



FULLY ENTITLED SITES IN THE OPPORTUNITY ZONE!

1 Promenade Parkway, D'Iberville, MS 39540



PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to offer Prime "Opportunity Zone" Shovel Ready Development Sites adjacent to the MS Gulf Coast's premier retail development "The Promenade". Soon to be the new home to Hobby Lobby, Jiffy Lube and others. Sites are located on Promenade Parkway, which is the new entrance to the only Target on the MS Gulf Coast. These shovel ready sites are fully entitled with zoning in place, wetlands fully mitigated & credits purchased, utilities at road, detention in place, with street lamps along Promenade Parkway. Sites have been cleared and sculpted with grading plan available upon request. Sizes may vary, be resized, and/or combined depending on use and overall economics.

LOT 1 - Price: \$1,122,000 - Size: 1.12 - AVAILABLE

OTHER LOTS - SIZE AND PRICE CALL AGENT

LAND FOR SALE

PROPERTY SUMMARY

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

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MONTE LUFFEY • PRINCIPAL

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SCOTT DELANO • PRINCIPAL

OFFICE: 228.276.2700

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HIGHLIGHTS

- NEW HOME TO HOBBY LOBBY, CONSTRUCTION UNDERWAY!
- Prime "Opportunity Zone" retail development pads contiguous to the only Target on the MS Gulf Coast
- "The Promenade" includes: Target, Kohl's, Best Buy, Dick's Sporting Goods, Bed Bath & Beyond, Ashley Home, & Kirkland's
- New east bound slip ramp from I-10 to Promenade Parkway is now open and providing the easiest route to Promenade Parkway
- Site is ~5 miles north of Beau Rivage Casino Resort, Hard Rock Hotel & Casino, Golden Nugget Casino & Hotel, Imperial Palace Casino & Hotel, and more
- Site is ~3.5 miles from Keesler Air Force Base which is home to the 81st Training Wing, and having a \$1.6 billion economic impact on the MS Coast



FULLY ENTITLED SITES IN THE OPPORTUNITY ZONE!

1 Promenade Parkway, D'Iberville, MS 39540

Office DEPOT chilis Waffle HOUSE

Walgreens

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LAND FOR SALE

AERIAL



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COMMERCIAL
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1 Promenade Parkway, D'Iberville, MS 39540

Office
DEPOT

chilis

Walgreens

WAFFLE
HOUSE

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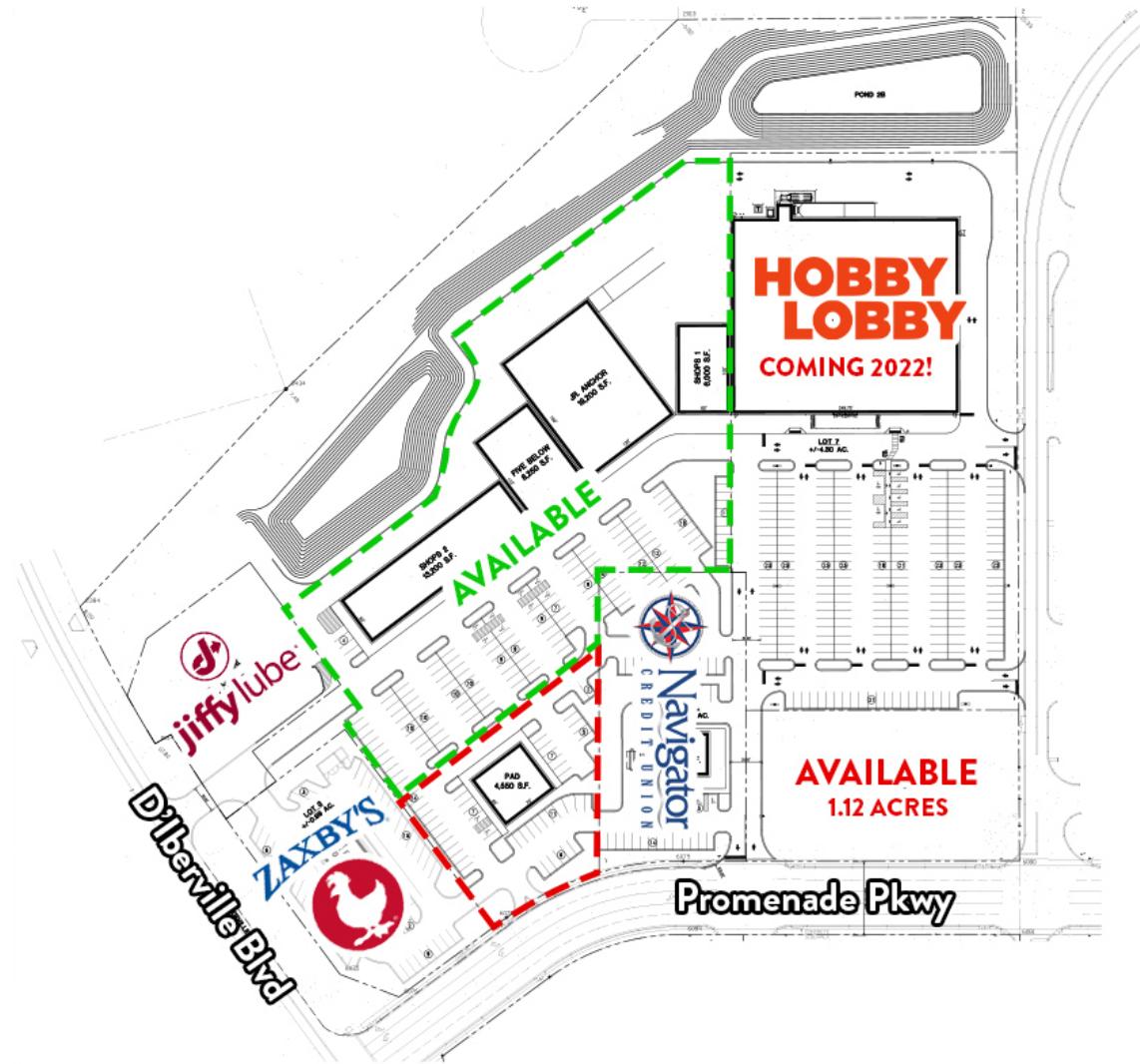
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LAND FOR SALE

