

2235 Highway 90

Gautier, MS 39553



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RETAIL SPECIALISTS
2200 Magnolia Ave. South, Suite 100
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FOR SALE

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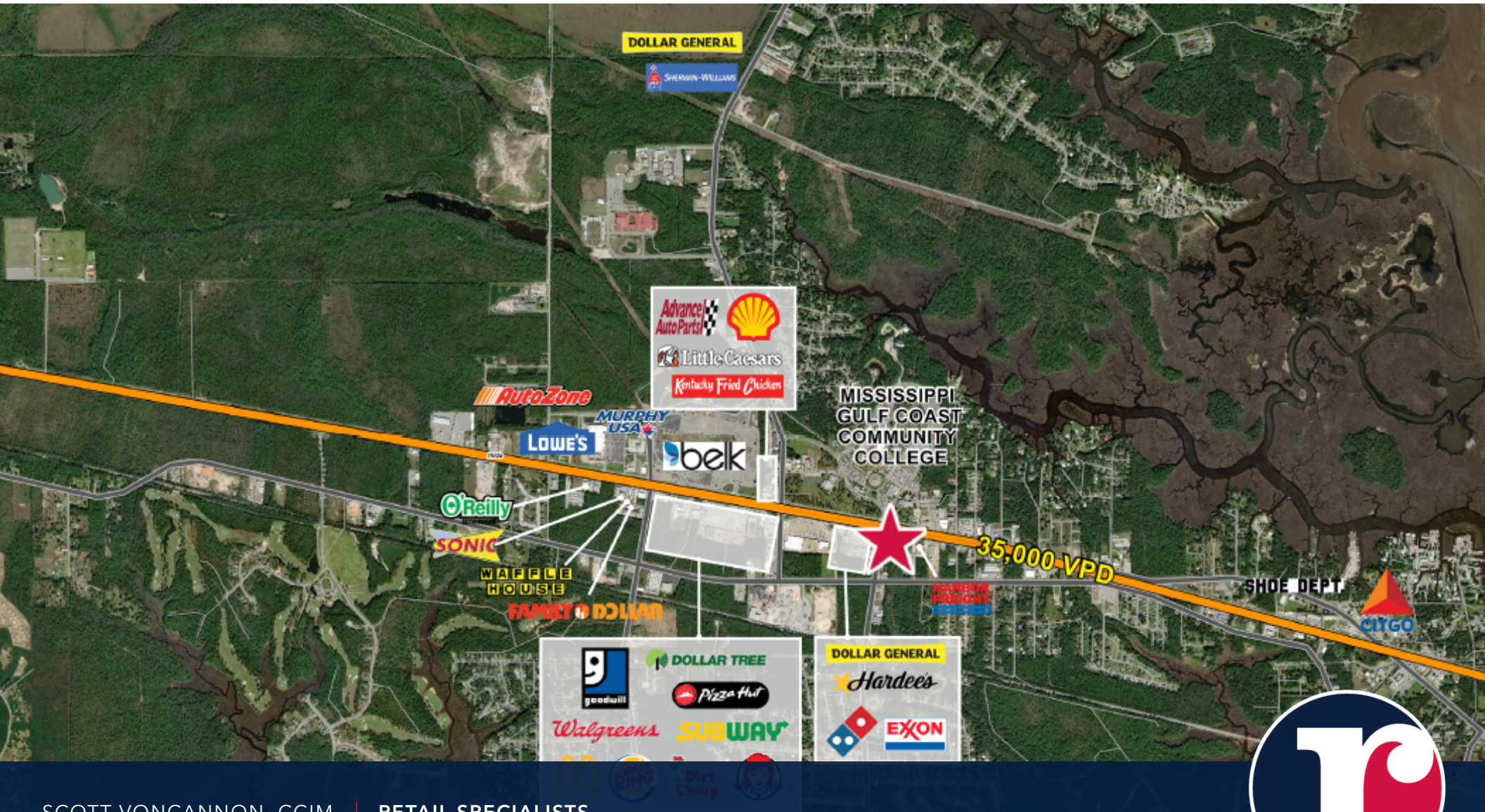
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Section 1

property information



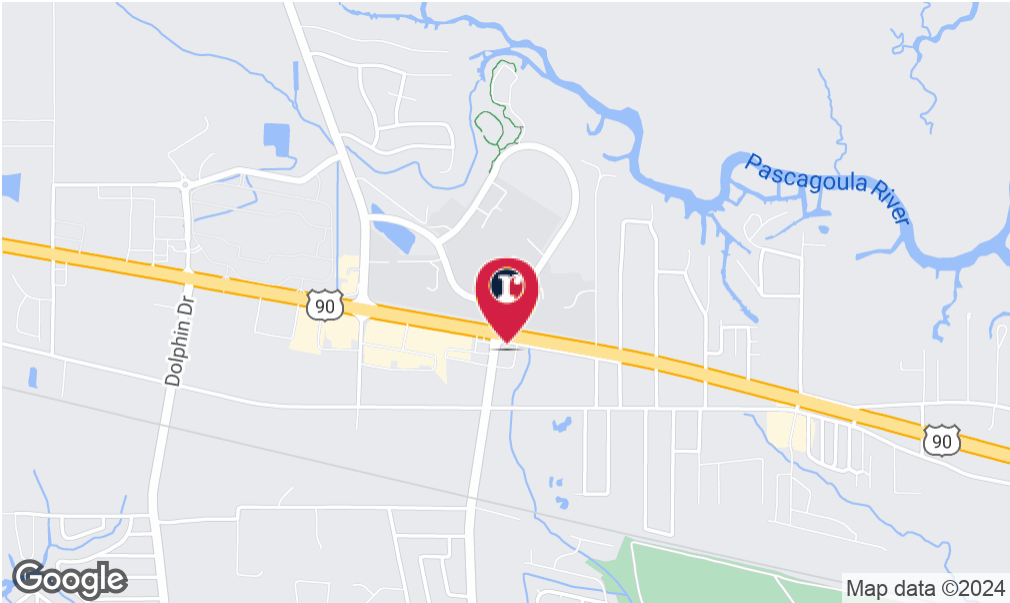
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2235 HIGHWAY 90

