24101 Spyder Drive
Pass Christian, MS 39571

PROPERTY SUMMARY

Property Highlights:

- Office/Warehouse on Spyder Dr. for Sale or Lease
- +/- 11.4 Acres visible from I-10
- Building 1: +/- 31,500 SF
- Building 2: +/- 4,300 SF
- 2 Dock High Doors
- +/- 10 Miles from Gulf Port
- +/- 66 Miles from New Orleans

Offering Summary

Sale Price:	$2,300,000
Lease Price:	$5.00 PSF NNN

Demographics	1 Mile	3 Miles	5 Miles
Total Households	347	1,589	5,463
Total Population	925	4,272	14,359
Average HH Income	$78,580	$75,542	$80,640

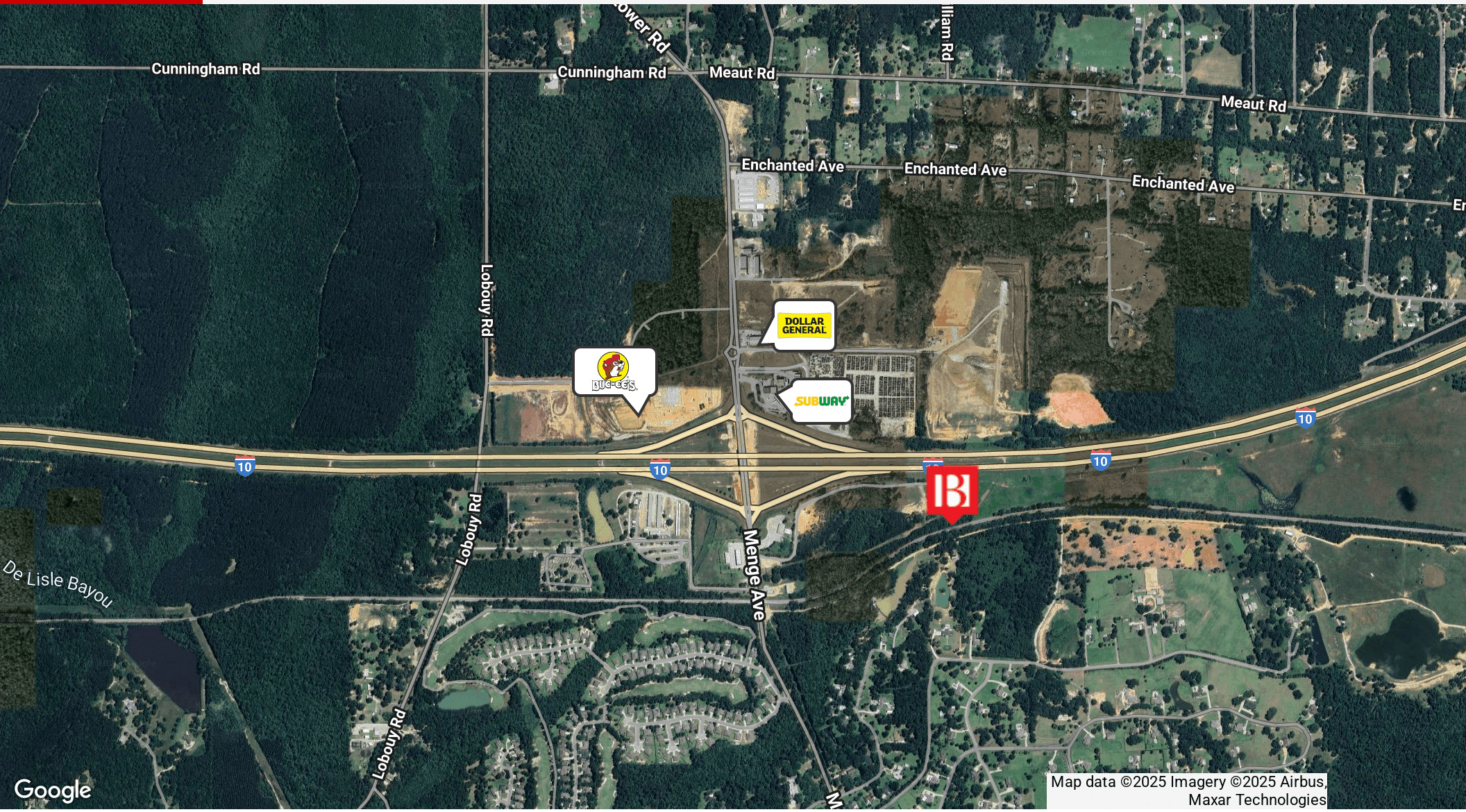
Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE

