



PRICE IMPROVEMENT! 31.23 AC IN OPP. ZONE!

NWC of O'Neal Rd & Three Rivers Rd, Gulfport, MS 39503



PROPERTY DESCRIPTION

Southeast Commercial is proud to present 31.23 acres located within an Opportunity Zone at the northwest corner of O'Neal Road and Three Rivers Road. The property is currently zoned R-2 Residential but was previously approved for a multi-family development prior to the market downturn.

The owner is open to collaborating with the buyer to secure a zoning change or other necessary entitlements for development and is also open to joint venture opportunities.

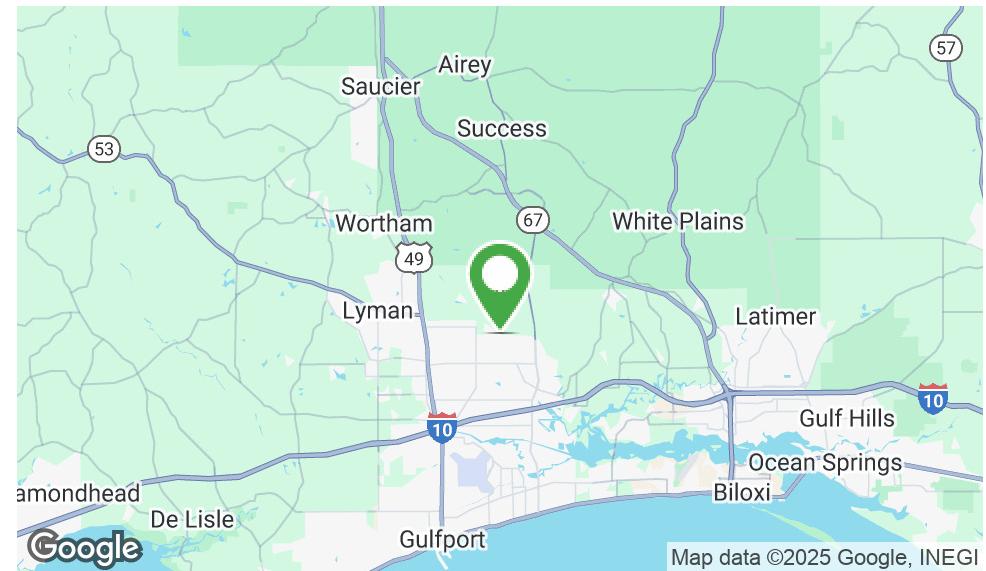
Contact us today for more details!

LAND FOR SALE

PROPERTY SUMMARY

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcre.com



OFFERING SUMMARY

New Price:	\$1,250,000
Acreage:	31.23 Acres
Zoning:	R-2 Residential

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,315	15,304	51,582
Total Population	23,470	42,714	139,077
Average HH Income	\$59,586	\$63,257	\$59,942