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Offering Summary

Sale Price:	Call for pricing
Lot Size:	2.38 Acres
Price / Acre:	-

Property Overview

2.38 acres available for sale on Highway 90 with 35,000 VPD

Property Highlights

- Hard corner
- Excellent visibility

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Property Description

2.38 acres available for sale on Highway 90 with 35,000 VPD

Location Description

Ideally located on Highway 90 at hard corner with excellent visibility

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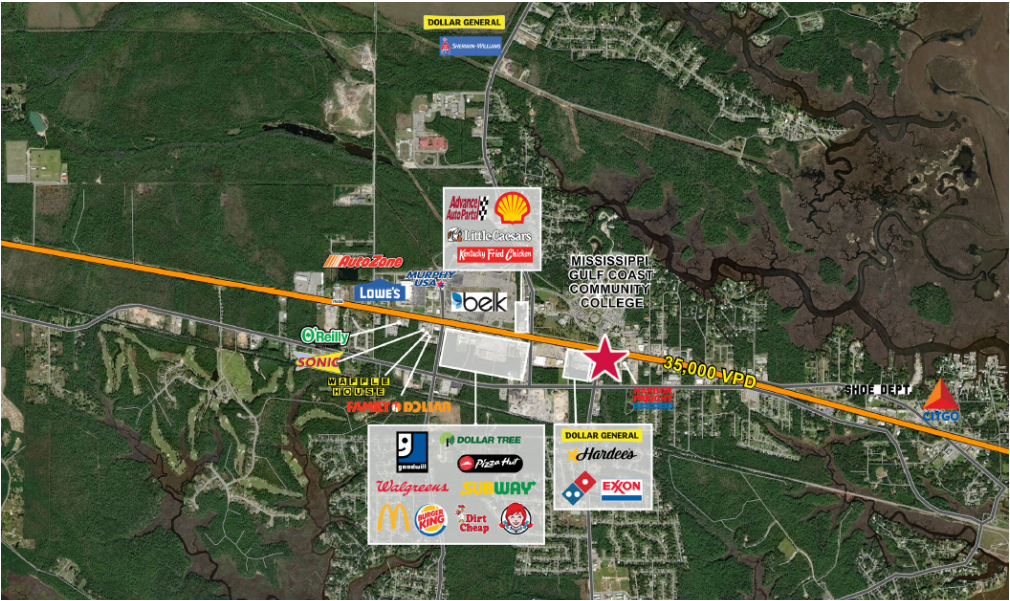
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Property Highlights

- Hard corner
- Excellent visibility



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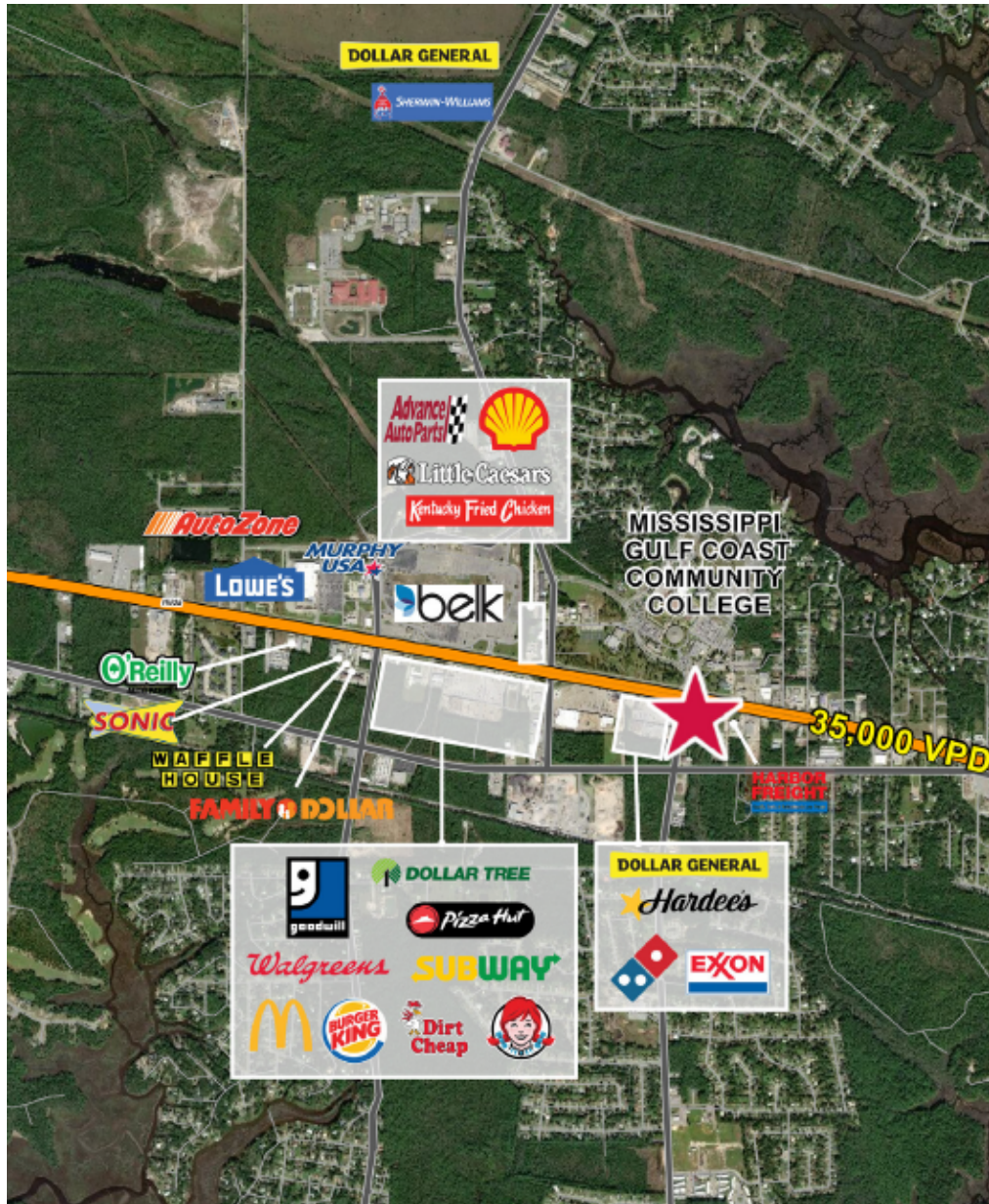
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ADDITIONAL PHOTOS | 7