24101 Spyder Drive
Pass Christian, MS 39571

RETAILER MAP



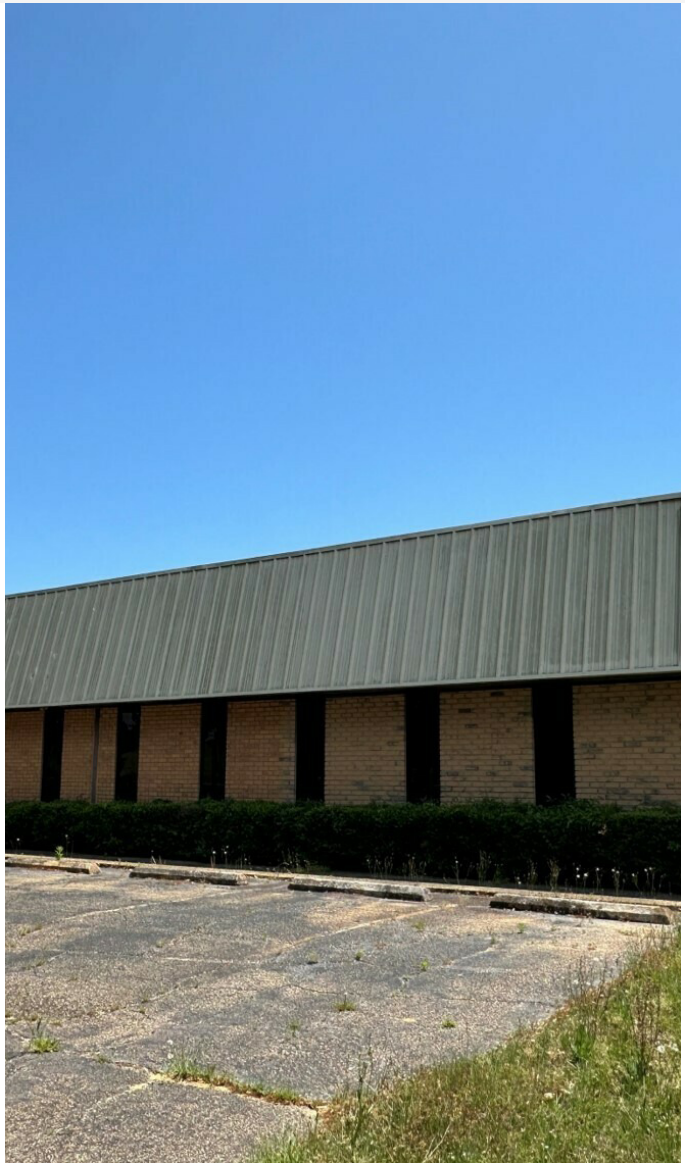
Beau Box, SIOR
225.931.3200
bbox@beaubox.com

