

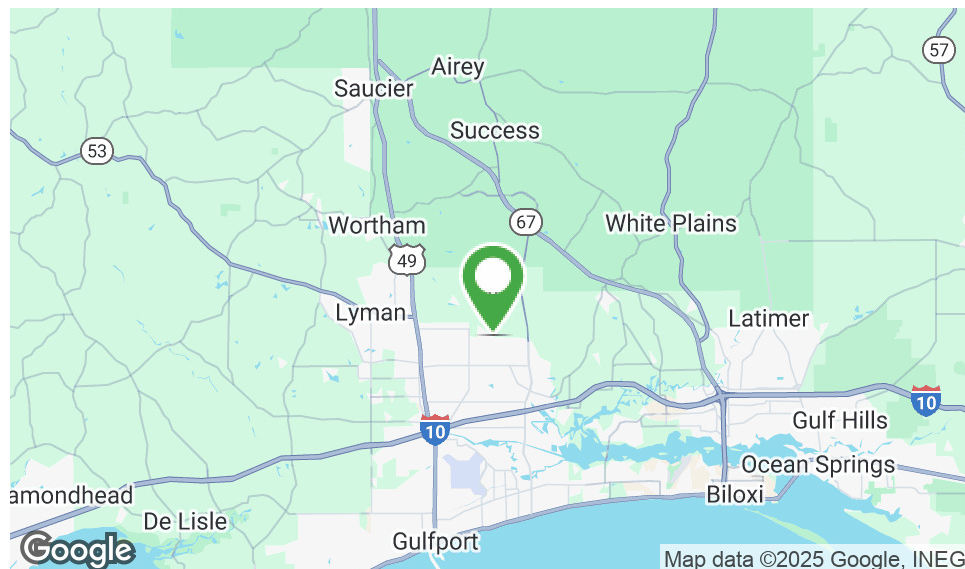


PRICE IMPROVEMENT! 31.23 AC IN OPP. ZONE!

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

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

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



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!

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

LAND FOR SALE

PROPERTY SUMMARY





PRICE IMPROVEMENT! 31.23 AC IN OPP. ZONE!

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

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



LAND FOR SALE

AERIAL

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



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



SURVEY





PRICE IMPROVEMENT! 31.23 AC IN OPP. ZONE!

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

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

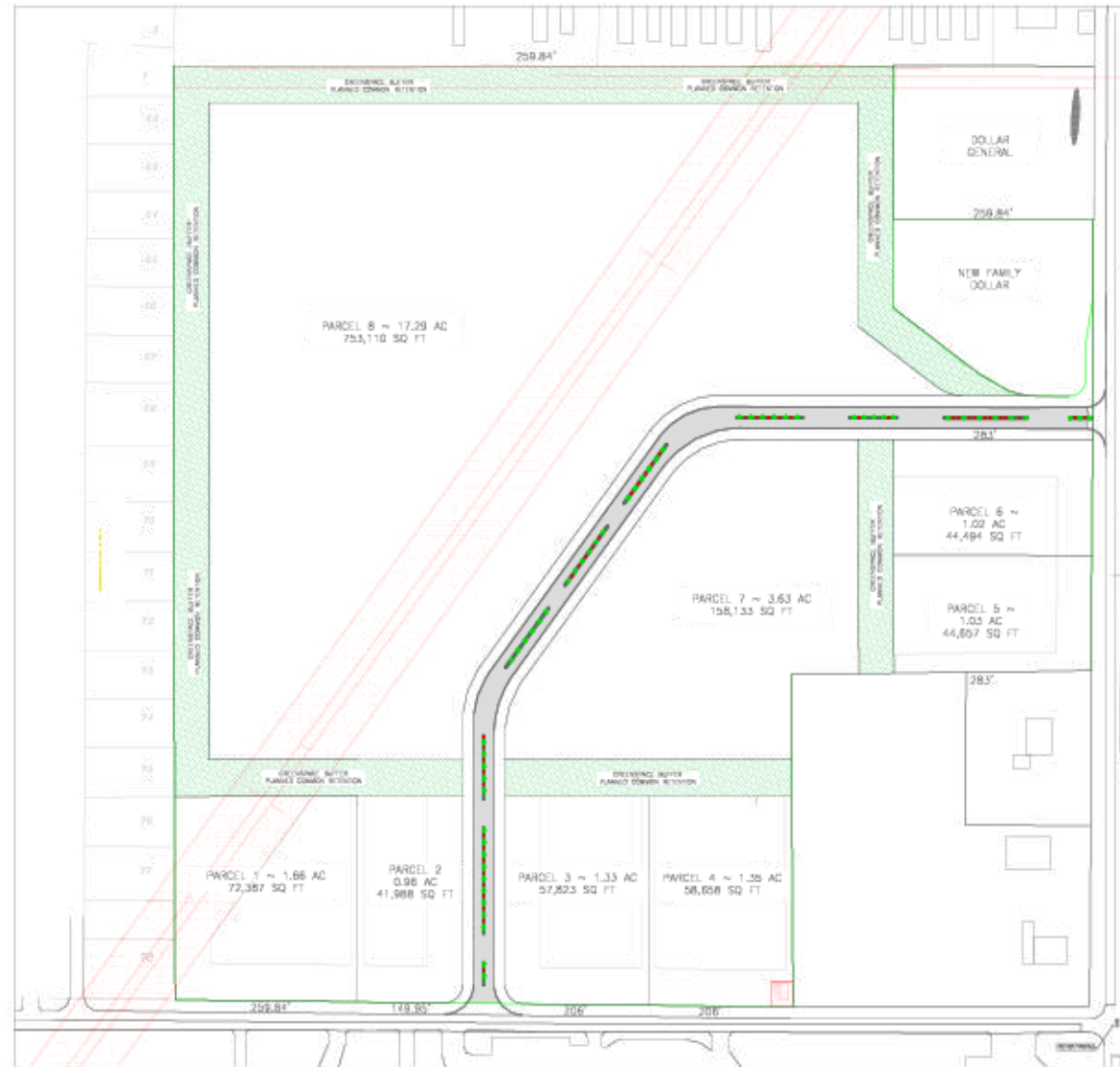
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



LAND FOR SALE

PROPOSED LOT SPLIT

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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

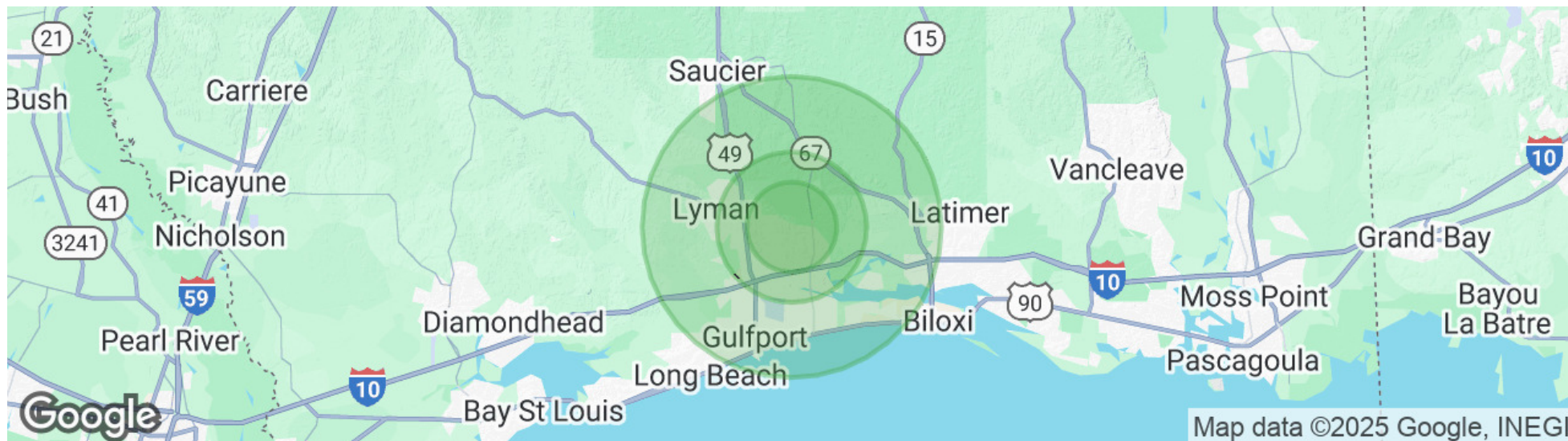


PRICE IMPROVEMENT! 31.23 AC IN OPP. ZONE!

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

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



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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE