



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
ALFONSO REALTY, INC.

FOR SALE

PRIME C-3 ZONED INTERSTATE 10 CORRIDOR DEVELOPMENT SITE

Wilfred Seymour
Vanceleave, MS 39565

AVAILABLE SPACE
4.68 Acres

ASKING PRICE
\$990,000

FEATURES

- High Traffic Count
- 1154 feet Interstate 10 Frontage
- +/- 35 ft Elevation
- Non Flood Zone
- Great Visibility

AREA

Prime C-3 Zoned Interstate 10 Corridor Site 4.68 Acres



LAND

Steve Freeman
O: 228 327 1019 | C: 228 327 1019
steve.freeman@coldwellbanker.com

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COLDWELL BANKER ALFONSO REALTY, INC.
9153 Lorraine Road, Gulfport, MS 39503
228.287.1200

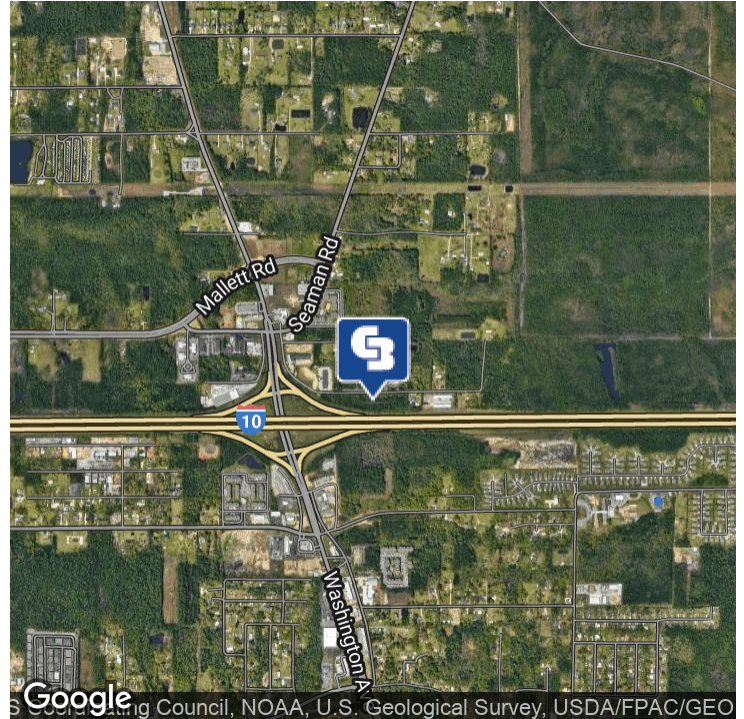
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SALE



OFFERING SUMMARY

Sale Price:	\$990,000
Available SF:	
Lot Size:	4.68 Acres
Zoning:	C3
Market:	Biloxi - Gulfport, MS
Submarket:	None
Price / SF:	\$4.86

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PROPERTY OVERVIEW

Prime C-3 zoned site on North East corner of Interstate 10 and Tucker Rd at Exit 50. Super 8 Hotel is located directly North and Interstate 10 is to the South. Highly visible property bordering Exit 50 off Of I-10 boasting a 51,000 vehicles per day traffic count. Seller will consider owner financing. Demographics and Jackson County Zoning information are in the documents section.

PROPERTY HIGHLIGHTS

- High Traffic Count
- 1154 feet Interstate 10 Frontage
- +/- 35 ft Elevation
- Non Flood Zone
- Great Visibility

OTHER RESOURCES

[Prime C-3 Zoned 4.68 Acre Site Area Video](#)