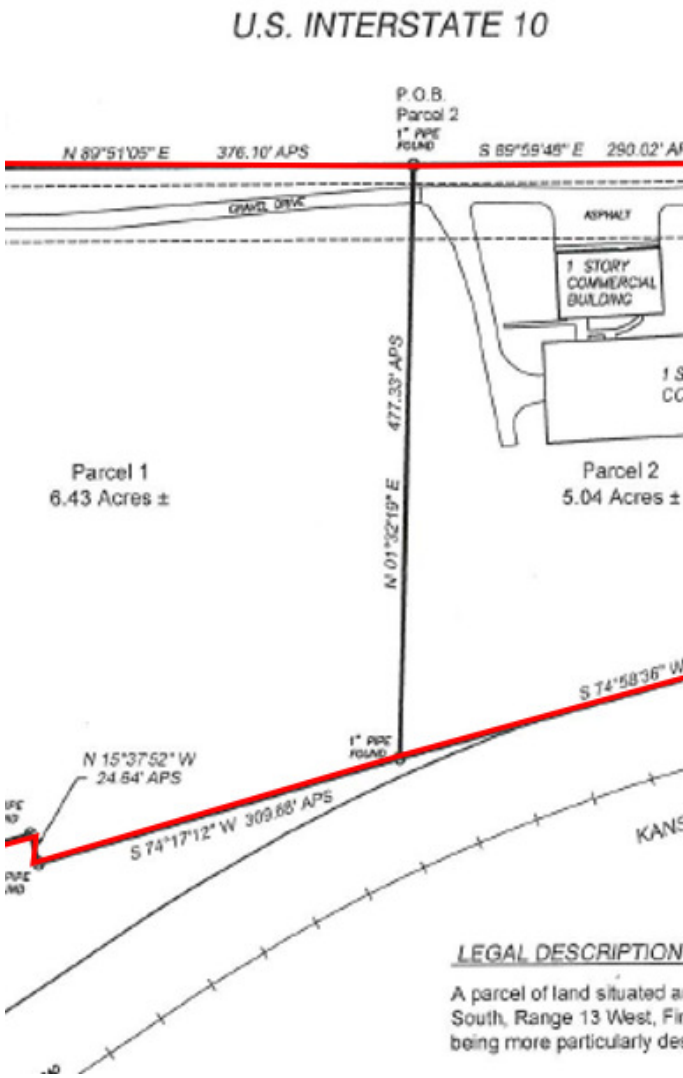
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE

24101 Spyder Drive
Pass Christian, MS 39571

AERIAL





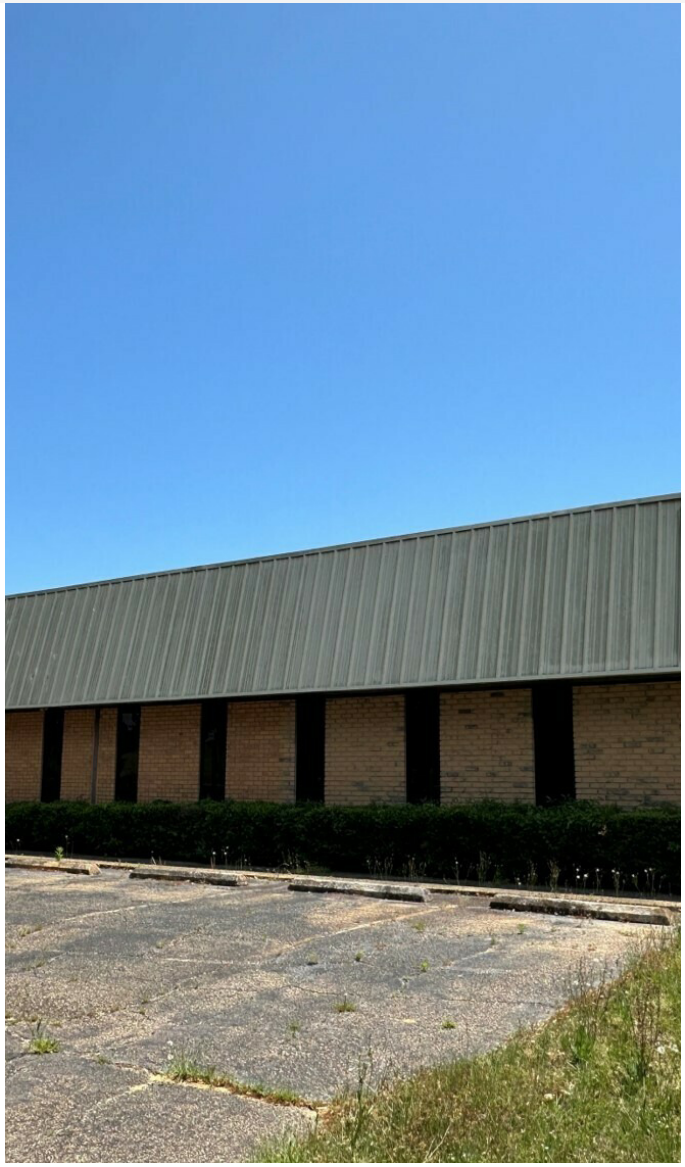
Beau Box, SIOR
225.931.3200
bbox@beaubox.com

