



FORMER SUN HERALD BUILDING

205 Debuys Rd, Gulfport, MS 39507

MONTE LUFFEY • PRINCIPAL

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PROPERTY DESCRIPTION

An outstanding redevelopment opportunity! Southeast Commercial is thrilled to present the Former Sun Herald Building at 205 Debuys Road, Gulfport, MS 39507. This expansive property spans approximately 18.3 acres, featuring a gross building area of around 79,605 square feet. The property features dock-high loading for seamless logistics and parking for over 200 vehicles. A robust concrete tilt-up structure, this building is sturdy.

Strategically located on roughly 18.3 acres, it benefits from a natural buffer/levee created by a raised train track to the south. The property includes both developed and undeveloped areas—6.2 acres and 10.4 acres, respectively. Don't miss this fantastic opportunity to acquire this redevelopment opportunity.

PROPERTY HIGHLIGHTS

- +/- 10.4 Acres Undeveloped
- +/- 79,605 SF Gross Building Area
- +/- 31,076 SF Warehouse/Distribution

OFFERING SUMMARY

Sale Price:	\$1,699,000
Lot Size:	18.3 Acres
Building Size:	79,605 SF

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY





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OFFICE BUILDING FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



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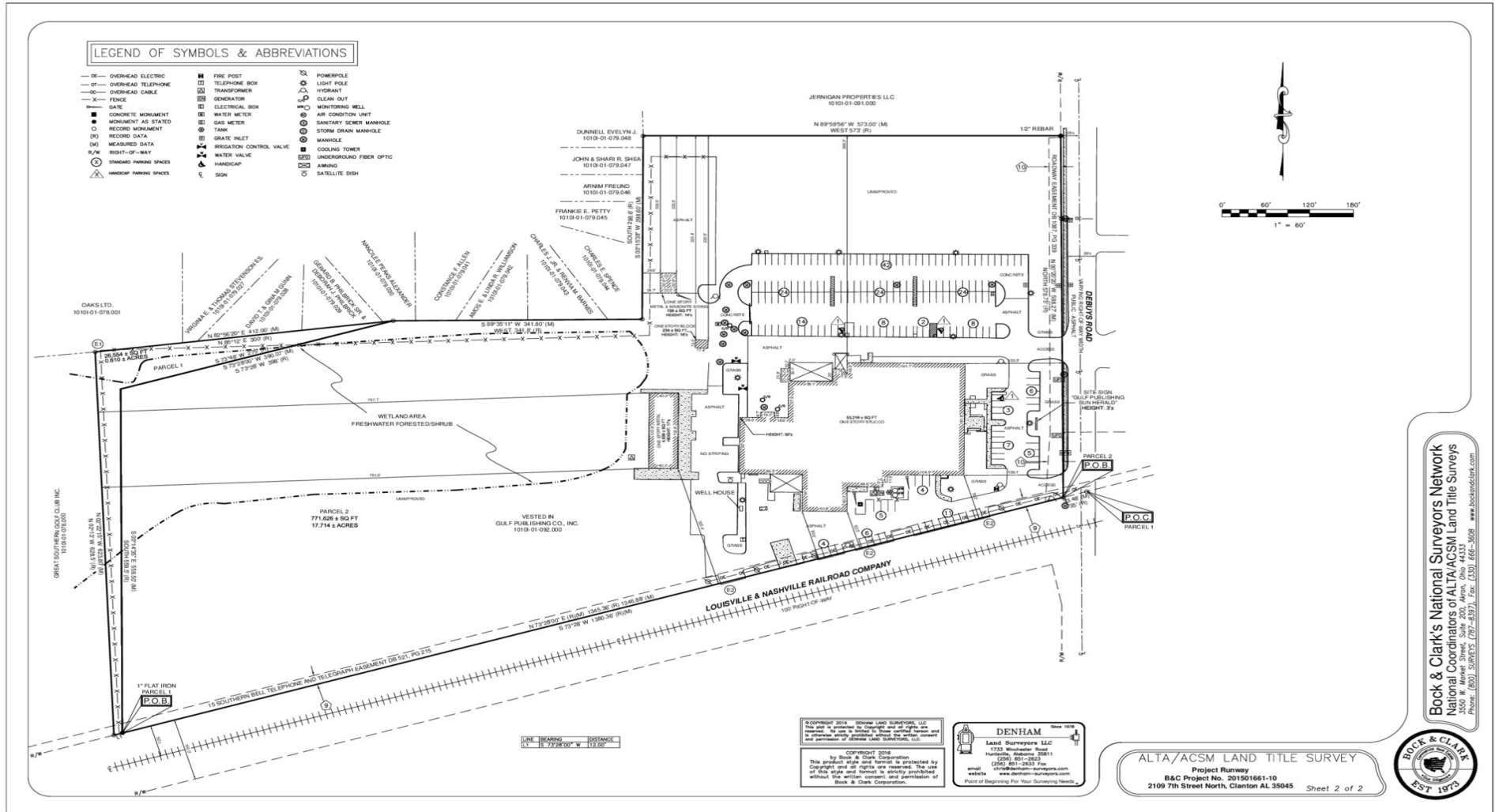


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SURVEY

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



SOUTHEAST COMMERCIAL REAL ESTATE

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
Phone: (800) SURVEYS (784-8397), Fax: (330) 466-4608
www.bockandclark.com





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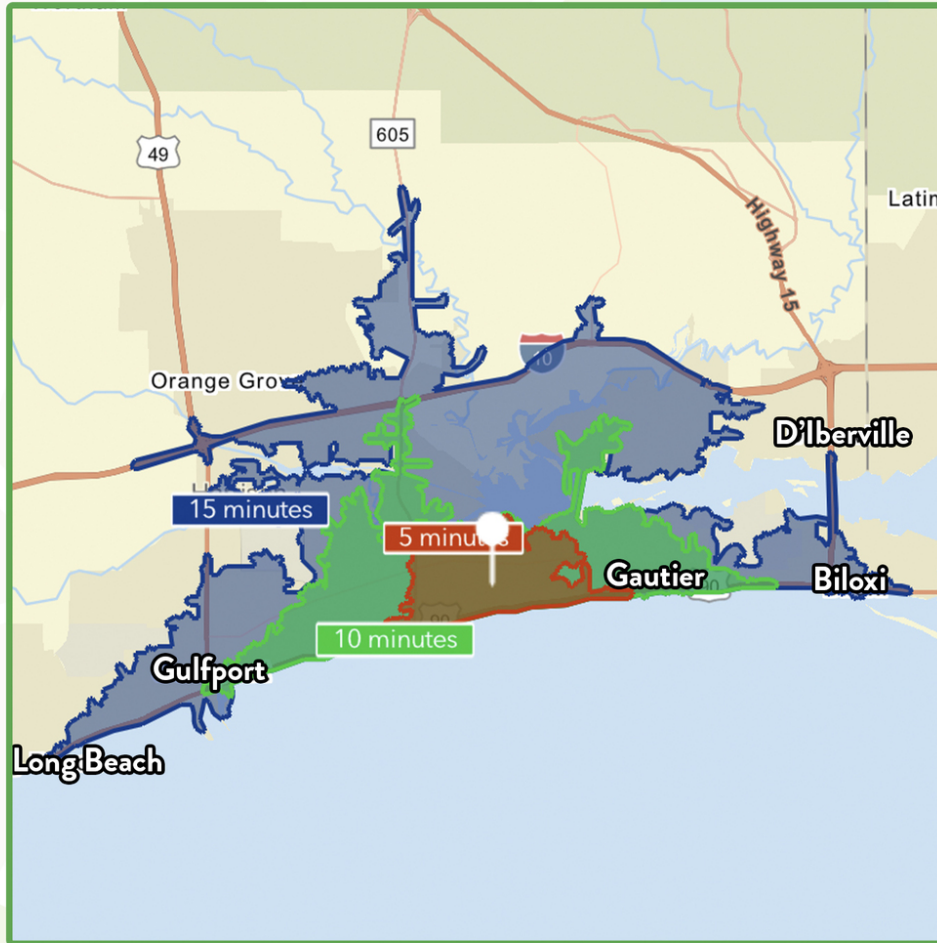
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\$75,515

Average Household Income within 15 minutes of site.



38.6

Median Age Within 15 minutes of site.



36,133

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	14,298	41,530	74,417
Average HH Income	\$69,238	\$77,002	\$75,515
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	14,053	40,994	74,045
Average HH Income	\$75,543	\$84,532	\$83,015

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR SALE

AREA DEMOGRAPHICS



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