



**COLDWELL BANKER
COMMERCIAL**
ALFONSO
REALTY, INC.

0 Pine Road

Ocean Springs, MS 39564

3.03 Acres

OFFERED AT \$795,000

- Zoned C-2 (Community Commercial)



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FOR SALE

CBARCOMMERCIAL.COM

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**COLDWELL BANKER COMMERCIAL
ALFONSO REALTY, INC.**

**9153 Lorraine Rd
Gulfport, MS 39503**



**0 Pine Road
Ocean Springs, MS 39564**



SALE

OFFERING SUMMARY

Sale Price: **\$795,000**

Acres: **3.03**

Zoning: **C-2 (Community Commercial)**

PROPERTY OVERVIEW

This is a rare 3.03 piece of property located approximately 100' from Washington Ave. The parcel backs up to Gulf Hills subdivision on the West border. Commercial growth along Washington is explosive and what sets this property apart is the size of it, 3.03 acres. And with the C2 Commercial zoning the list of possibilities is very long. Multi-family, retail, restaurant/fast food, medical office are just a few of the applicable uses. Could be a great medical complex, small apartment complex or strip center retail. 33000 cars per day on Washington would service this piece of property well for the traffic count and exposure.

PROPERTY HIGHLIGHTS

- Traffic counts of over 30,000 daily

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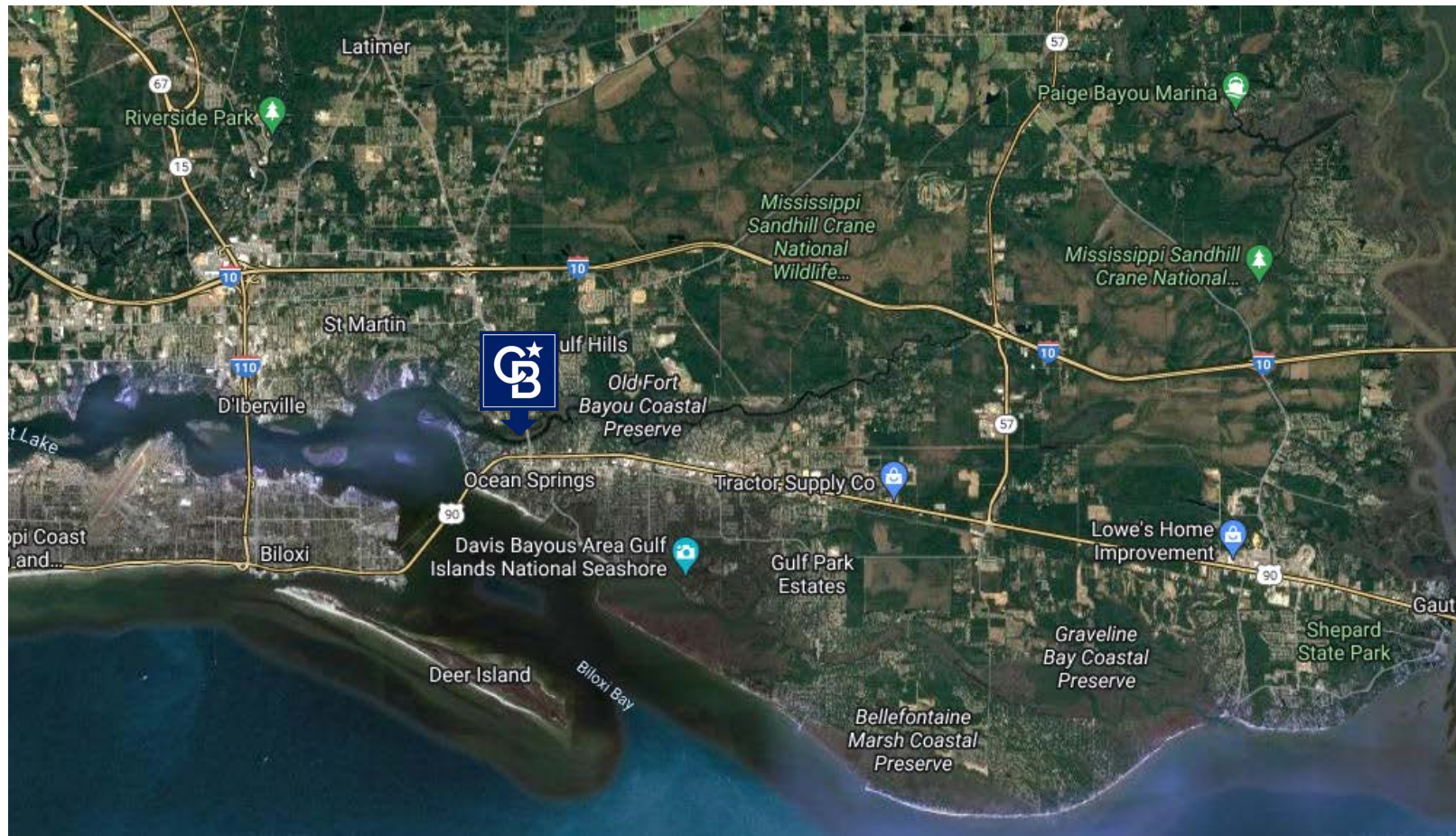
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Property Location

