



2 FULLY ENTITLED COMMERCIAL LOTS

Cowan Road , Gulfport , MS 39507

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

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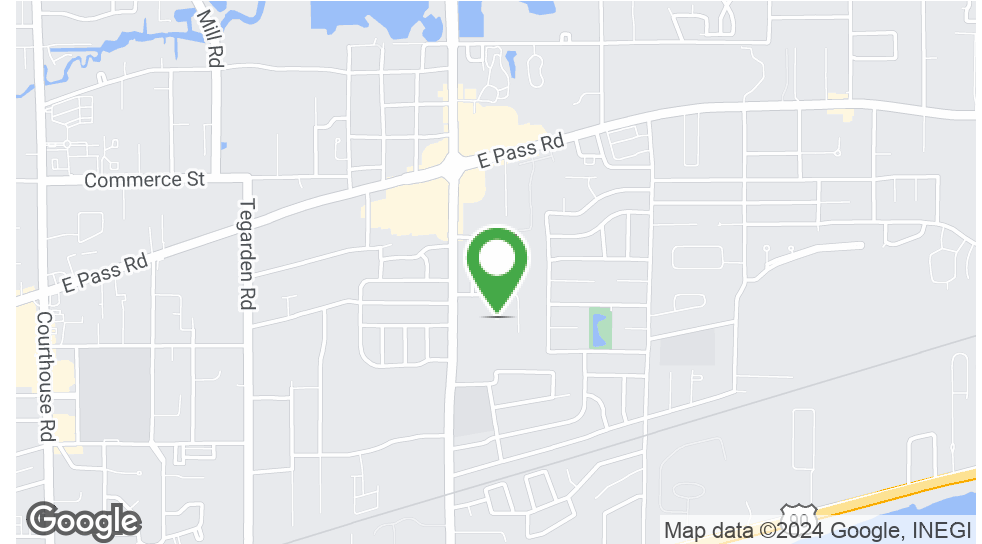
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MONTE LUFFEY • PRINCIPAL

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mluffey@southeastcre.com



PROPERTY DESCRIPTION

Southeast Commercial is excited to present this prime property on Cowan Road in Gulfport. Conveniently located just a mile north of Highway 90, its strategic location and versatile zoning make it ideal for commercial, or mixed-use projects, promising high visibility and growth potential. Parcel A is 1.22 acres and is \$739,000. Parcel B is 1.22 acres and is \$739,000. This site is fully entitled for development, with a wetland permit already secured to ensure a seamless project initiation. Do not miss out on this opportunity!

OFFERING SUMMARY

Sale Price:	\$739,000 per lot
Lot Size:	1.22 Acres per lot

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	917	2,959
Total Population	626	2,088	6,828
Average HH Income	\$52,420	\$53,415	\$67,440

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL REAL ESTATE

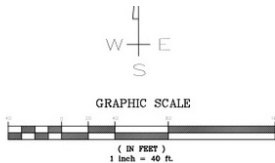
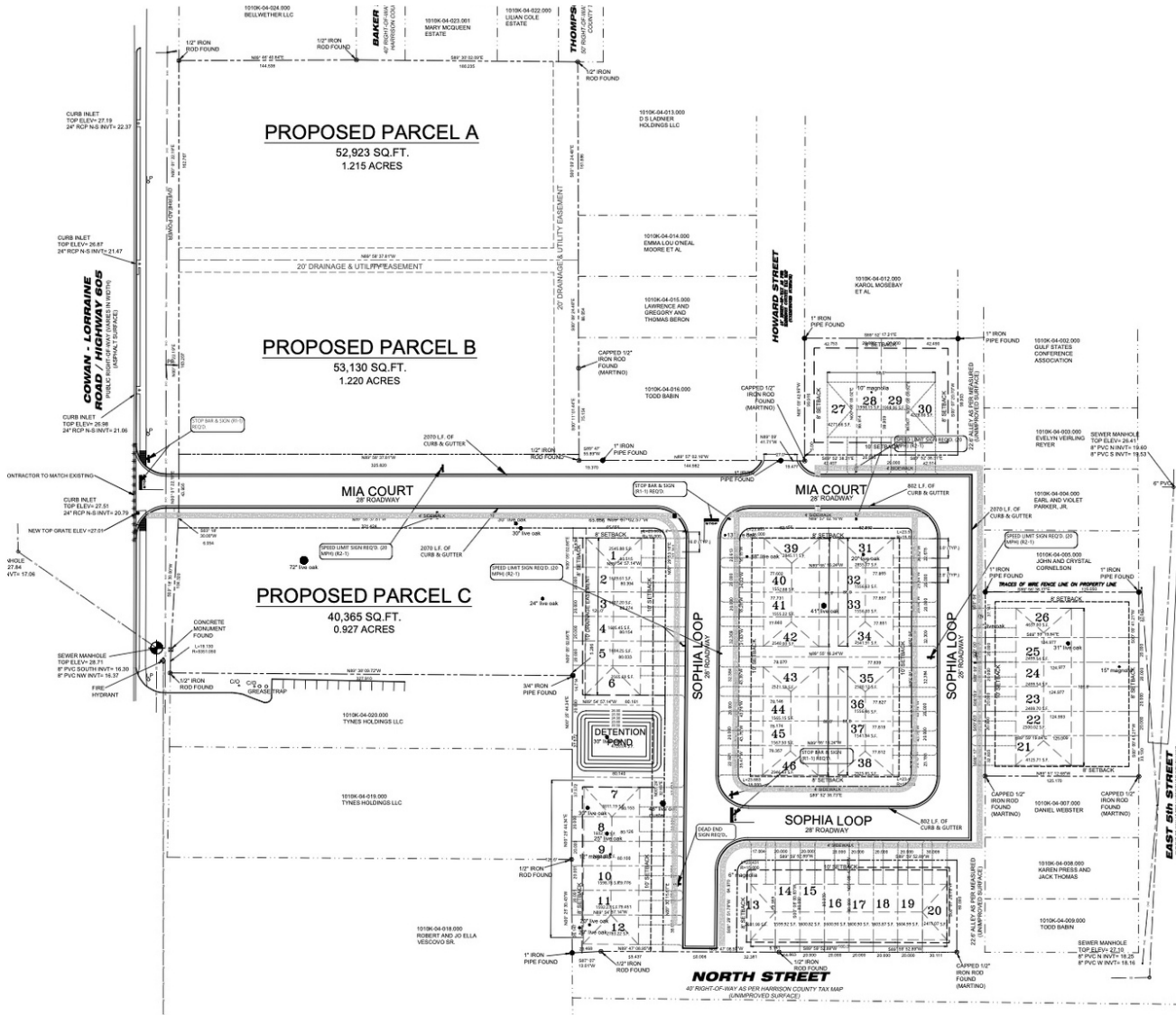


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TOP OF SEWER MANHOLE AT SW CORNER OF PROPERTY
ELEV. = 28.71

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME.
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28047C0269G DATED JUNE 16, 2009.

Site Lighting Schedule

Item	Qty	Notes
1" x 4" x 1/2" LED Flood Light	10	10' Spacing
4" x 4" x 1/2" LED Flood Light	10	10' Spacing
6" x 6" x 1/2" LED Flood Light	10	10' Spacing
8" x 8" x 1/2" LED Flood Light	10	10' Spacing
10" x 10" x 1/2" LED Flood Light	10	10' Spacing

Site Data Table

Item	Value
ACREAGE	30.245 +/- AC
ZONING	T4+ (R-B)
SETBACKS:	
FYSB	- 25 FT
YSB	- 8 FT
RYSB	- 8 FT

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION, 2017 EDITION".

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDING CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDING CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN COMPLIANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDING CONTRACTOR.

BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE PLANS & SPECIFICATIONS, CHECK AND VERIFY INFORMATION SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED BY SAID DISCREPANCY.