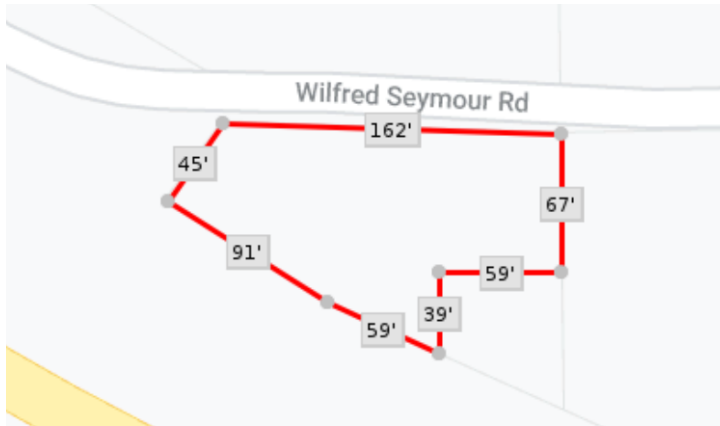
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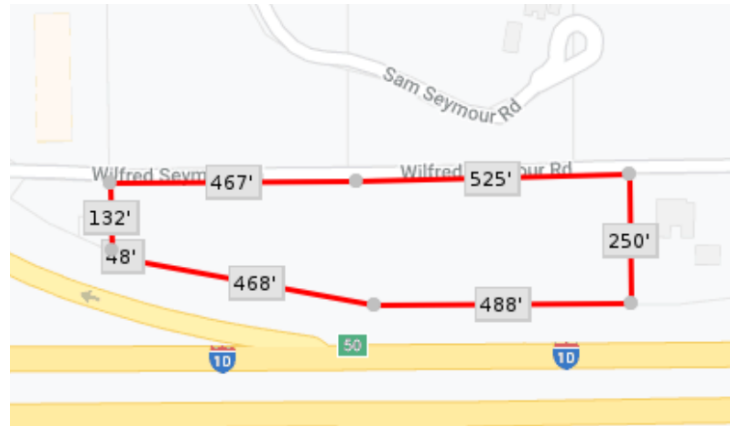
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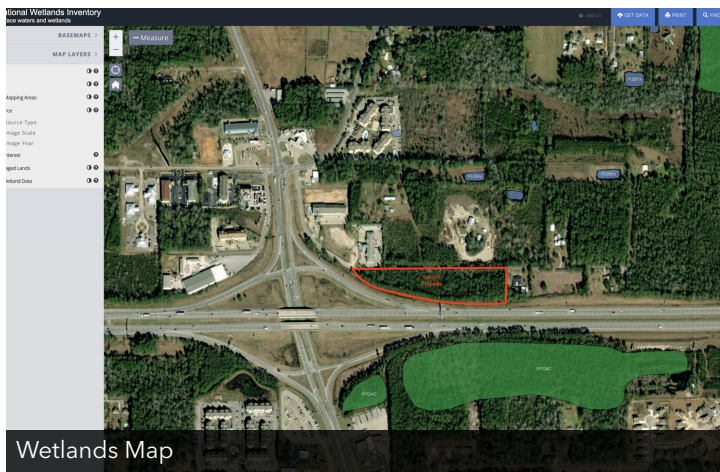
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.2 Acre Parcel West Side



4.66 Acre Parcel East



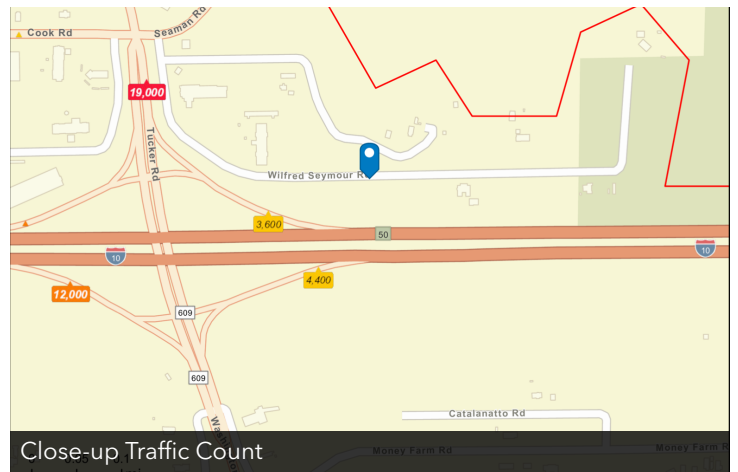
Wetlands Map



MS DEQ Flood Map



USGS 3DEP Elevation



Close-up Traffic Count

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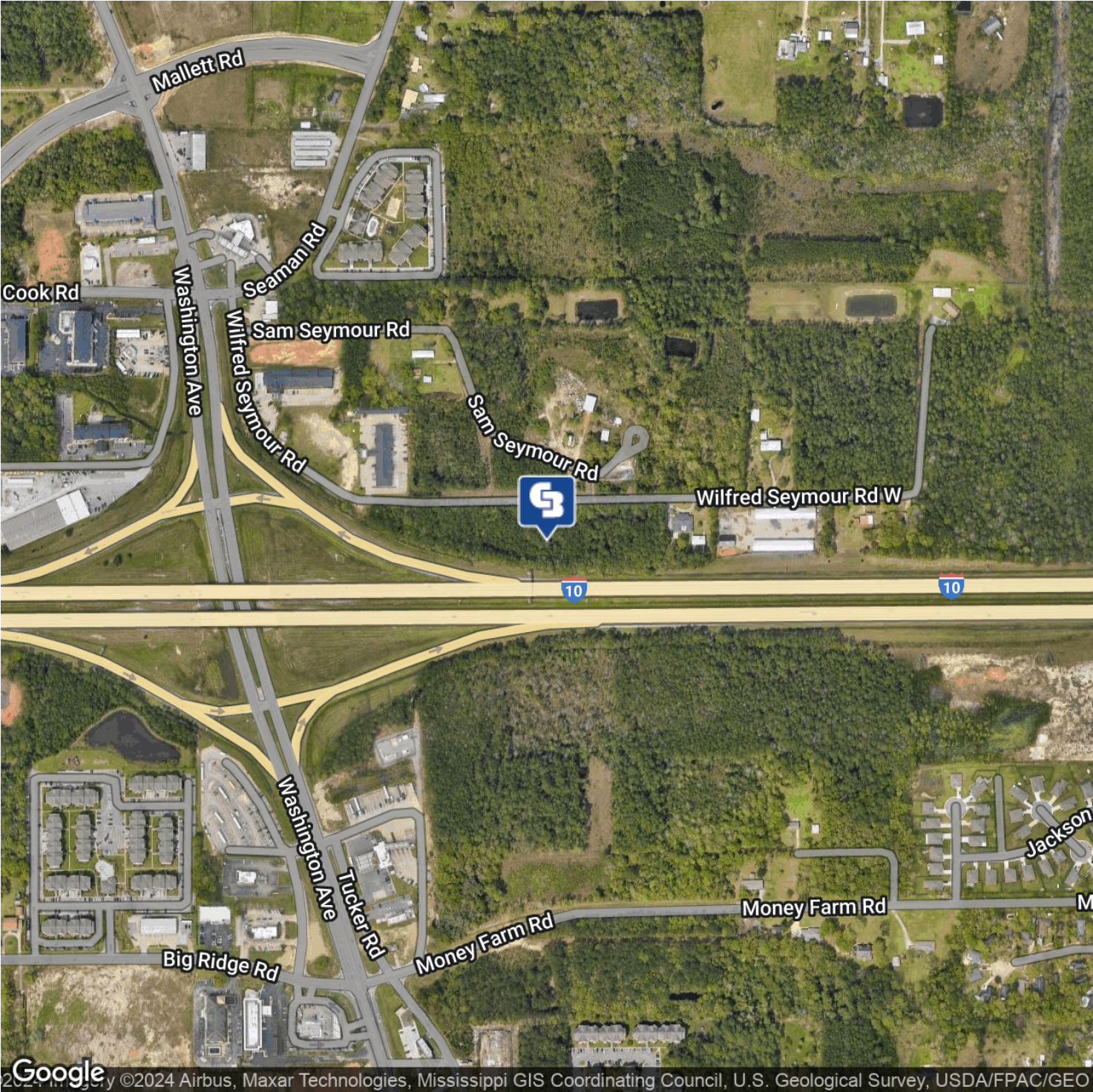