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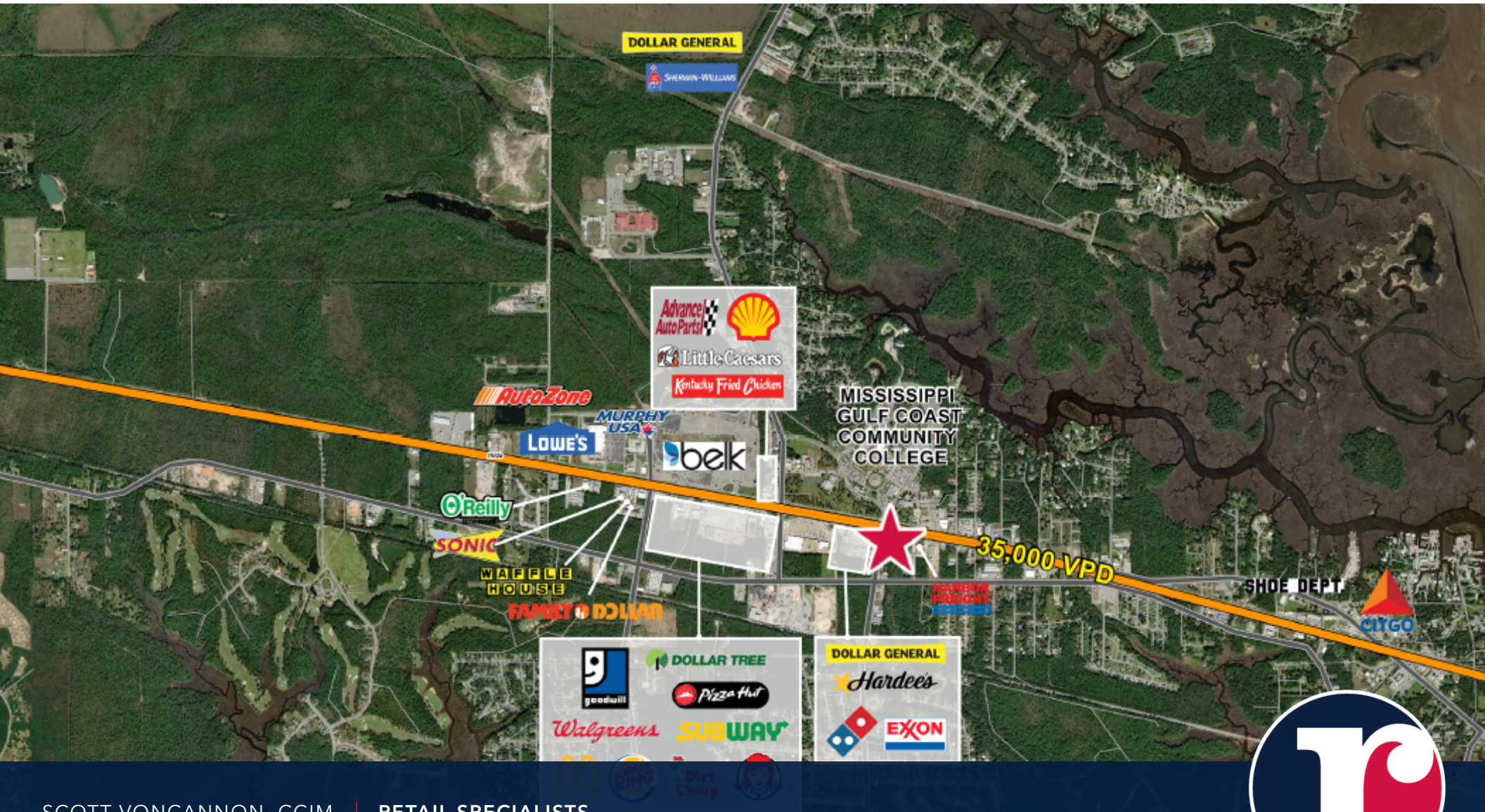
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Section 2

location information



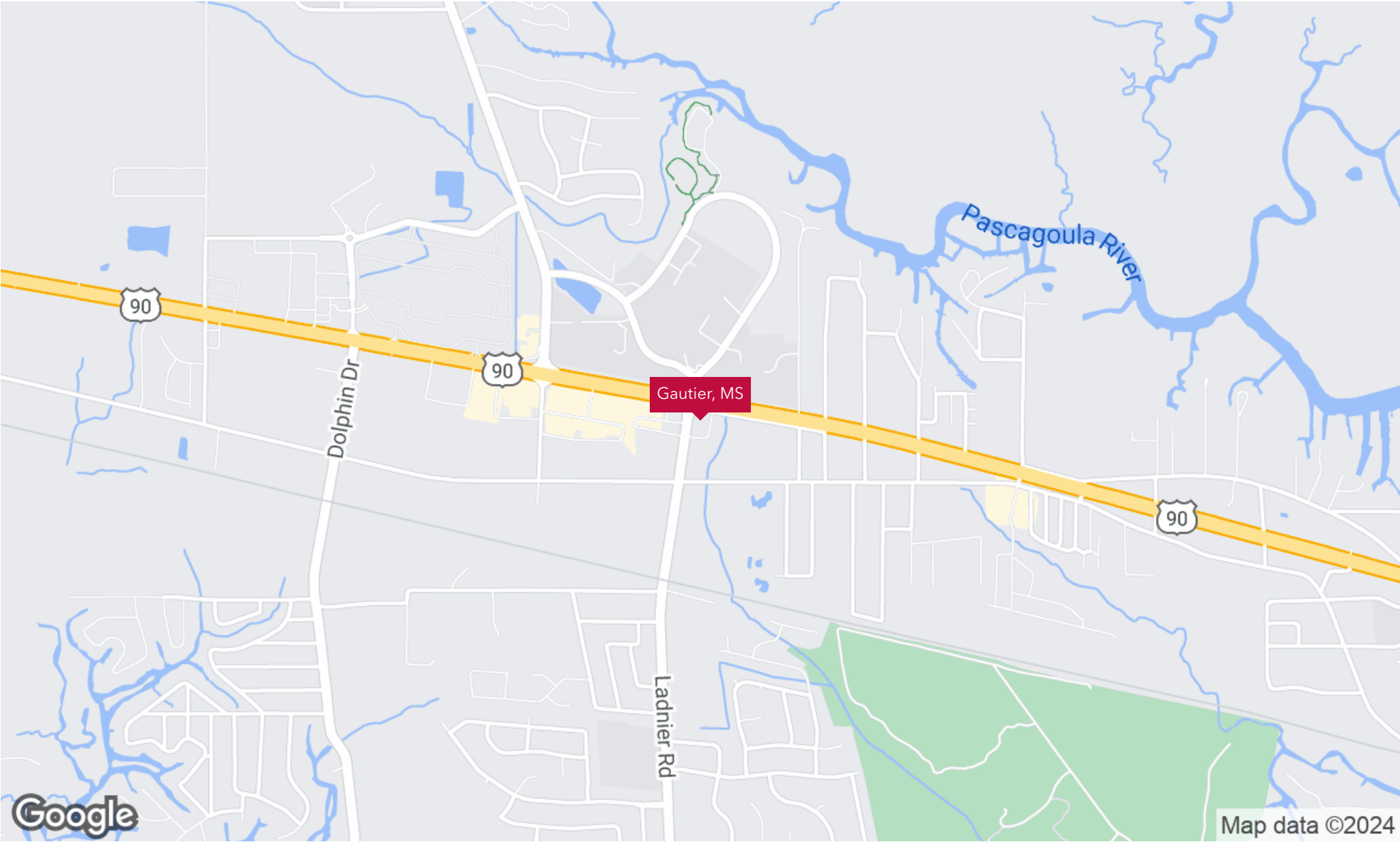
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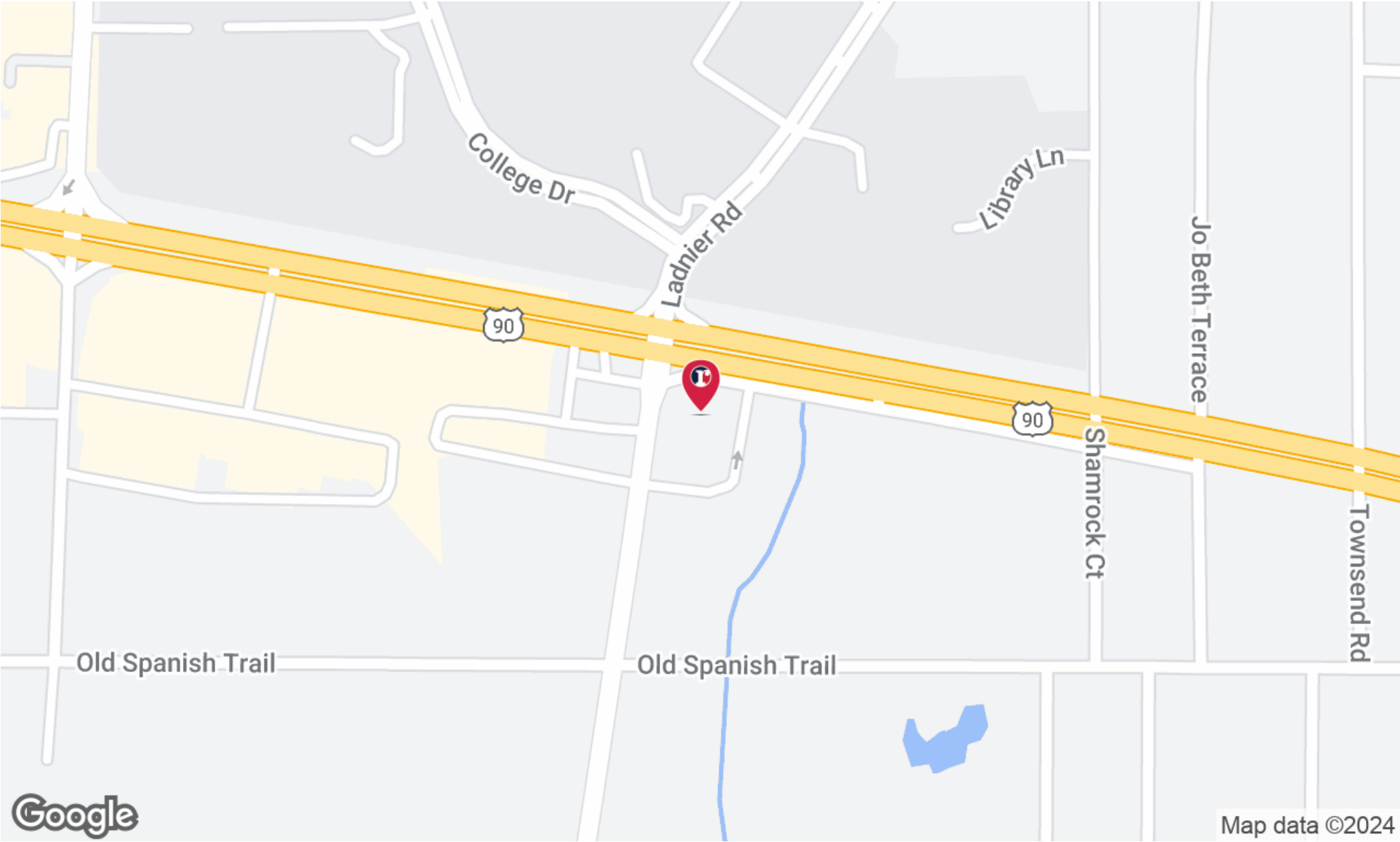
