



13009 ROAD E
Bay Saint Louis, MS 39520

Potential
Water Access

TIM CARLSON • PRINCIPAL
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MONTE LUFFEY • PRINCIPAL
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PROPERTY DESCRIPTION

Industrial property located in Hancock County Development Commission's Port Bienville Industrial park. The property consist of 3.8 acres with a completely remodeled 2,300 square foot office building, a 6,600 square foot warehouse with 25+ foot high clear span. The property has a 375 foot rail line that ties into the Port rail system.

Join the group of great companies located at Port Bienville!

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3.87 Acres
Building Size:	8,900 SF

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	734	4,578	25,114
Total Population	1,939	12,736	68,290
Average HH Income	\$71,687	\$83,968	\$71,911

INDUSTRIAL PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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ADDITIONAL PHOTOS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

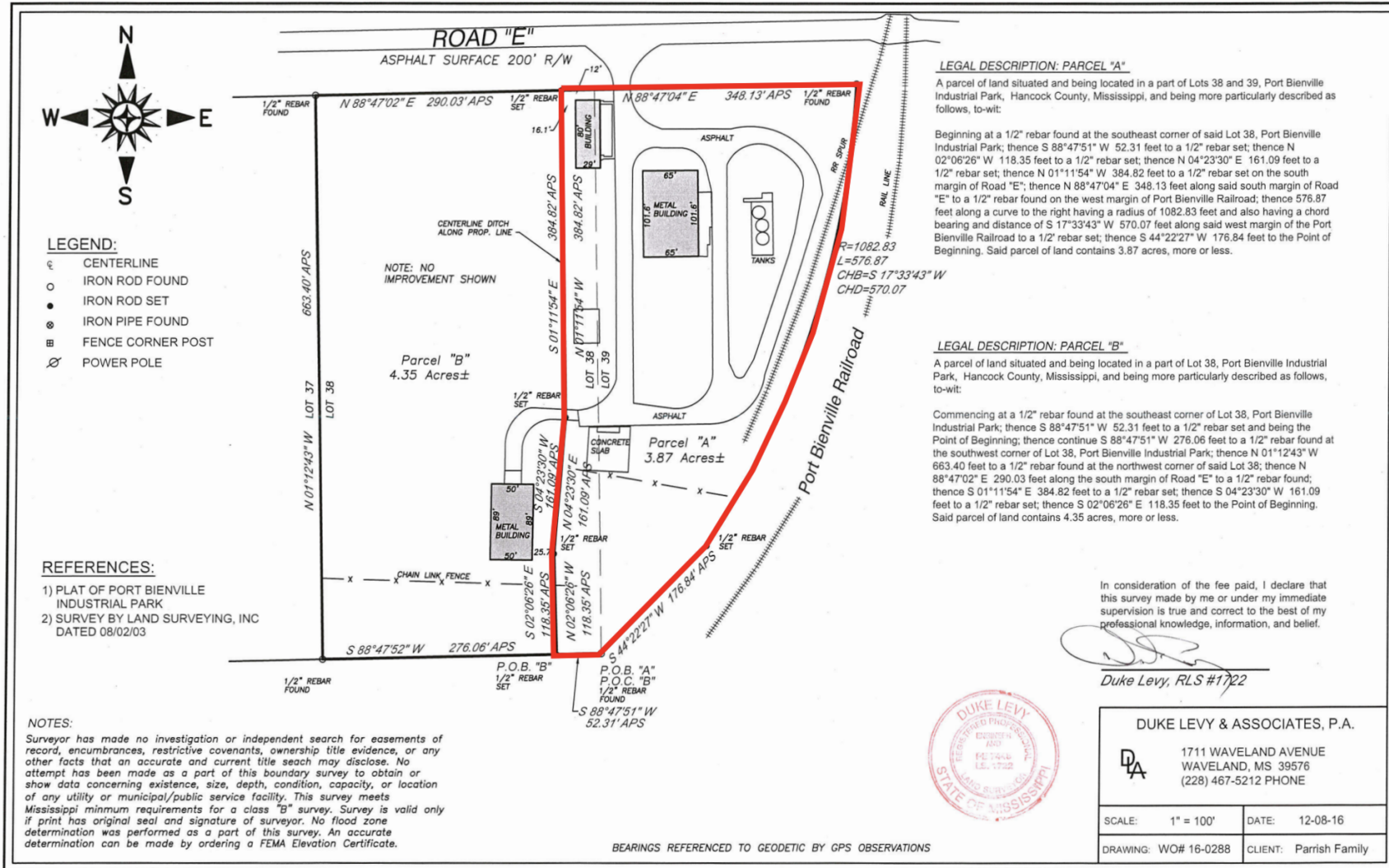


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In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

[Signature]
Duke Levy, RLS #1722



DUKE LEVY & ASSOCIATES, P.A.

DLA 1711 WAVELAND AVENUE
WAVELAND, MS 39576
(228) 467-5212 PHONE

SCALE: 1" = 100'	DATE: 12-08-16
DRAWING: WO# 16-0288	CLIENT: Parrish Family

INDUSTRIAL PROPERTY FOR SALE

SITE PLAN



SOUTHEAST COMMERCIAL REAL ESTATE

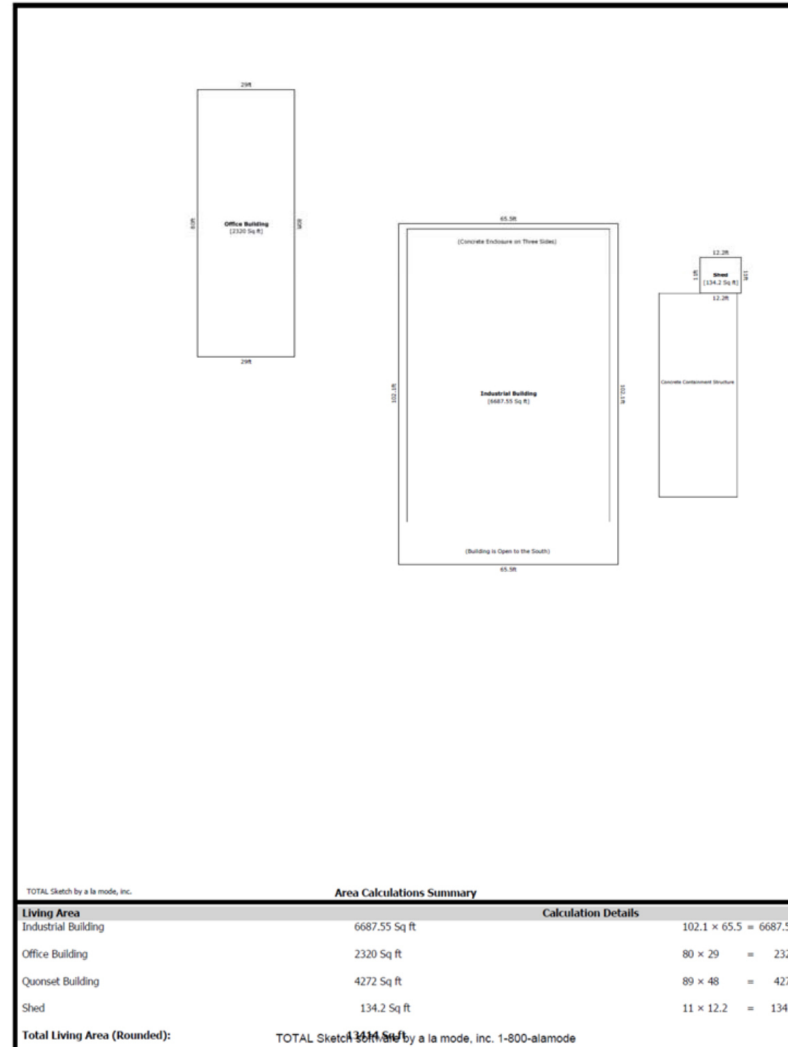


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INDUSTRIAL PROPERTY FOR SALE

FLOOR PLANS



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POPULATION

	5 MILES	10 MILES	15 MILES
Total population	1,939	12,736	68,290
Median age	41.0	39.3	39.1
Median age (Male)	39.4	38.3	38.5
Median age (Female)	43.3	40.5	39.7

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	734	4,578	25,114
# of persons per HH	2.6	2.8	2.7
Average HH income	\$71,687	\$83,968	\$71,911
Average house value	\$128,228	\$164,128	\$180,142

** Demographic data derived from 2010 US Census*

INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



**SOUTHEAST
COMMERCIAL**
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