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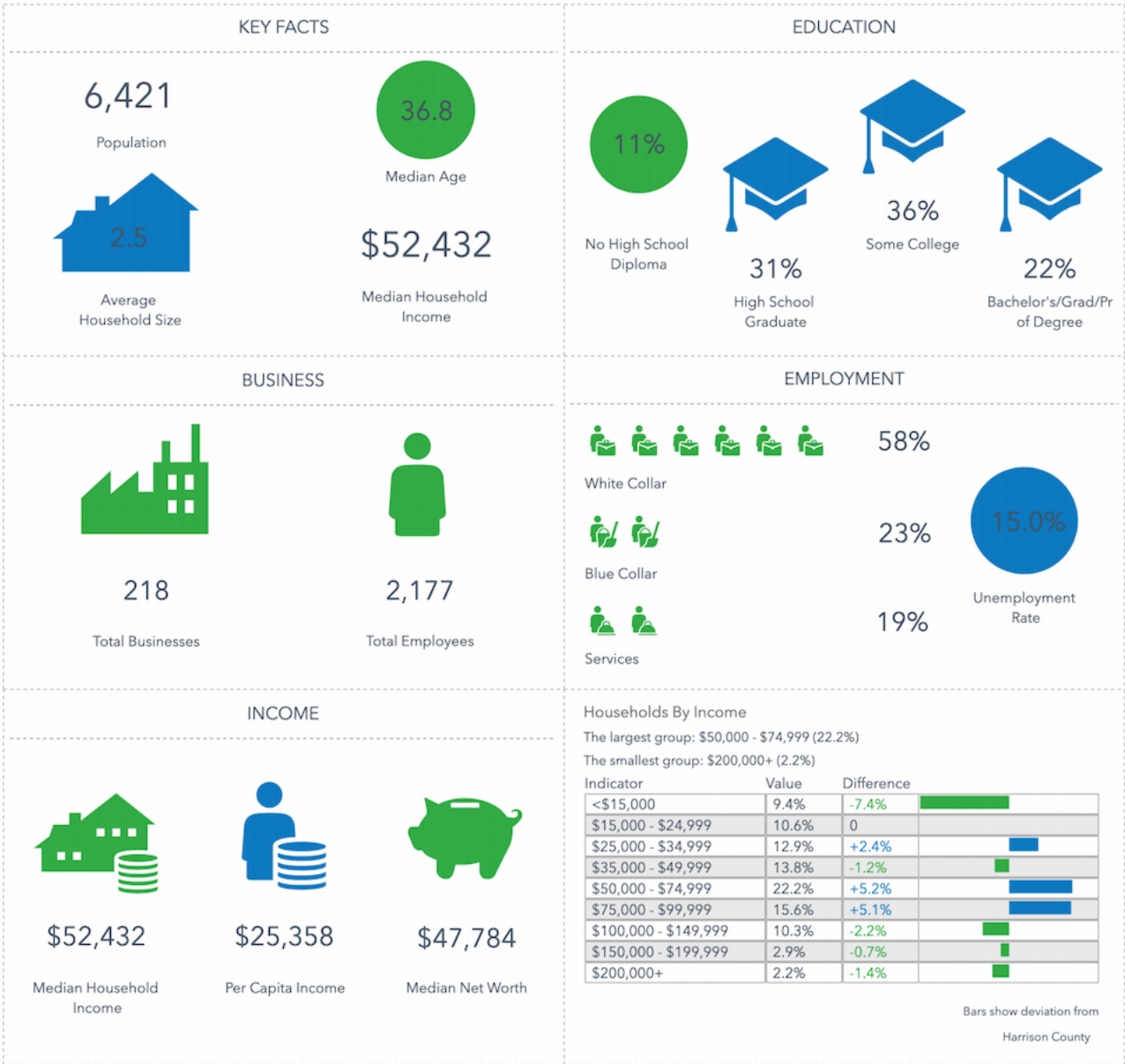


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Infographic: Key Facts (Drive Time: 5 minutes)



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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