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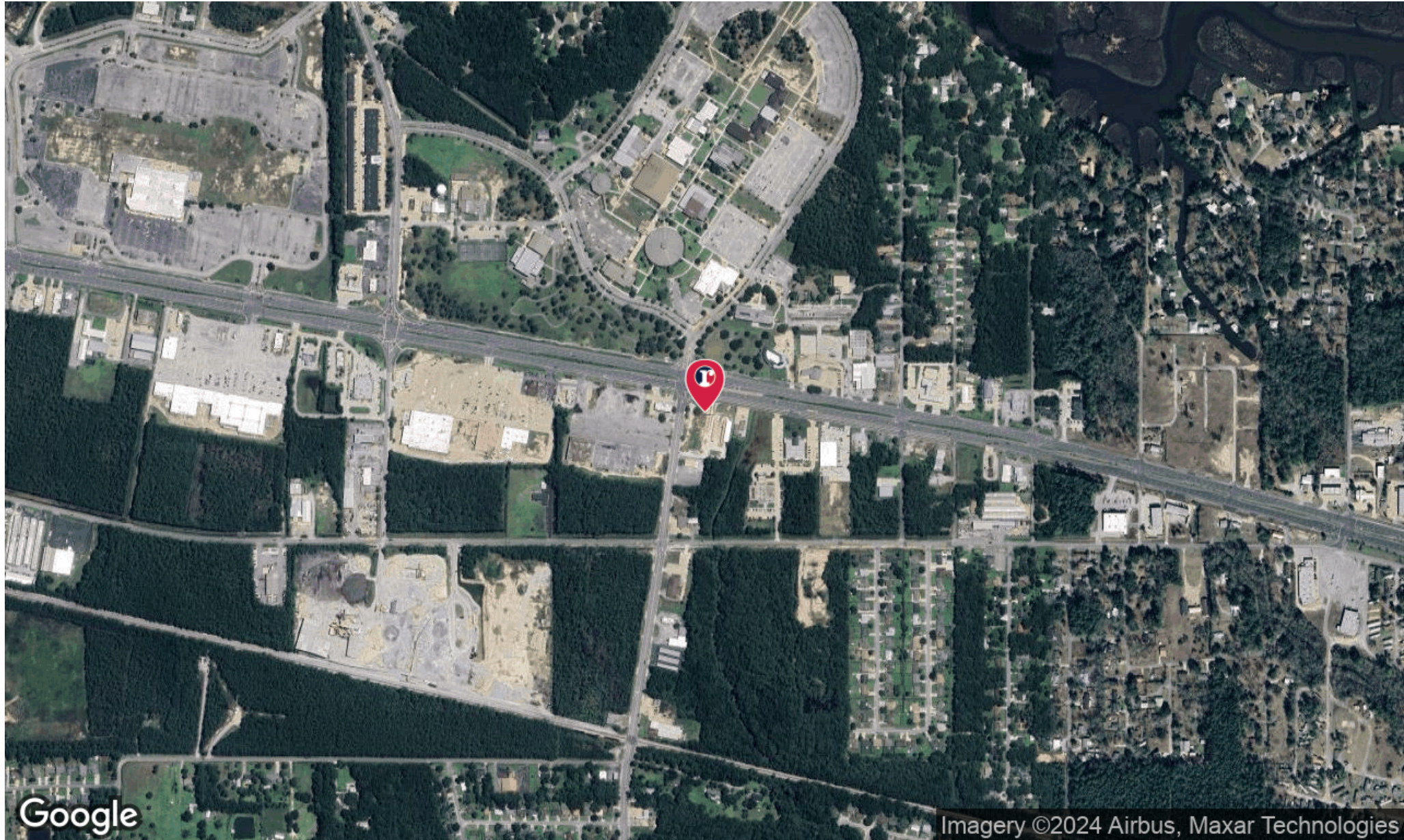
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AERIAL MAP | 11