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AERIAL

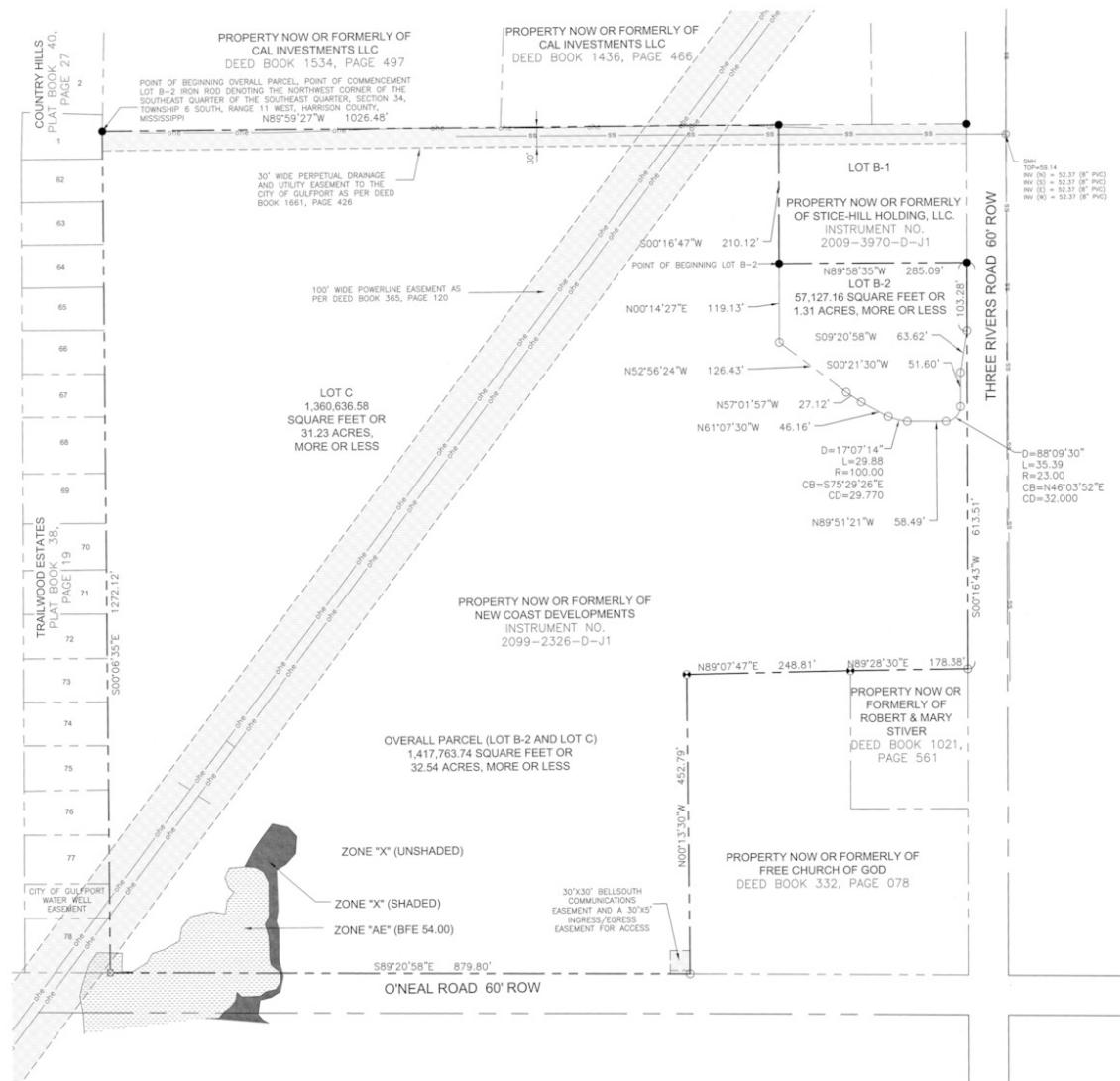


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SURVEY

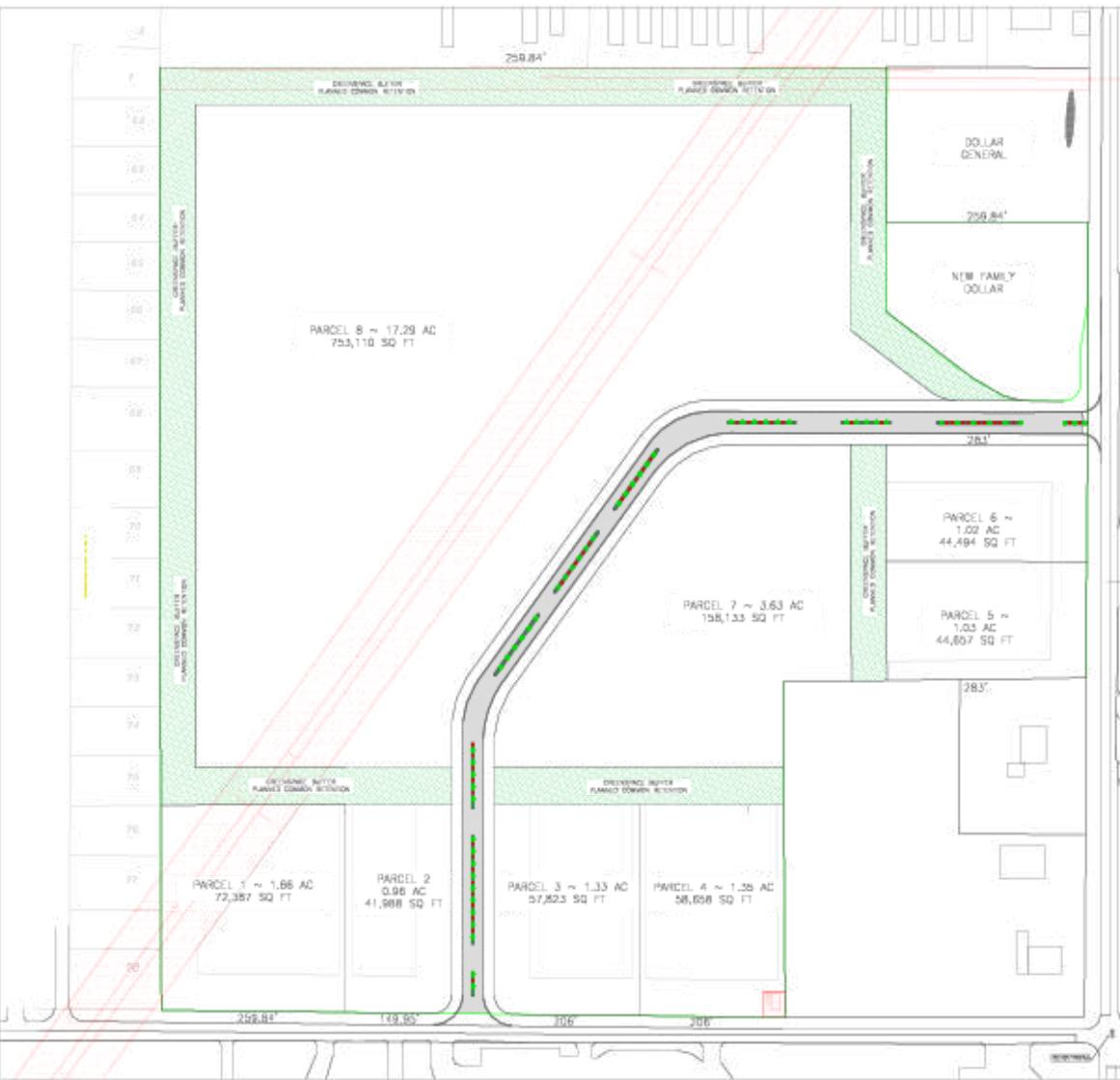


SOUTHEAST COMMERCIAL REAL ESTATE



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PROPOSED LOT SPLIT

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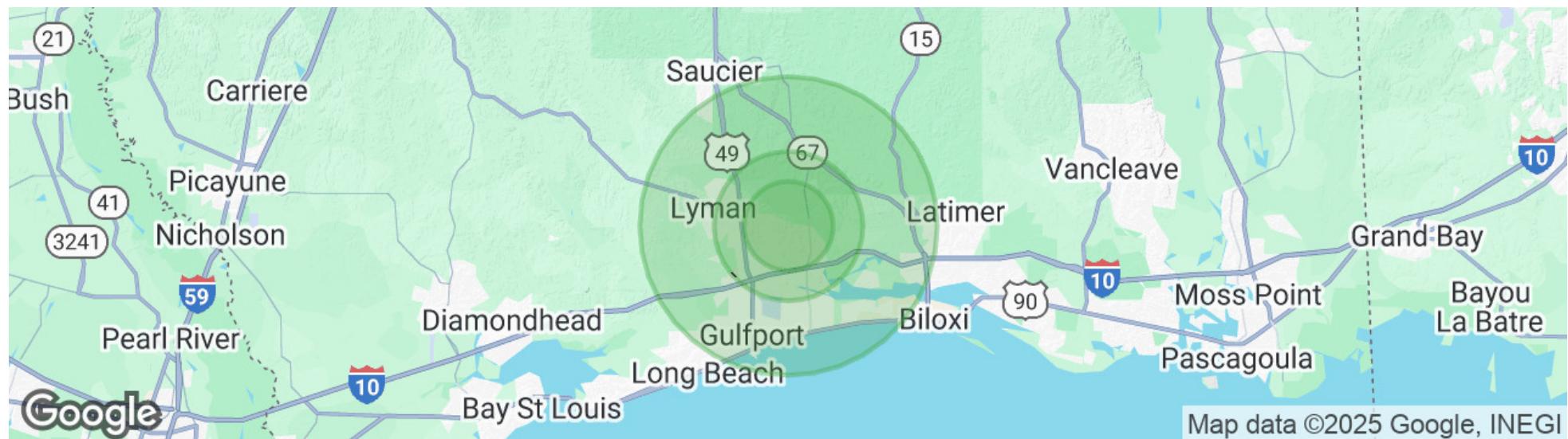


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POPULATION	3 MILES	5 MILES	10 MILES
Total population	23,470	42,714	139,077
Median age	32.6	35.0	35.9
Median age (Male)	31.8	34.8	35.1
Median age (Female)	33.9	35.2	36.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,315	15,304	51,582
# of persons per HH	2.8	2.8	2.7
Average HH income	\$59,586	\$63,257	\$59,942
Average house value	\$192,545	\$207,003	\$186,555

* Demographic data derived from 2020 ACS - US Census

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT