



5 & 10 ACRE SITES ADJACENT GULFPORT OUTLETS

Factory Shop Blvd, Gulfport, MS 39501

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcommercial.net

MONTY LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcommercial.net



PROPERTY DESCRIPTION

SITES PRICED TO SELL !!!

Site 1 consists of 5 acres with ~450 linear feet of frontage on I-10 adjacent to Gulfport Premium Outlets. Priced at \$675,000.

Site 2 consists of 10 Acres with ~600 linear feet of frontage on I-10. Property is accessed from Factory Shops Blvd/Creosote Road. Site 2 priced at \$875,500.

General Business and is in an "X" Flood Zone. Wetlands may exist but owners will allow a user or developer the appropriate time to mitigate prior to closing. Owner's pricing takes into consideration additional costs to a user/developer to obtain a wetlands permit.

OFFERING SUMMARY

Sale Price:	\$675,000-\$875,500
Lot Size:	5 & 10 Acres
Zoning:	B-2

NEARBY RETAILERS

- Polo Ralph Lauren
- Nike
- Coach
- Kate Spade
- Vera Bradley
- Banana Republic

LAND FOR SALE

PROPERTY SUMMARY





5 & 10 ACRE SITES ADJACENT GULFPORT OUTLETS

Factory Shop Blvd, Gulfport, MS 39501

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcommercial.net

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcommercial.net



LAND FOR SALE

RETAILER MAP



SOUTHEAST
COMMERCIAL
REAL ESTATE



5 & 10 ACRE SITES ADJACENT GULFPORT OUTLETS

Factory Shop Blvd, Gulfport, MS 39501

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcommercial.net

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcommercial.net



LAND FOR SALE

AERIAL MAP



SOUTHEAST
COMMERCIAL
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | southeastcommercial.net



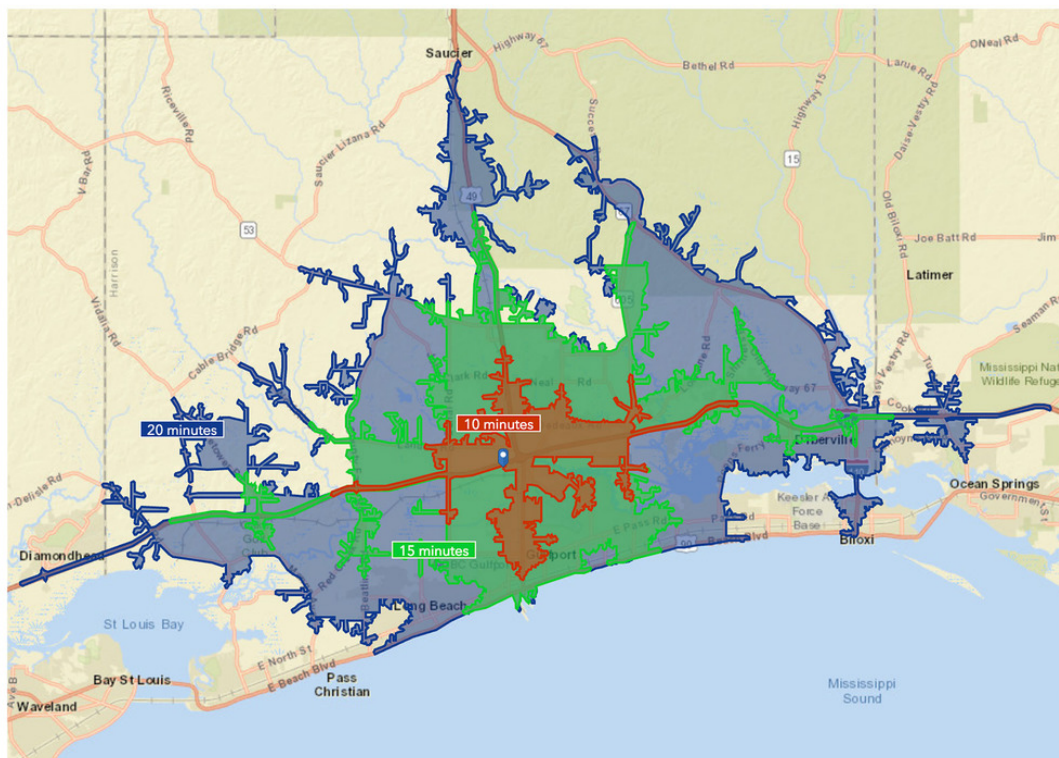


5 & 10 ACRE SITES ADJACENT GULFPORT OUTLETS

Factory Shop Blvd, Gulfport, MS 39501

TIM CARLSON • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.0707
tcarlson@southeastcommercial.net

MONTE LUFFEY • PRINCIPAL
OFFICE: 228.276.2700
MOBILE: 228.547.1953
mluffey@southeastcommercial.net



\$63,014

Average Household Income
within 0-20 minutes of site.



35.3

Median Age
Within 0-20 minutes
of site.



68,925

Number of housing units within
0-20 minutes of site.

2019 Demographics	0-10 min.	0-15 min.	0-20 min.
Population	19,655	77,998	149,358
Average HH Income	\$48,948	\$58,870	\$63,014
Total Housing Units	8,563	35,392	68,925
Average Home Value	\$129,332	\$166,872	\$182,344

Drive Time to Site

- 0-5 min.
- 0-10 min.
- 0-20 min.

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT

