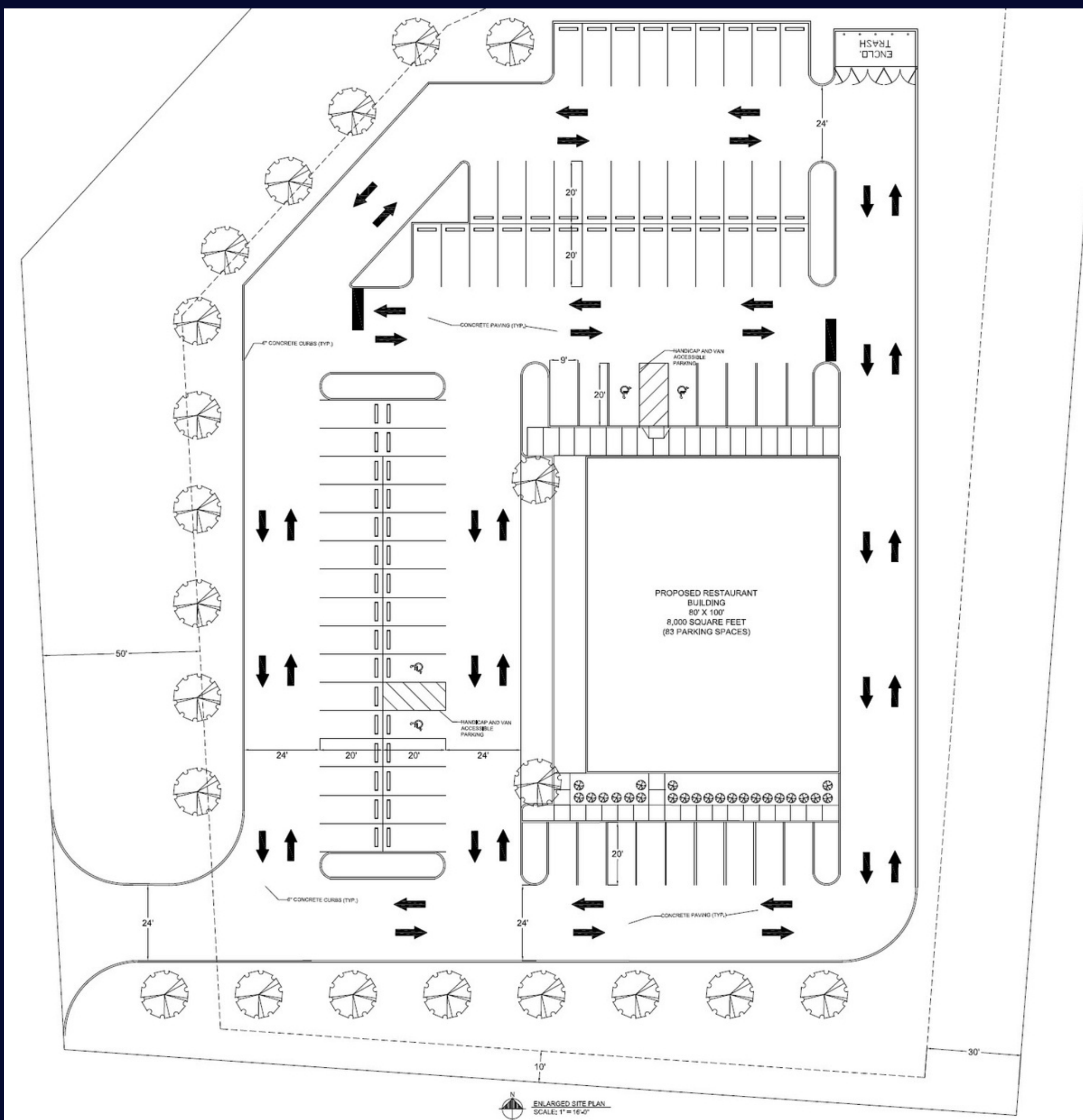
BLDG SIZE: 8,000 SF

PARKING: 83 SPACES

DIMENSIONS: 80 X 100

PYLON SIGN: YES

I-10 FRONTAGE: 527 ft





# STREET VIEW / INTERSTATE VIEW



INTERCHANGE



MENGE AVENUE



INTERSTATE





# BUC-EE'S INVESTMENT

**\* INVESTING \$50 MILLION  
INTO DEVELOPMENT.**

**\* 80,000 SQUARE FEET—  
SOON TO BE LARGEST IN THE  
WORLD BUC-EE'S**



# BUC-EE'S EFFECT

**\* PROJECTED 5 MILLION VISITORS**

**\* HARRISON COUNTY WILL INVEST  
\$15 MILLION INTO  
INFRASTRUCTURE.**

**\* EXPECTED TO CREATE 200 JOBS**



# AREA OVERVIEW

## *HARRISON COUNTY*

**WLOX Article & Video-** <https://www.wlox.com/2021/09/18/buc-ees-south-mississippi-will-be-bigger-than-alabama-location-says-county-developer/>

