



SOUTHEAST CORNER OF HWY 90 & WAVELAND AVE

709 US-90, Waveland, MS 39520

TIM CARLSON • PRINCIPAL

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PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to offer ~12 Acres on the southeast corner of Highway 90 and Waveland Avenue. Owner will subdivide lots of .5 acre and larger. The property is located at a 4-way signalized intersection of the divided four lane Highway 90, with over ~1,000' of road frontage, and excellent ingress-egress via additional turning bays on Hwy 90 at the east end of the property. Zoning is C-3 Commercial, which is one of the highest of the commercial zoning classifications. Potential uses allow for multifamily, retail, office, automotive, grocery, restaurant, hotel, and other uses as typically seen on on major U.S. Highways.

PROPERTY HIGHLIGHTS

- Located at a 4-Way Signalized Intersection
- Highway 90 and Waveland Avenue Frontage
- Zoned C-3 Commercial
- 2022 Taxes: \$13,087

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	12 Acres (Will Subdivide)

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL REAL ESTATE



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LAND FOR SALE

AERIAL



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LAND FOR SALE

AERIAL

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



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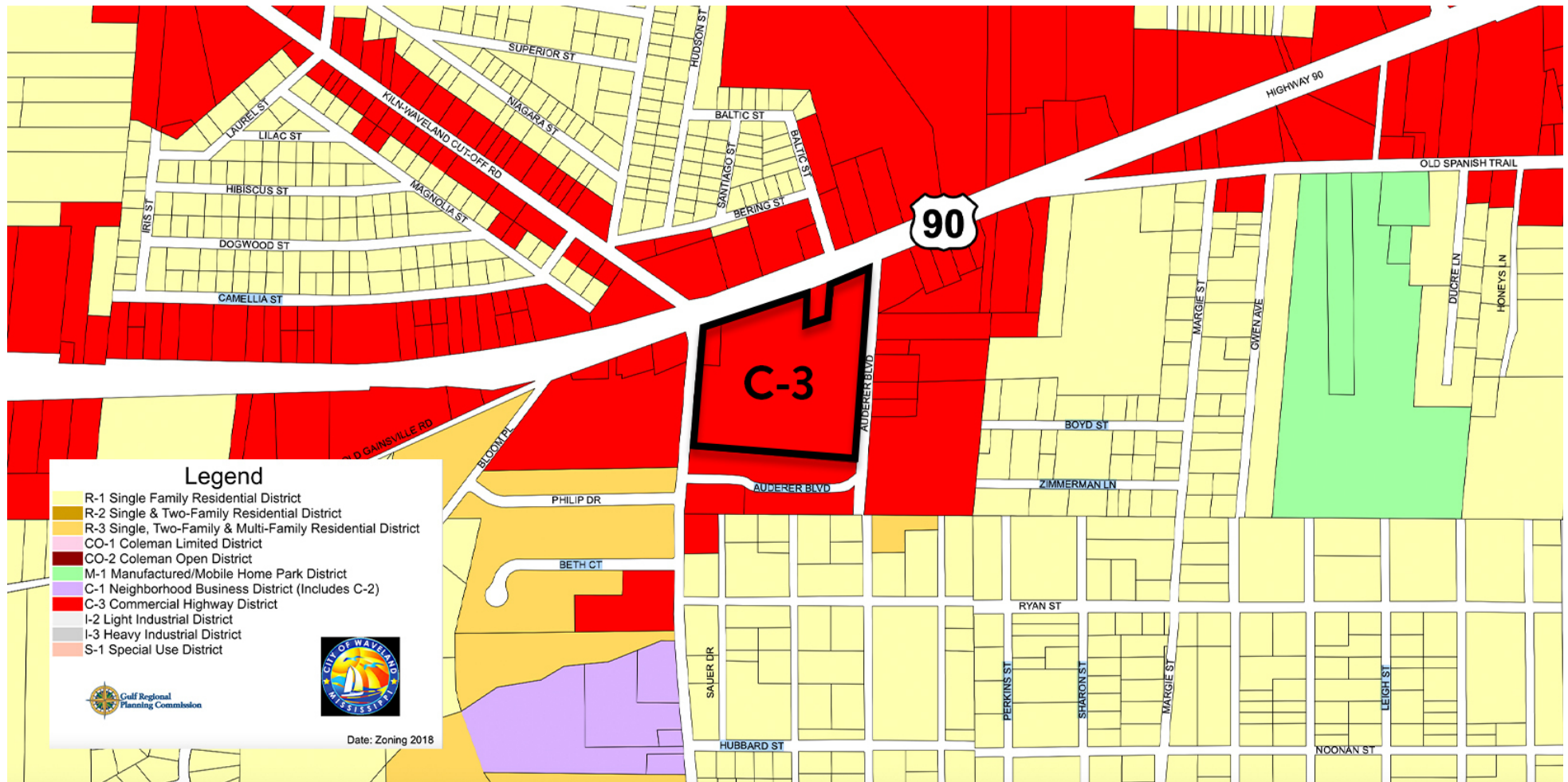
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Legend