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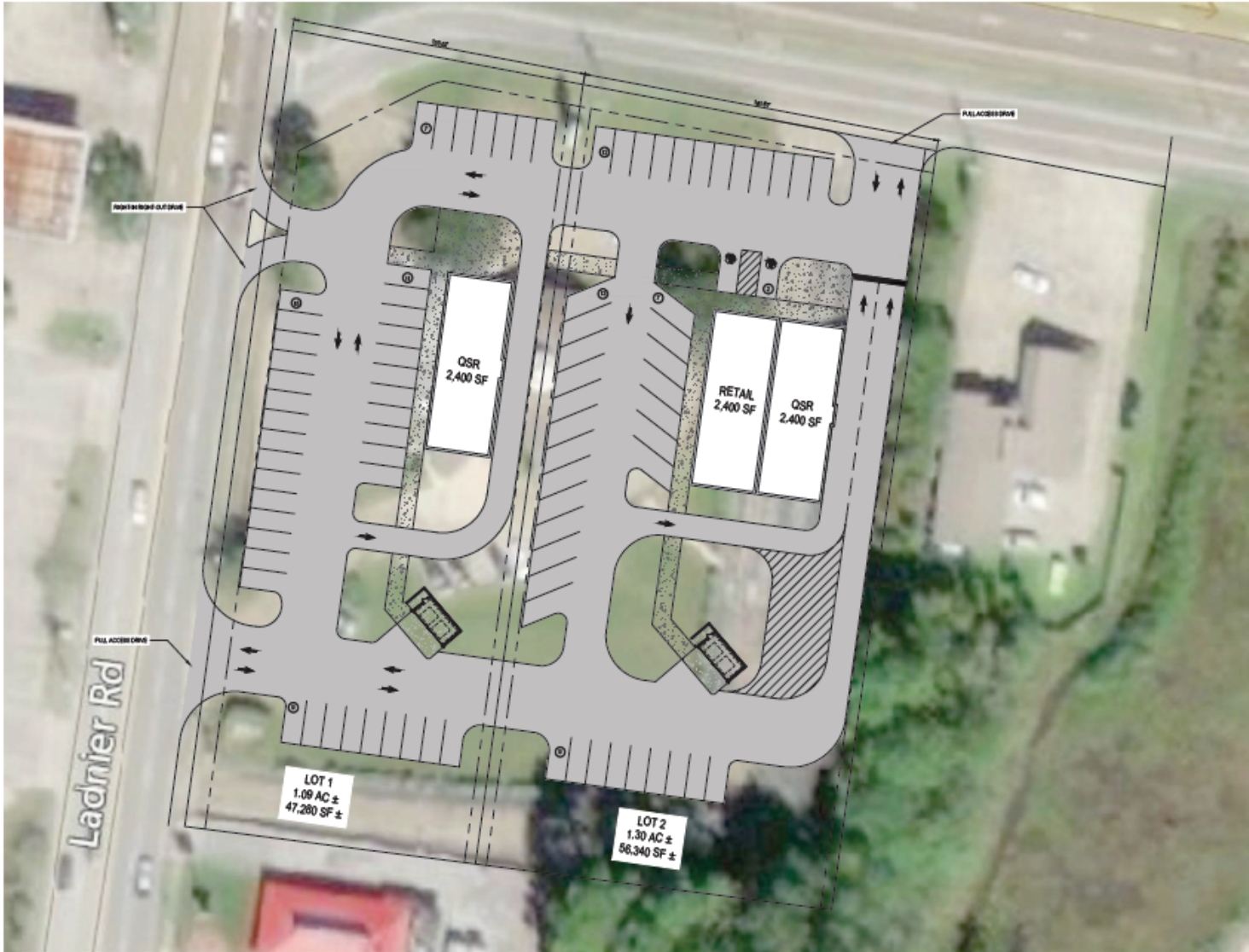
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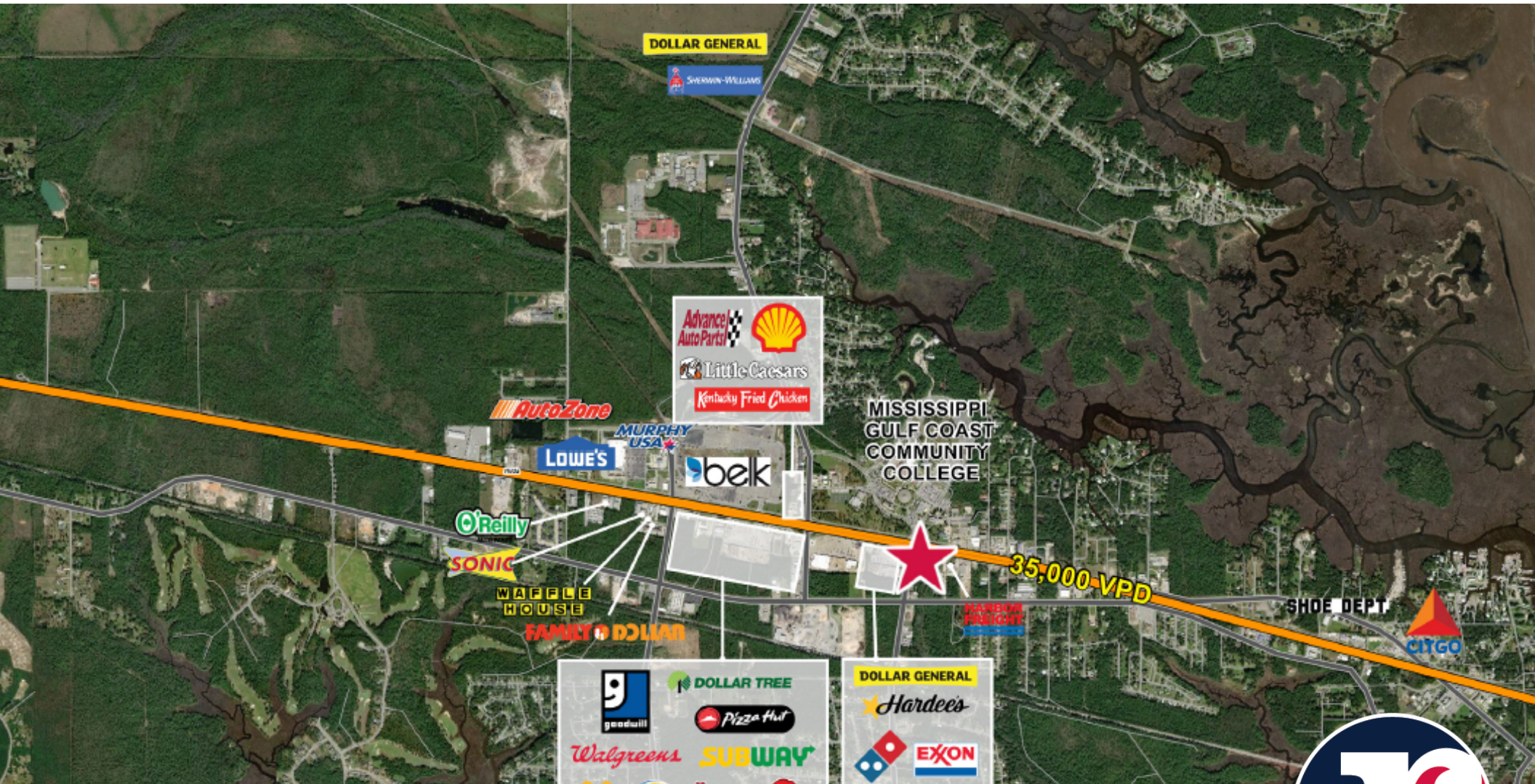
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Section 3

financial analysis



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Investment Overview

Operating Data

Financing Data

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Income Summary

Gross Income	\$0
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Expenses Summary

Operating Expenses	\$0
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Net Operating Income	\$0
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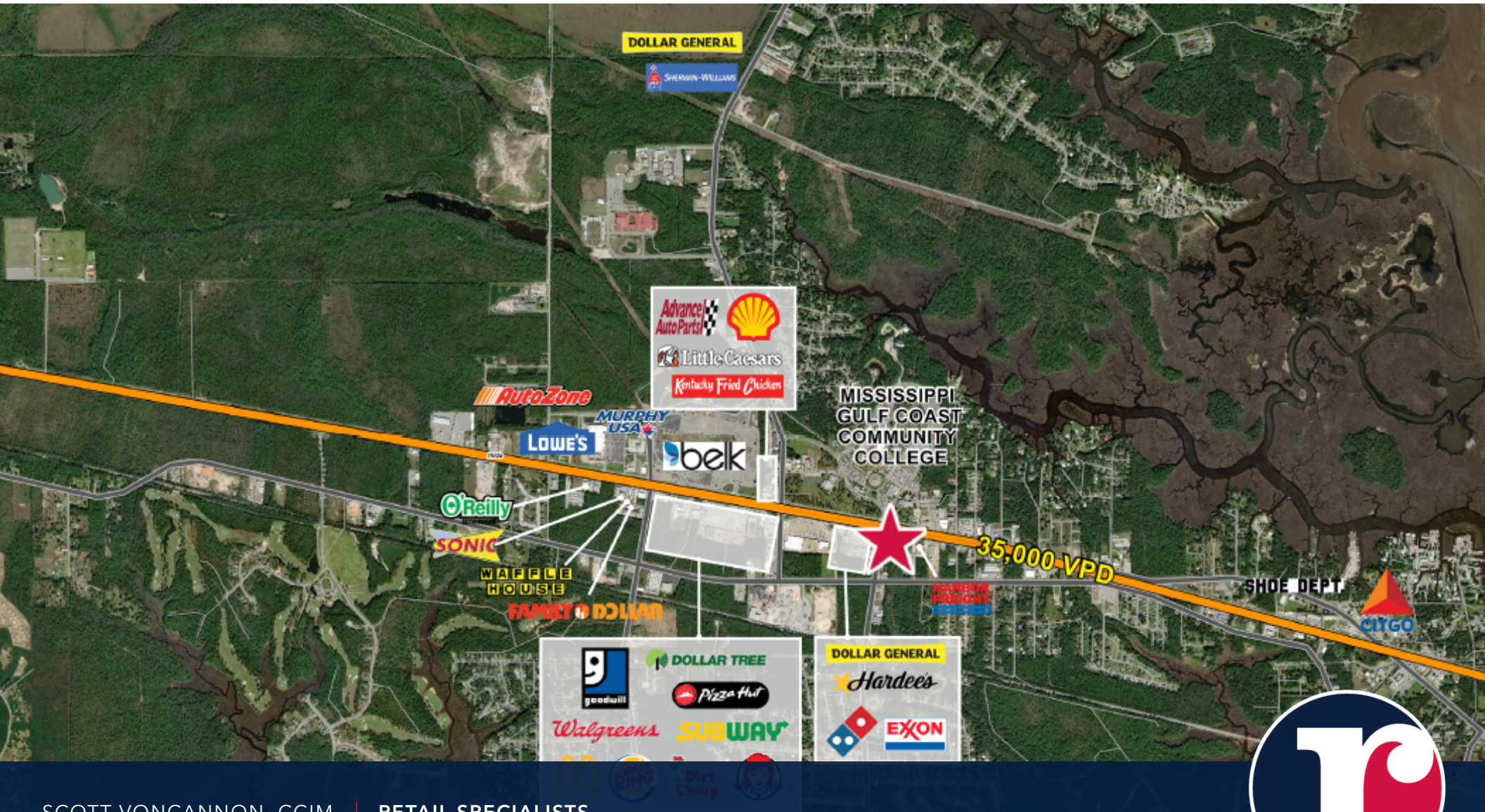
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Section 4