In Association With
FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Road, Ste. 202
Gulfport, MS 39503
228-574-3659

Date: 03-26-2024
Drawn By: E.O.F.
Check By: T.J.M.
REV: 05-26-2024

PROPOSED DEVELOPMENT
0 COWAN ROAD
GULFPORT, MS

LAND FOR SALE

ADDITIONAL PHOTOS



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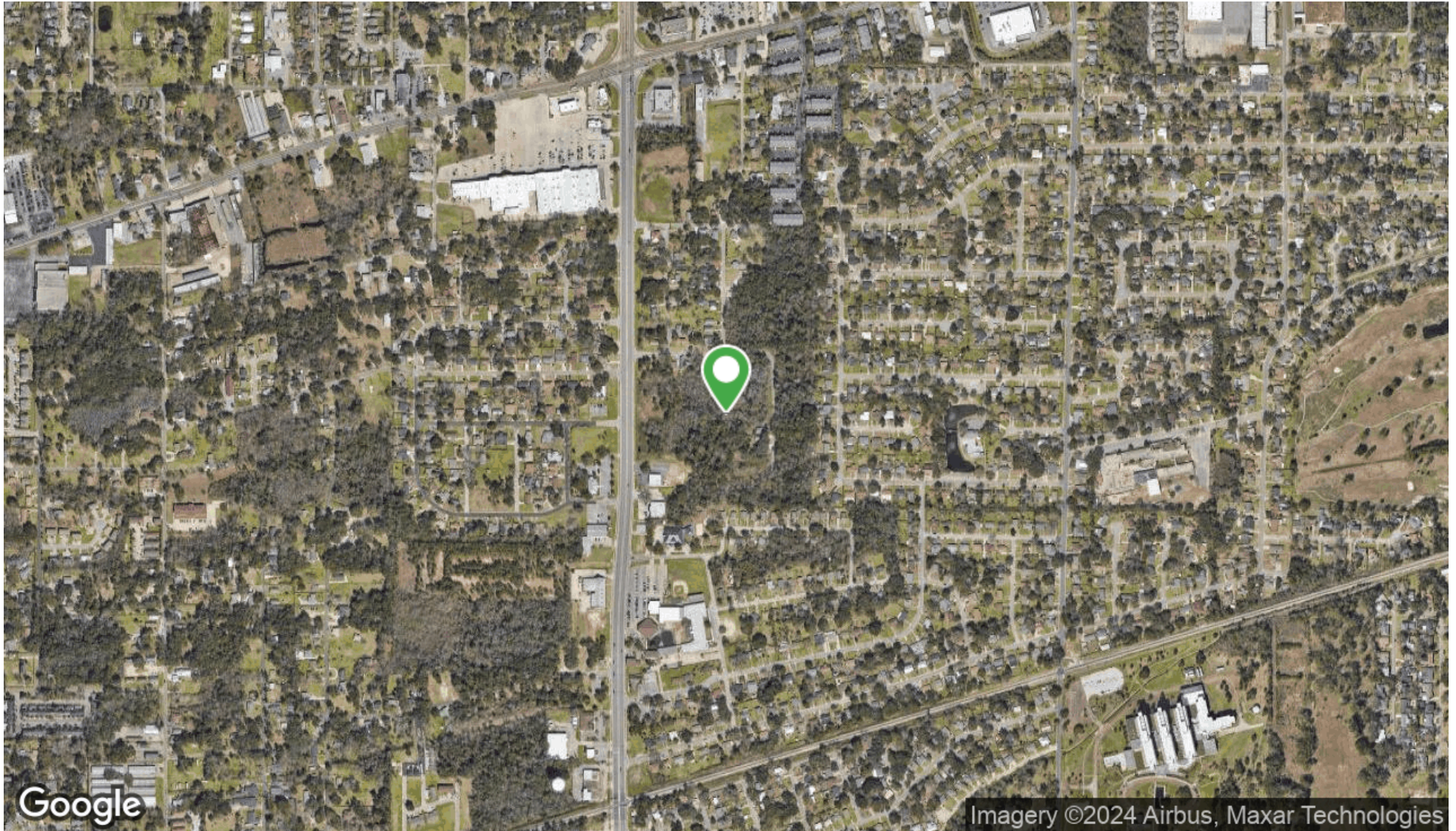
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LAND FOR SALE

AERIAL MAP

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



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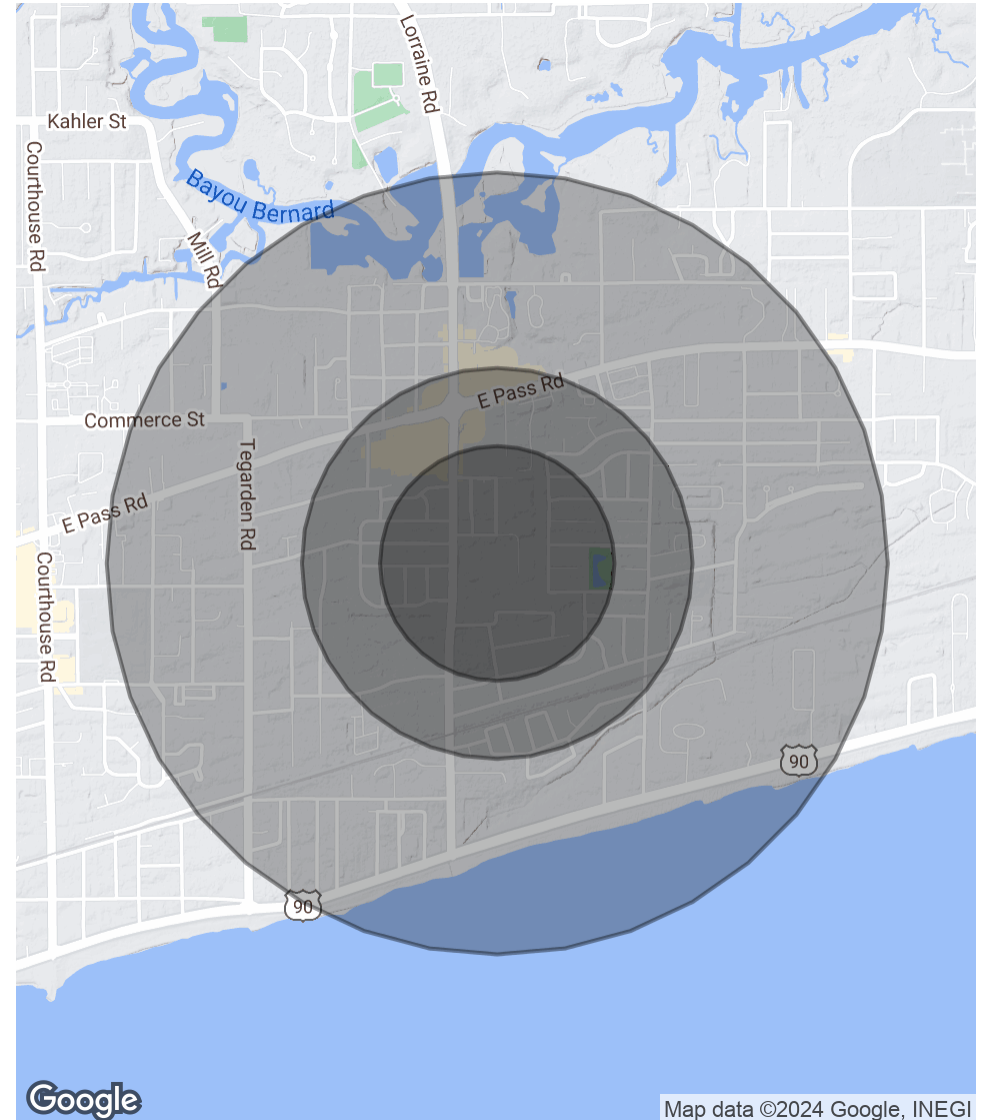
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	626	2,088	6,828
Average Age	41	42	43
Average Age (Male)	39	40	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	917	2,959
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$52,420	\$53,415	\$67,440
Average House Value	\$306,543	\$288,141	\$303,499

Demographics data derived from AlphaMap



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST COMMERCIAL REAL ESTATE