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Lot Aerial



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Boundary Measurements



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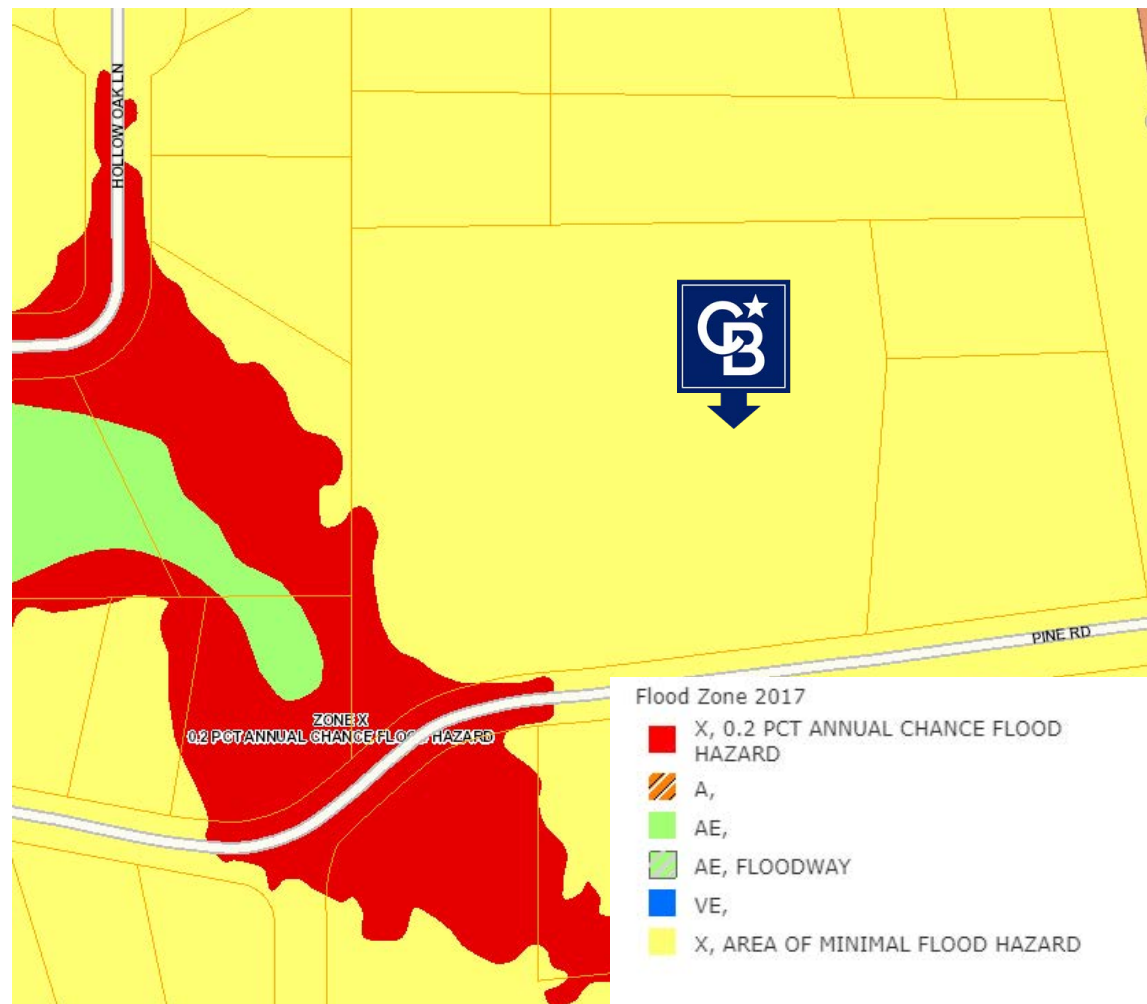


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Flood Map



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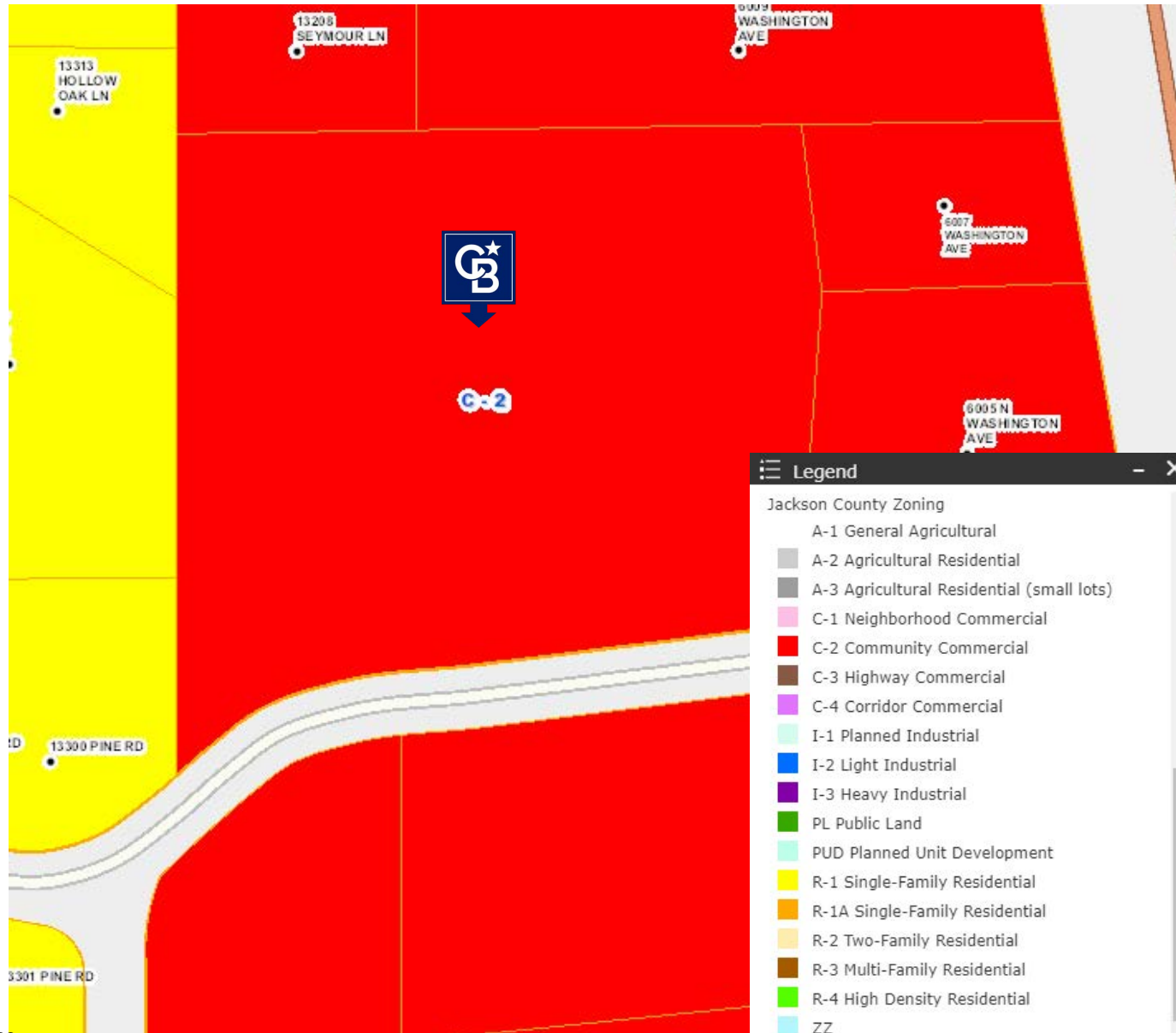
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Zoning Map



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Traffic Counts



Traffic Counts Provided by  **MDOT**
MISSISSIPPI DEPARTMENT OF TRANSPORTATION

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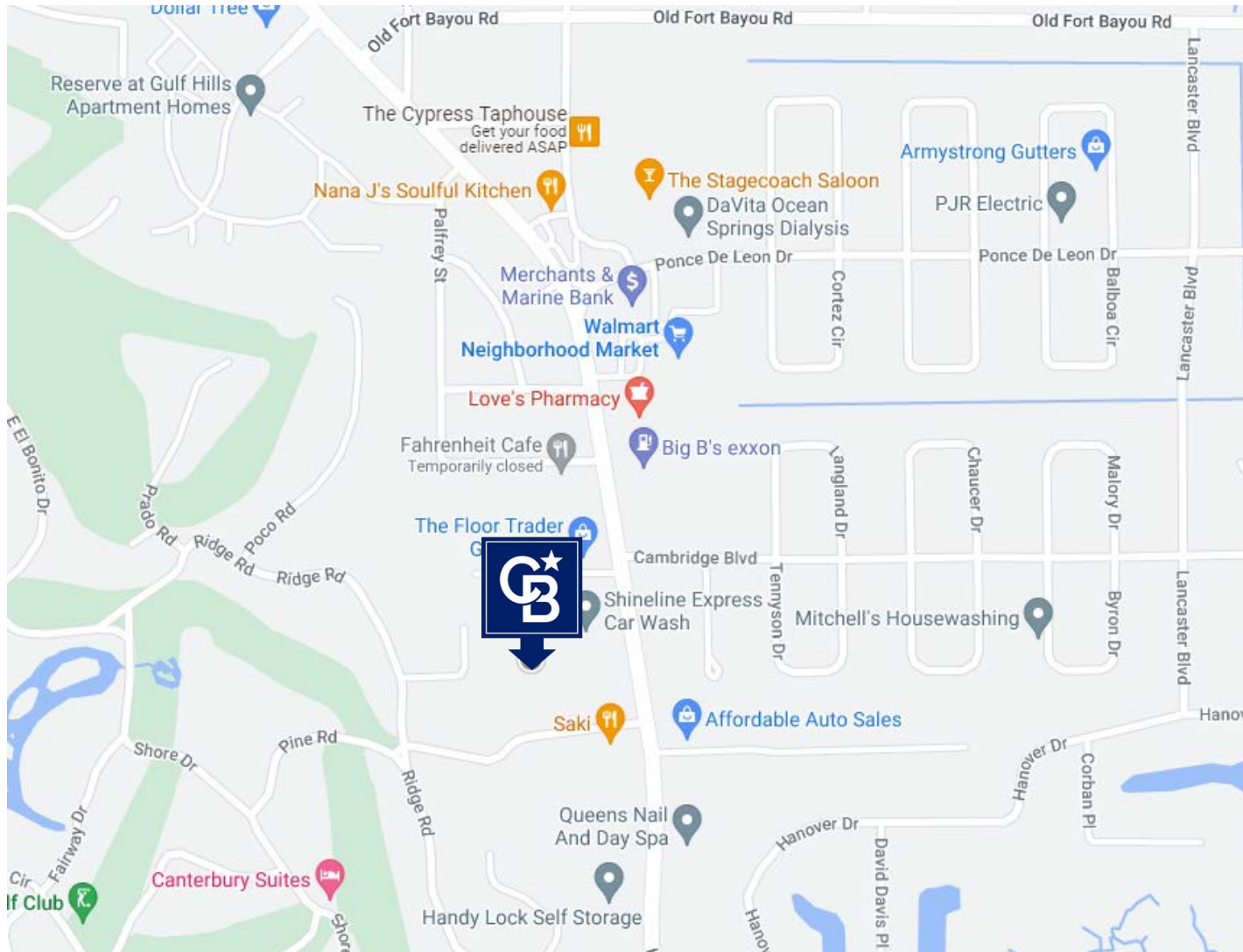


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Nearby Amenities



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