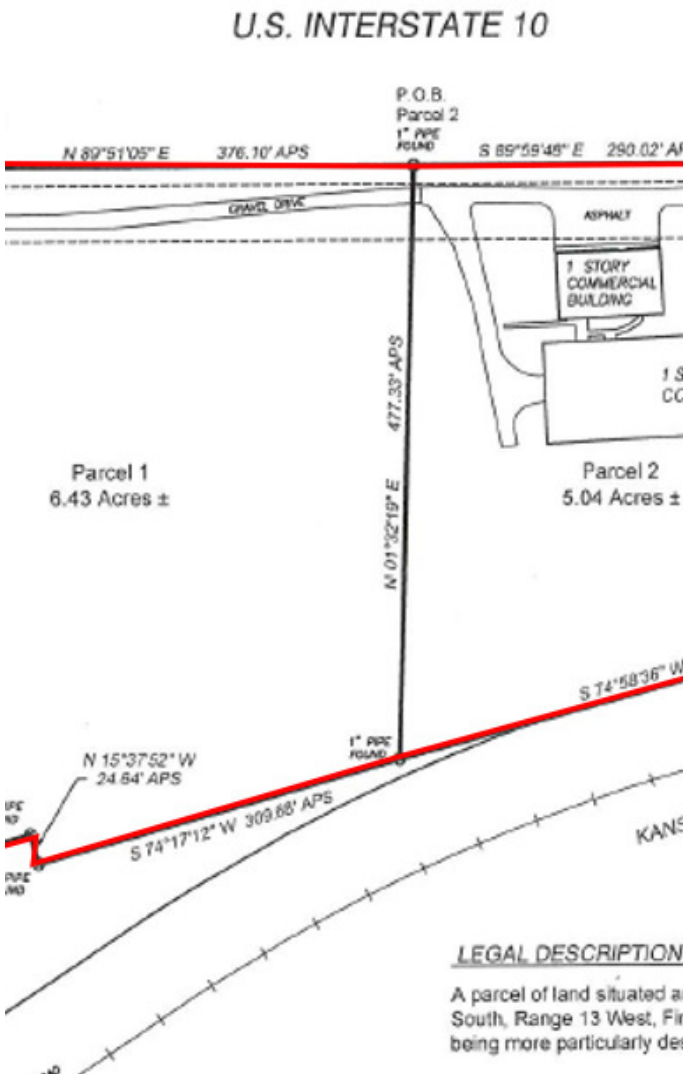
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE

24101 Spyder Drive
Pass Christian, MS 39571

SURVEY





Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE

24101 Spyder Drive
Pass Christian, MS 39571

ADDITIONAL PHOTOS

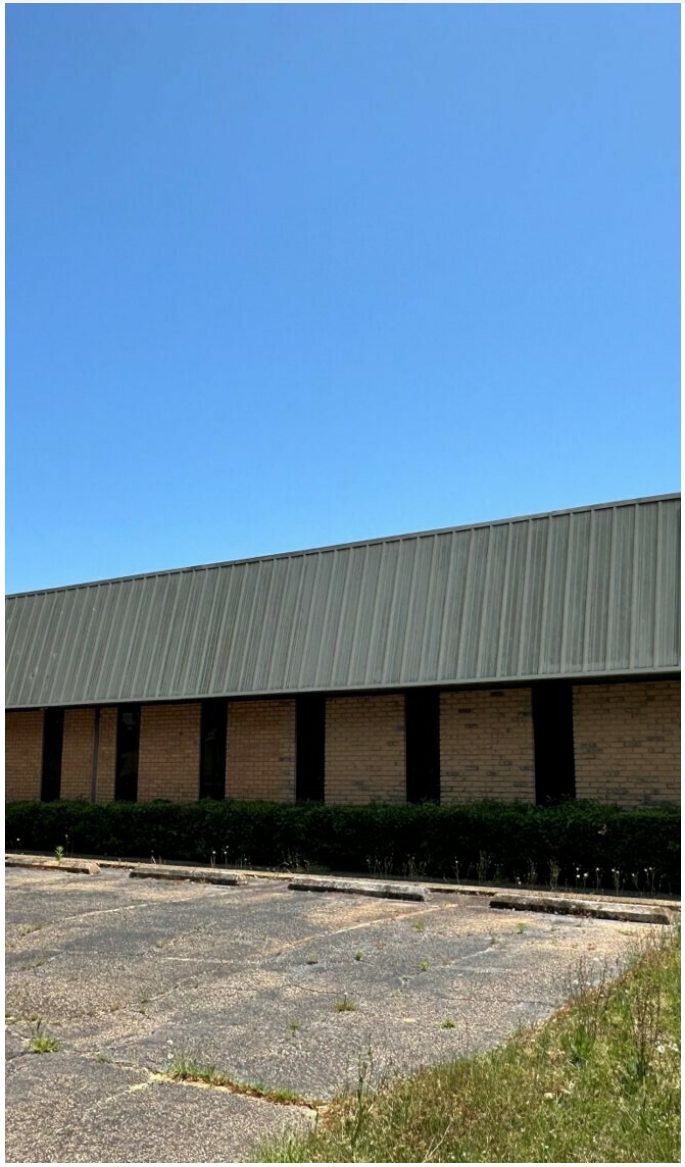
Beau Box, SIOR
225.931.3200
bbox@beaubox.com

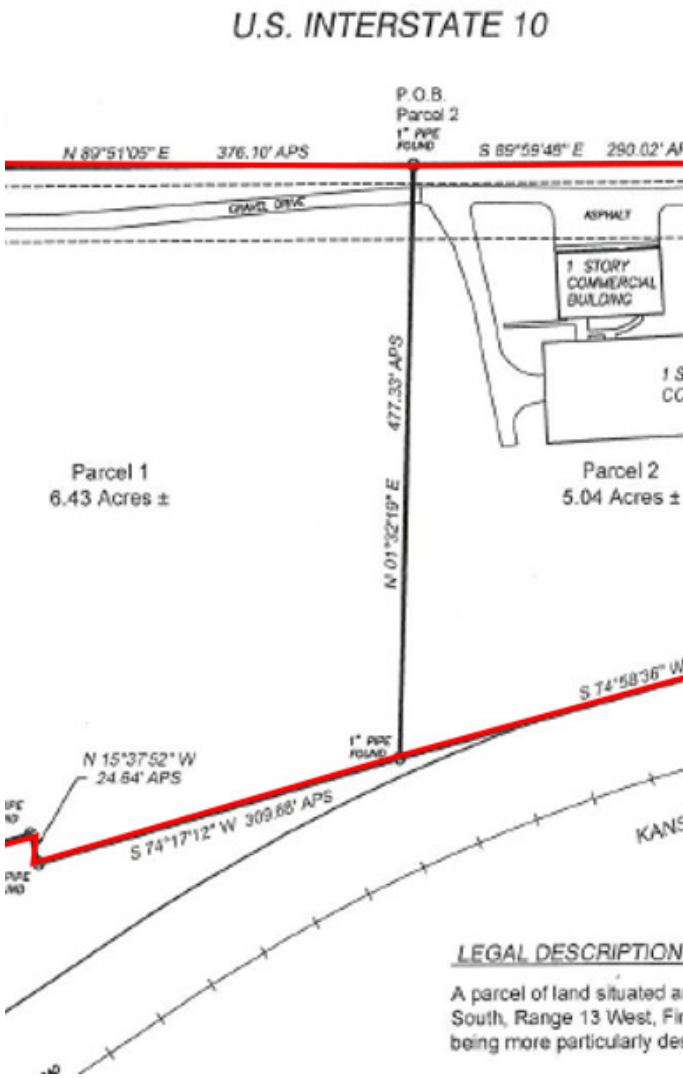
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE

24101 Spyder Drive
Pass Christian, MS 39571

DOCK HIGH DOORS





Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 16, 2026

BEAU BOX
REAL ESTATE