**SUN HERALD-** <https://www.sunherald.com/news/business/article254311593.html>

**SOUTHER LIVING-** <https://www.southernliving.com/travel/mississippi/buc-ees-location-mississippi-harrison-county>

*To learn more, click on the links to the articles above.*



# AREA OVERVIEW

## *New Developments*

### OCEAN AERO

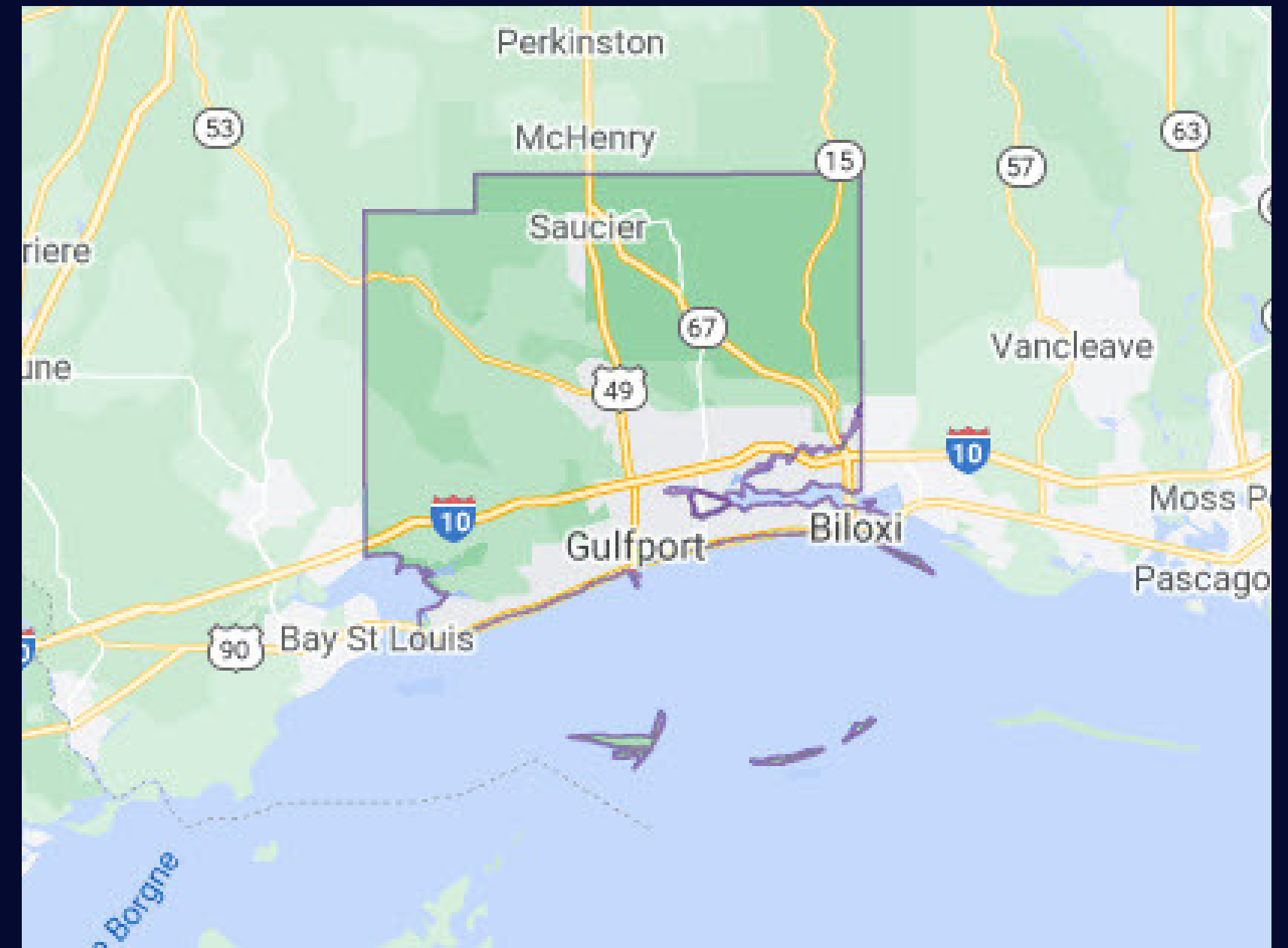
Ocean Aero, manufacturer and service provider of ocean-going autonomous underwater and surface vehicles, is relocating its manufacturing operations and headquarters from San Diego to Gulfport. The project is a \$4.65 million corporate investment and will create 45 jobs.

<https://mississippi.org/news/ocean-aero-locating-manufacturing-operations-and-headquarters-in-gulfport/>

### BERNARD BAYOU RAIL

Chicago Rock Island & Pacific Railroad LLC based in Hernando, Mississippi will begin operation of the Gulf and Ship Island Railroad along the Seaway lead in the Bernard Bayou industrial park. This restored rail line in partnership with the Kansas City Southern railroad will restore service to the tenants in the industrial park that has been missing for over 5 years. The Rock will serve existing business and together with HCDC will work on business recruiting efforts to attract more rail customers to the area.

<https://www.rtands.com/freight/rock-island-and-kansas-city-southern-restore-rail-service-to-bernard-bayou-industrial-park/>





# EXCLUSIVELY MARKETED BY:

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