SITE PLAN

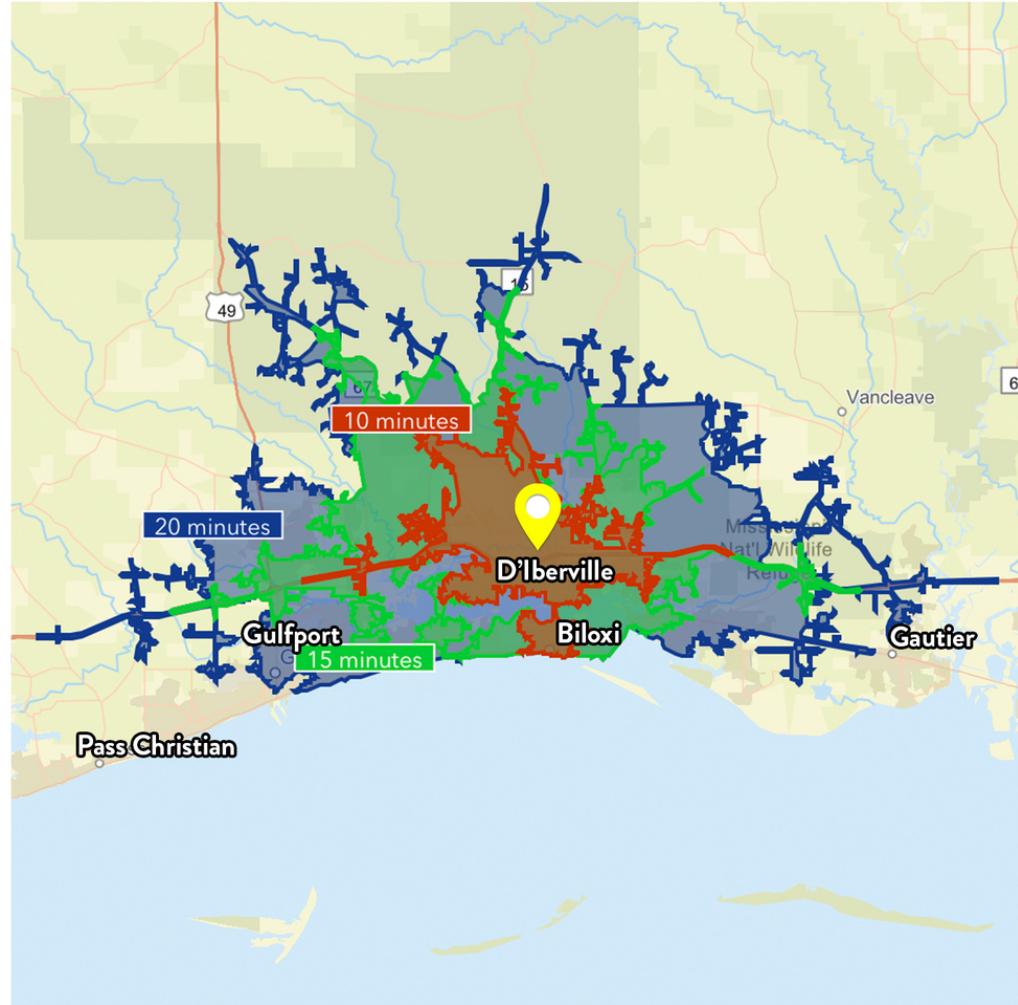


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DEMOGRAPHICS

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\$68,287

Average Household Income
within 10 minutes of site.



37

Median Age

Within 10 minutes of site.



81,477

Number of housing units
within 10 minutes of site.

2021 Demographics

	10 Minutes	15 Minutes	20 Minutes
Population	44,227	94,624	175,973
Average HH Income	\$66,468	\$68,894	\$68,287

2026 Projections

	10 Minutes	15 Minutes	20 Minutes
Population	45,998	97,941	181,822
Average HH Income	\$73,644	\$76,325	\$75,690

Travel Time to Site

- 10 Minutes
- 15 Minutes
- 20 Minutes



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