

PRIME DEVELOPMENT LAND AVAILABLE

±30.5 AC | All or Part | Gulfport Highlands | Gulfport, Mississippi



Located at the busy intersection of Highway 605 and John Ross Road, Gulfport Highlands is suitable for retail, restaurant, medical or office use. The ±30.5 AC development is well-positioned in a high-growth corridor of Harrison County, less than one mile from I-10. The out parcels along Highway 605 are zoned B2, and provide excellent visibility for QSRs, retail or office users. The rear acreage is zoned RB - Residential Business, and would meet the needs of any office or medical user. Gulfport Highlands is located in the Qualified Opportunity Zone, and is also eligible for New Market Tax Credits and Health Care Industry Zone Incentives.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

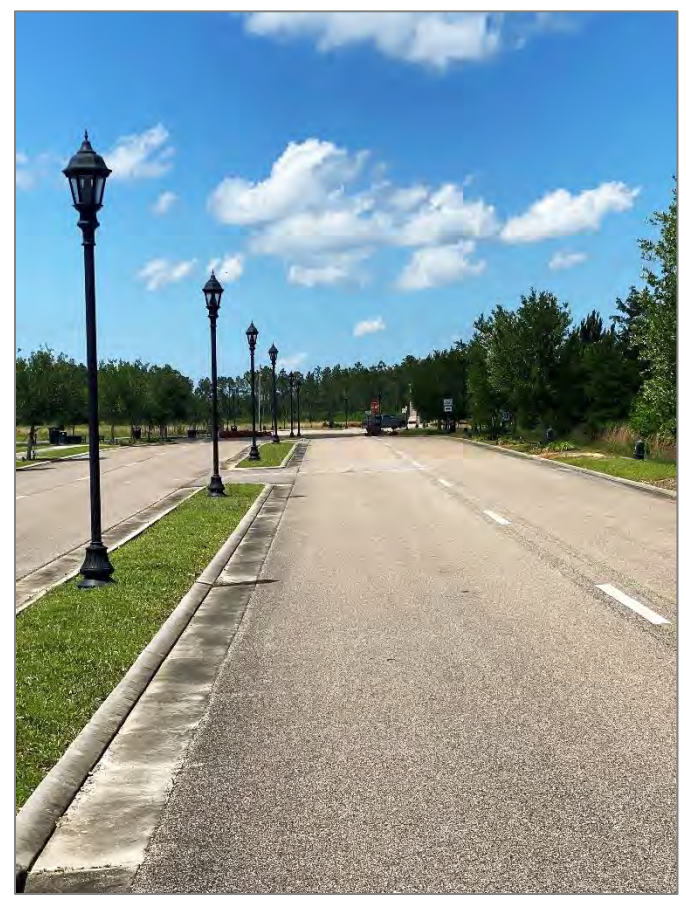


SUMMARY INFORMATION

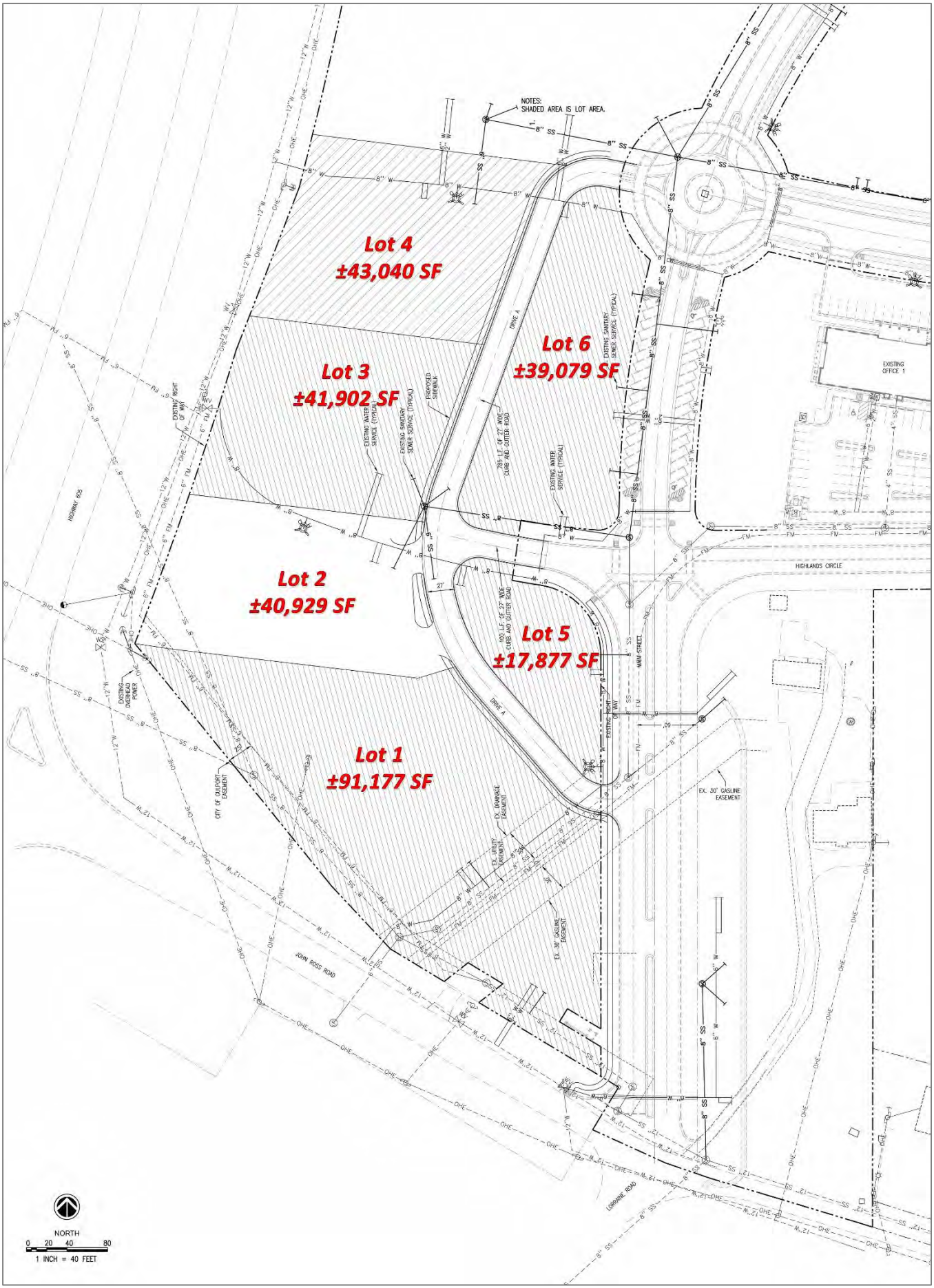
- Lot 1: ±91,177 SF, \$11.00 PSF / \$1,002,947
- Lot 2: ±40,929 SF, \$15.50 PSF / \$635,000
- Lot 3: ±41,902 SF, \$12.00 PSF / \$502,824
- Lot 4: ±43,040 SF, \$10.00 PSF / \$430,400
- Lot 5: ±17,877 SF, \$12.03 PSF / \$215,000
- Lot 6: ±39,079 SF, \$8.57 PSF / \$335,000
- North ±6 acres: \$4.59 PSF / \$1,200,000
- ±2.4 acres at entrance: Inquire for Pricing
- ±2.1 acres East of Enhabit: Inquire for Pricing

INCENTIVES / TAX CREDITS

- 1) New Market Tax Credit eligible. Census tract 28047003206. New market tax credits can be used in a variety of development types. Tax credits can be sold and used for equity in a project.
- 2) Qualified Opportunity Zone. Various tax benefits including deferring taxes and stepping up basis from a previous investment and avoiding tax altogether on gains from an investment in a development, depending on holding period (7-10 years).
- 3) Health Care Industry Zone Incentive. Less than 5 miles from Garden Park Medical Center. Provides sales and property tax abatements for up to ten years on health care related development.

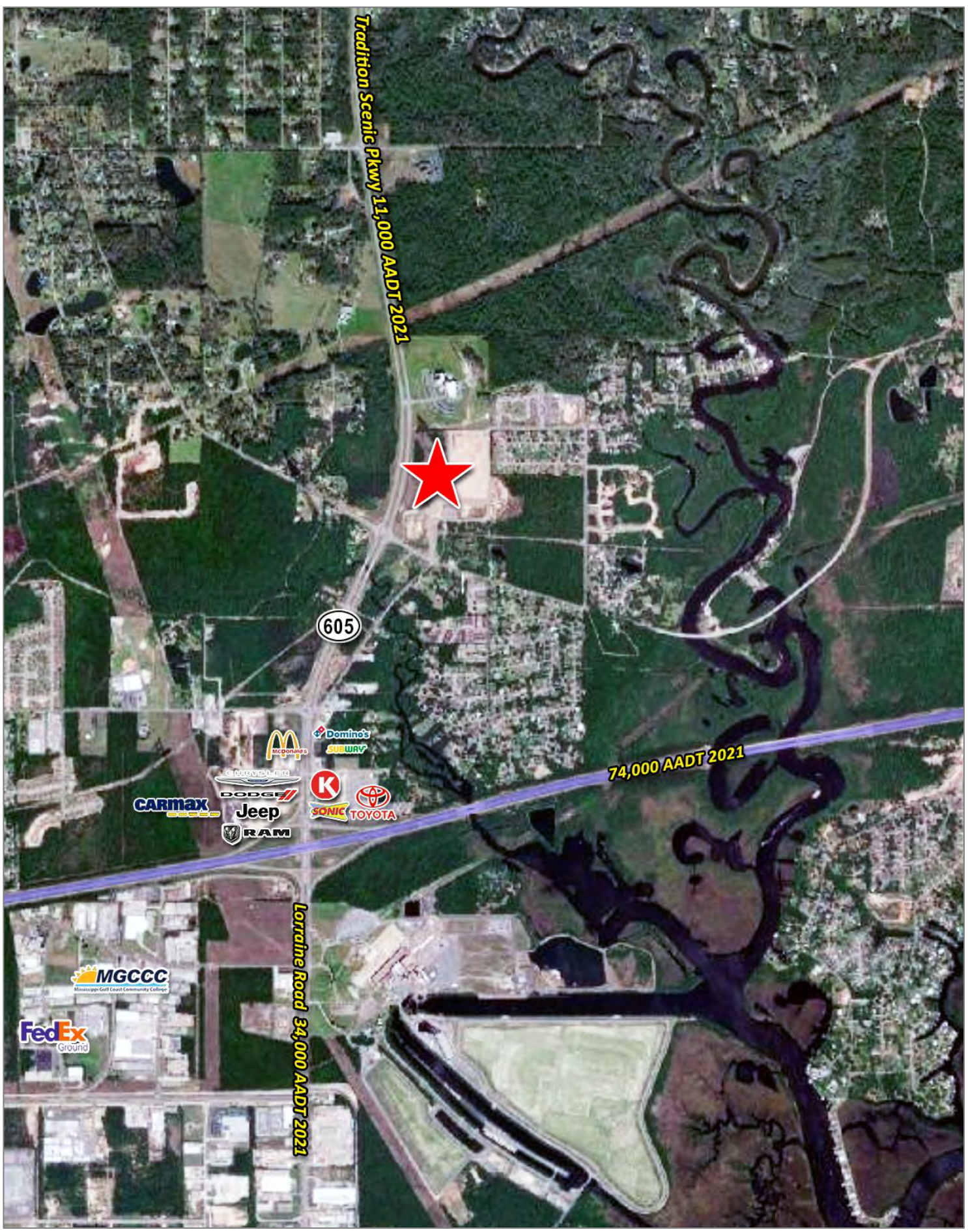


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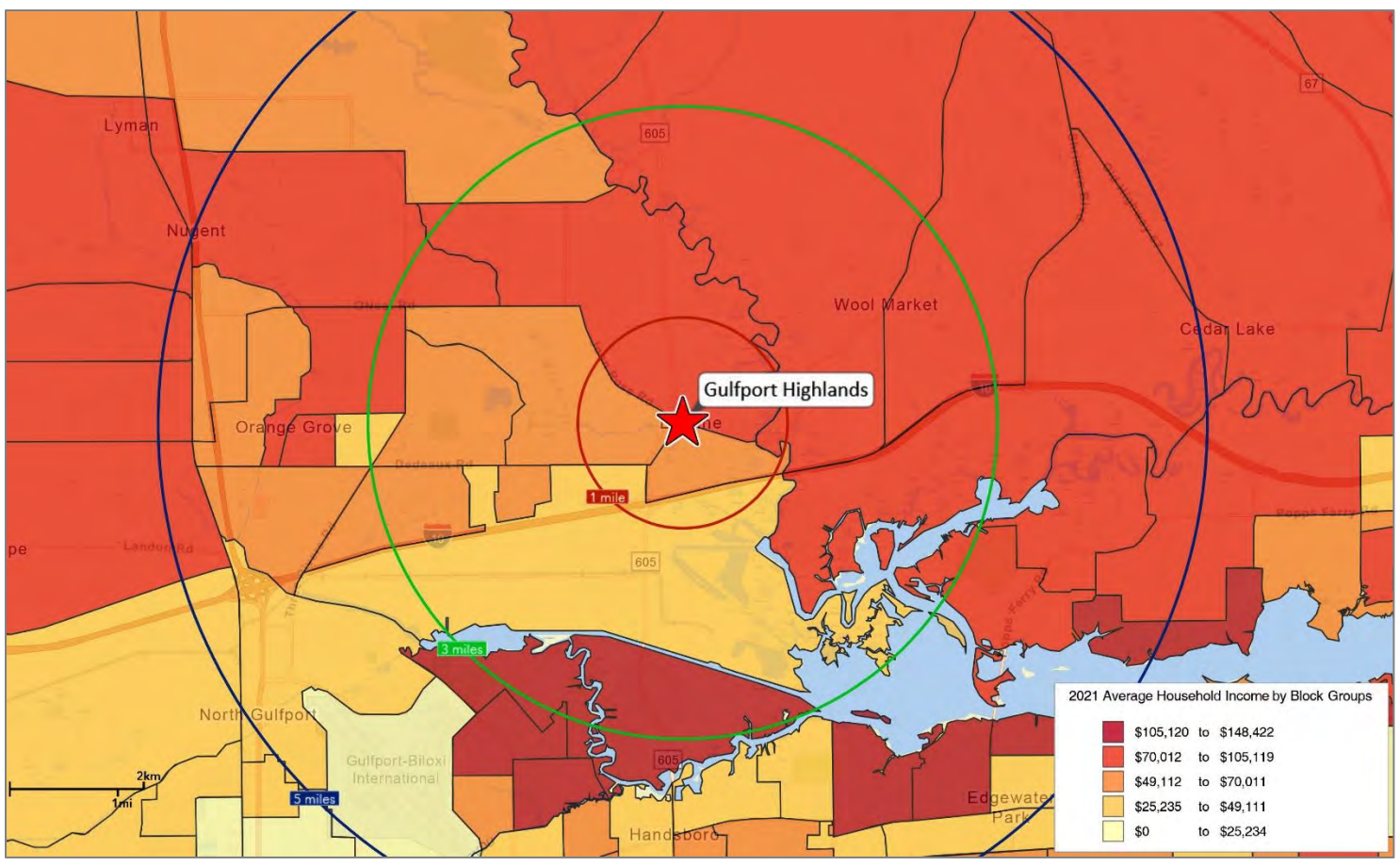


Close-Up Aerial of Surrounding Area

PRIME DEVELOPMENT LAND | GULFPORT HIGHLANDS | GULFPORT, MISSISSIPPI



Site Map and Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,124	21,266	76,356
Median Age	41.1	36.7	38.1
Largest Median Age Group	35-44	25-34	25-34
Annual Population Growth Projection for 2022-2027	-0.30%	0.55%	0.46%
Total Daytime Population	1,529	16,418	74,800

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	758	7,884	30,557
Average Household Size	2.74	2.60	2.45
Average Household Income	\$77,220	\$82,673	\$78,792

Housing & Value	1 Mile	3 Miles	5 Miles
Owner Occupied Houses	70.7%	66.3%	55.0%
Renter Occupied Houses	18.3%	25.6%	36.0%
Median House Value	\$166,697	\$185,097	\$188,687