

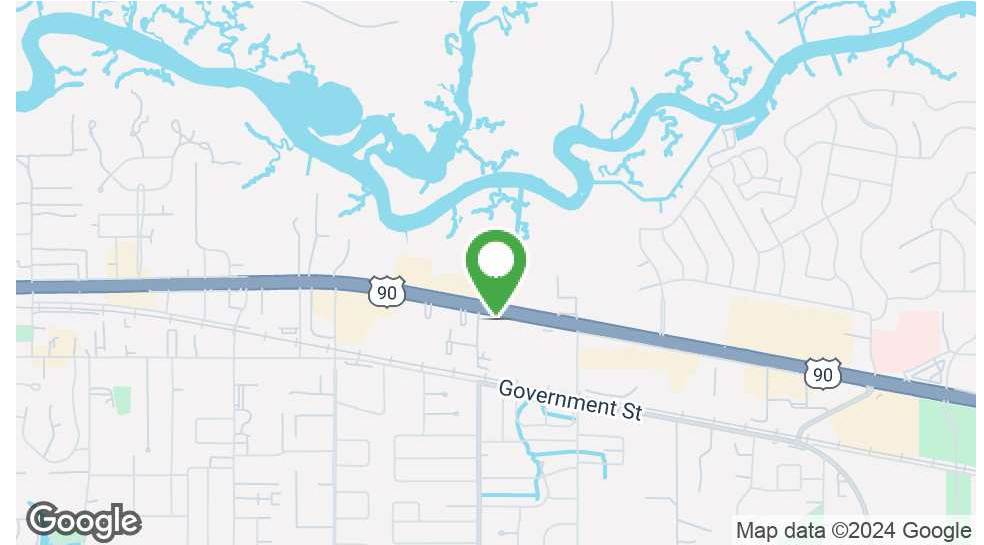


# DEVELOPMENT LOT ON BIENVILLE BLVD

2550 Bienville Blvd, Ocean Springs, MS 39564

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## PROPERTY DESCRIPTION

Southeast Commercial is thrilled to unveil a prime .9 acre parcel on the vibrant Bienville Blvd., a hotspot for immediate development! This shovel-ready site, featuring C-3 zoning, is fully mitigated, ensuring your project kicks off seamlessly. Your commercial vision can become a reality today with this strategically located, ready-to-build asset. Seize this golden opportunity to make your mark in a bustling area!

## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	501	2,468
Total Population	139	1,178	5,785
Average HH Income	\$84,777	\$85,522	\$90,225

LAND FOR SALE

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LAND FOR SALE

ADDITIONAL PHOTOS



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





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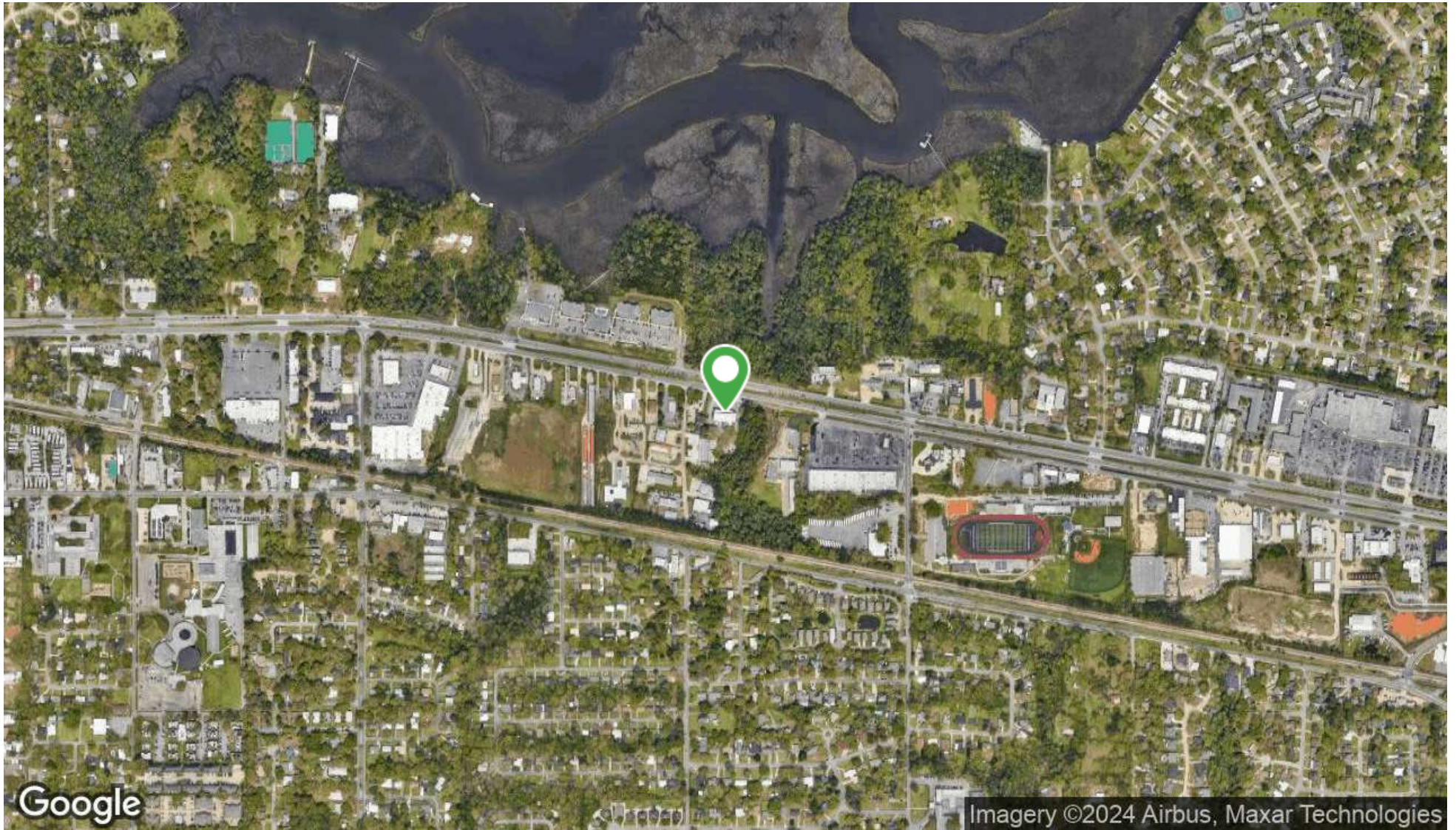
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LAND FOR SALE