- R-1 Single Family Residential District
- R-2 Single & Two-Family Residential District
- R-3 Single, Two-Family & Multi-Family Residential District
- CO-1 Coleman Limited District
- CO-2 Coleman Open District
- M-1 Manufactured/Mobile Home Park District
- C-1 Neighborhood Business District (Includes C-2)
- C-3 Commercial Highway District
- I-2 Light Industrial District
- I-3 Heavy Industrial District
- S-1 Special Use District



Date: Zoning 2018

LAND FOR SALE

ZONING MAP



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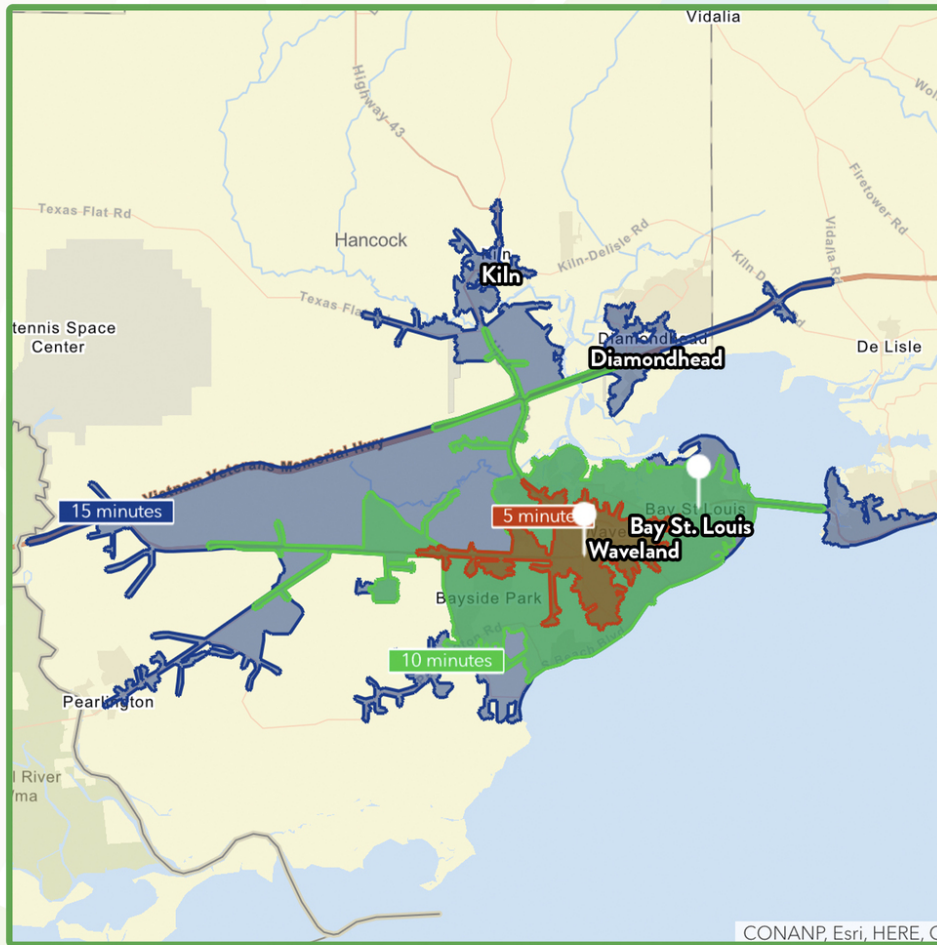


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\$75,419

Average Household Income within 15 minutes of site.



42.6

Median Age Within 15 minutes of site.



13,200

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,350	20,207	24,615
Average HH Income	\$66,256	\$69,382	\$75,419
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	6,286	20,107	24,513
Average HH Income	\$73,655	\$77,437	\$84,739

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



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