



Property Overview

Property Highlights

- ## For More Information

Micah McCullough, CCIM, SIOR

O: 601 981 6800 x301 | C: 601 720 7891
micah@ucrproperties.com

Randy Howard

O: 601 981 6800 | C: 601 260 0912
randy@ucrproperties.com

Lenny Sawyer, Jr.

O: 228 863 0232 | C: 228 861 1313
lenny@sawyernet.com



Google Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA/FPAC/GEO

NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.
All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com

For Sale

10 Acres | \$1,500,000

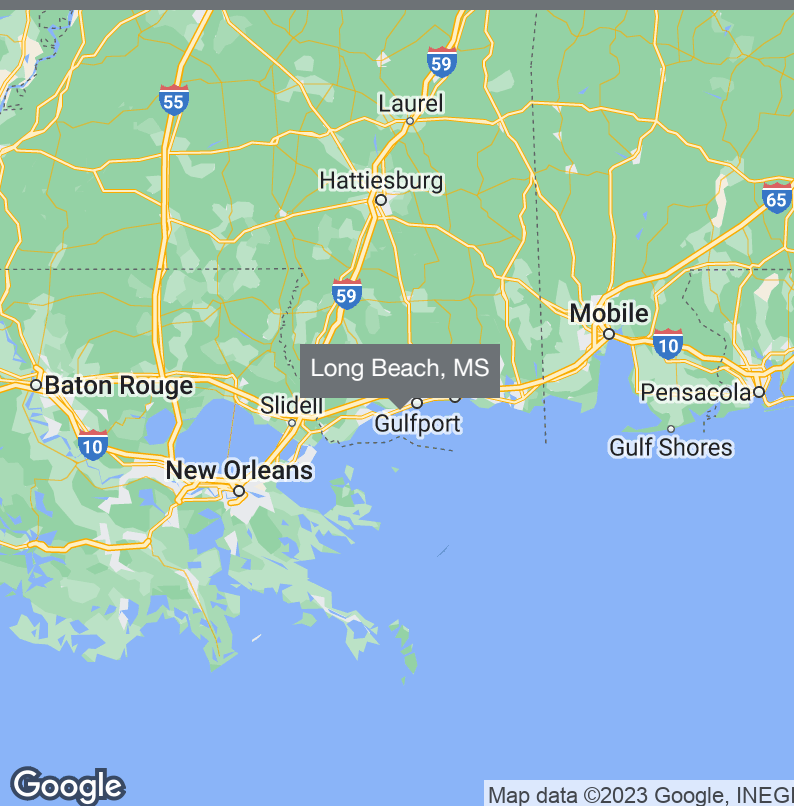
Land Development



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

660 Katherine Drive, Suite 402
Flowood, MS 39232
601 981 6800 tel
ucrproperties.com

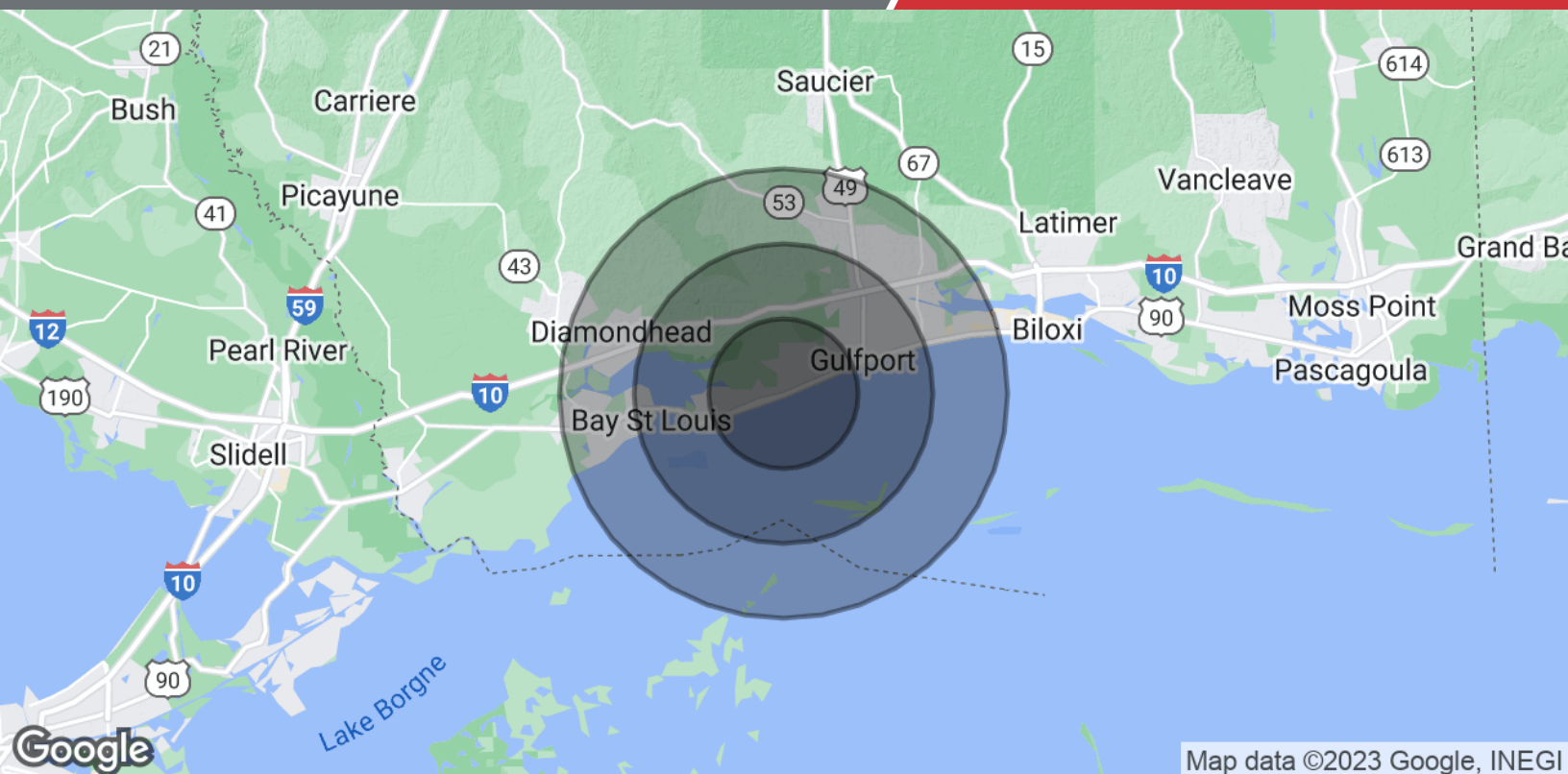


Location Description

Located on W. Beach Blvd. in Long Beach, MS. Highly visible and approximately 17,000 VPD on W. Beach Blvd. The property is 5 miles from Long Beach Downtown.

Location Details

Gulfport-Biloxi International Airport	10 Miles
Keesler Air Force Base	15 Miles
Gulfport Seabee Base	3 Miles
Port of Gulfport	4 Miles
Biloxi Casonos	16 Miles
Stennis Space Center	22 Miles
New Orleans, LA	72 Miles
Mobile, AL	79 Miles
Jackson, MS	162 Miles
Bay St. Louis, MS	13 Miles
Biloxi, MS	16 Miles
Ocean Springs, MS	21 Miles



Map data ©2023 Google, INEGI

Population	5 Miles	10 Miles	15 Miles
Total Population	29,502	82,847	178,167
Average Age	39.3	39.3	39.3
Average Age (Male)	36.5	37.4	37.5
Average Age (Female)	42.4	41.9	41.6
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	13,625	39,570	85,700
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$56,864	\$53,126	\$57,179
Average House Value	\$133,270	\$145,710	\$165,721

* Demographic data derived from 2020 ACS - US Census