AERIAL MAP

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



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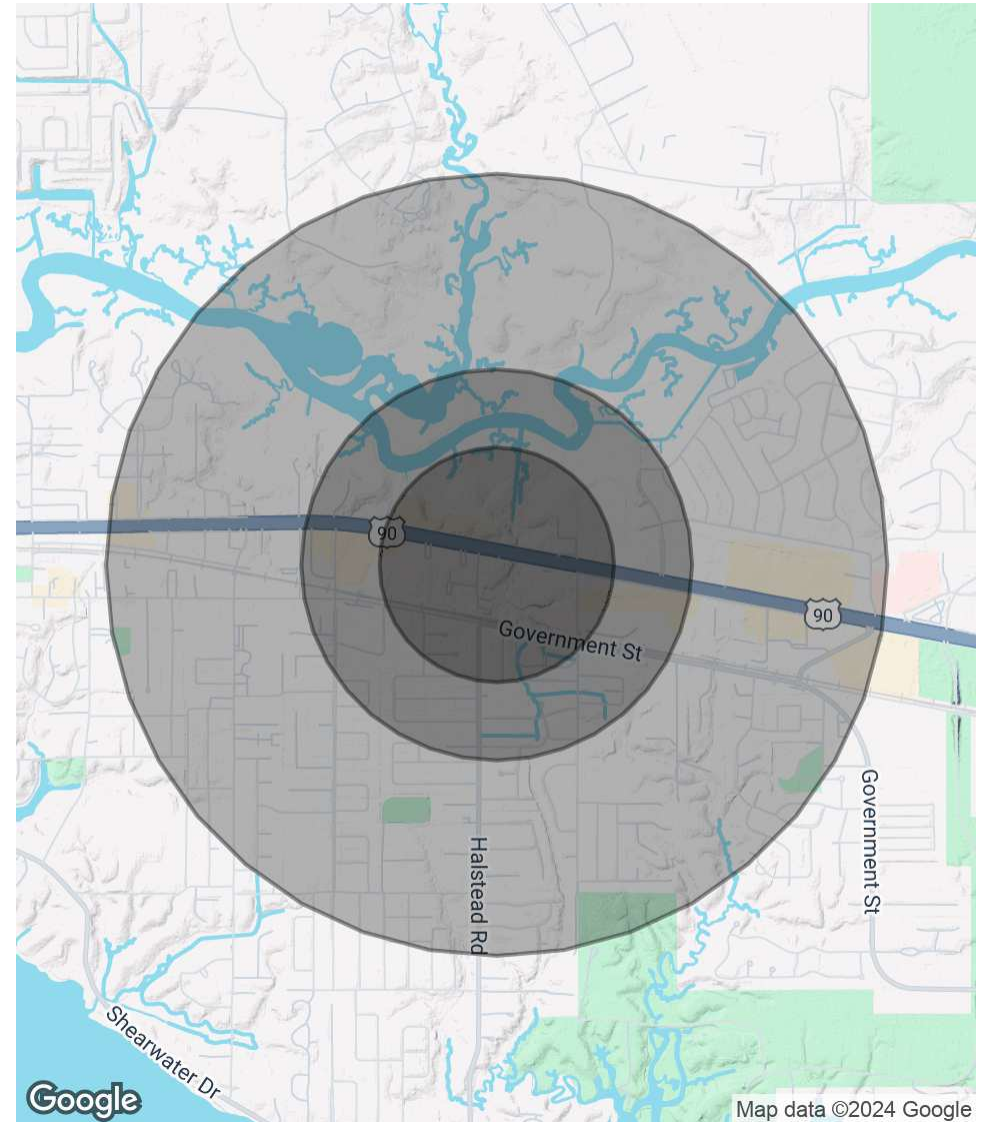
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	139	1,178	5,785
Average Age	44	43	43
Average Age (Male)	41	41	41
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	501	2,468
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$84,777	\$85,522	\$90,225
Average House Value	\$308,204	\$295,713	\$320,761

Demographics data derived from AlphaMap



LAND FOR SALE

## DEMOGRAPHICS MAP & REPORT



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE