



PRIME DEVELOPMENT SITE ~44 AC ON NWC I-10 & 57

I-10 & Hwy 57, Ocean Springs, MS 39564

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this prime development site on the northwest corner of Interstate 10 and Highway 57 with ~1,500' of frontage on Fort Bayou! Property consists of ~44 acres and adjoins The Shed BBQ to the north, and is directly across Hwy 57 from Bienville Orthopedics. Property is zoned C-3 (east side of Fort Bayou), and A-1 (west side of Fort Bayou). Waterfront cabin on site is included in sale.

OFFERING SUMMARY

Sale Price:	\$2,699,000
Lot Size:	~44 Acres
Price Per Acre:	\$61,340
Zoning:	C-3, A-1

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	3,675	8,886	25,474
Total Population	10,442	25,288	71,753
Average HH Income	\$81,254	\$77,345	\$68,216

LAND FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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AERIAL



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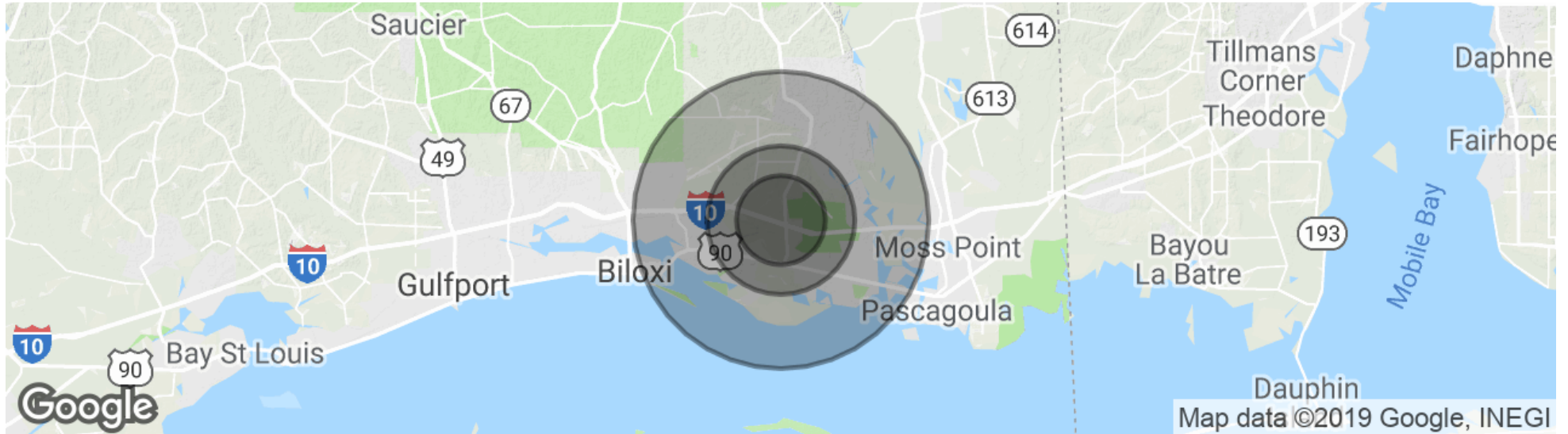


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POPULATION

	3 MILES	5 MILES	10 MILES
Total population	10,442	25,288	71,753
Median age	38.6	37.4	36.7
Median age (Male)	38.2	36.9	36.1
Median age (Female)	39.0	38.1	37.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	3,675	8,886	25,474
# of persons per HH	2.8	2.8	2.8
Average HH income	\$81,254	\$77,345	\$68,216
Average house value	\$175,821	\$175,541	\$175,824

* Demographic data derived from 2010 US Census

LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



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