sale comparables



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SALE COMPS | 17



It turns out, you don't have any Comps Selected!

(click "**⚙️ Edit Sale Comps**" in the Page Edit Bar)

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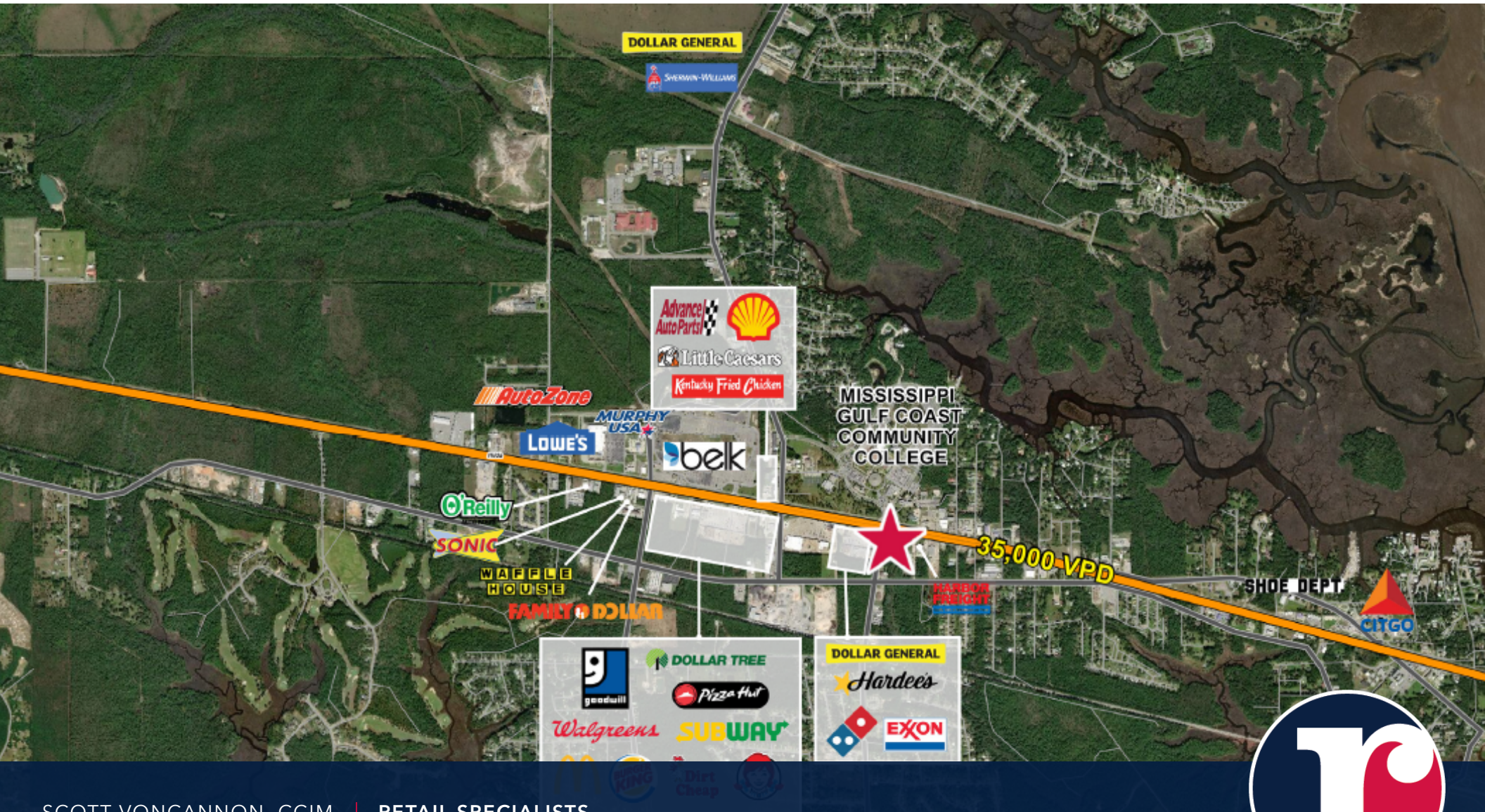
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Section 5

lease comparables



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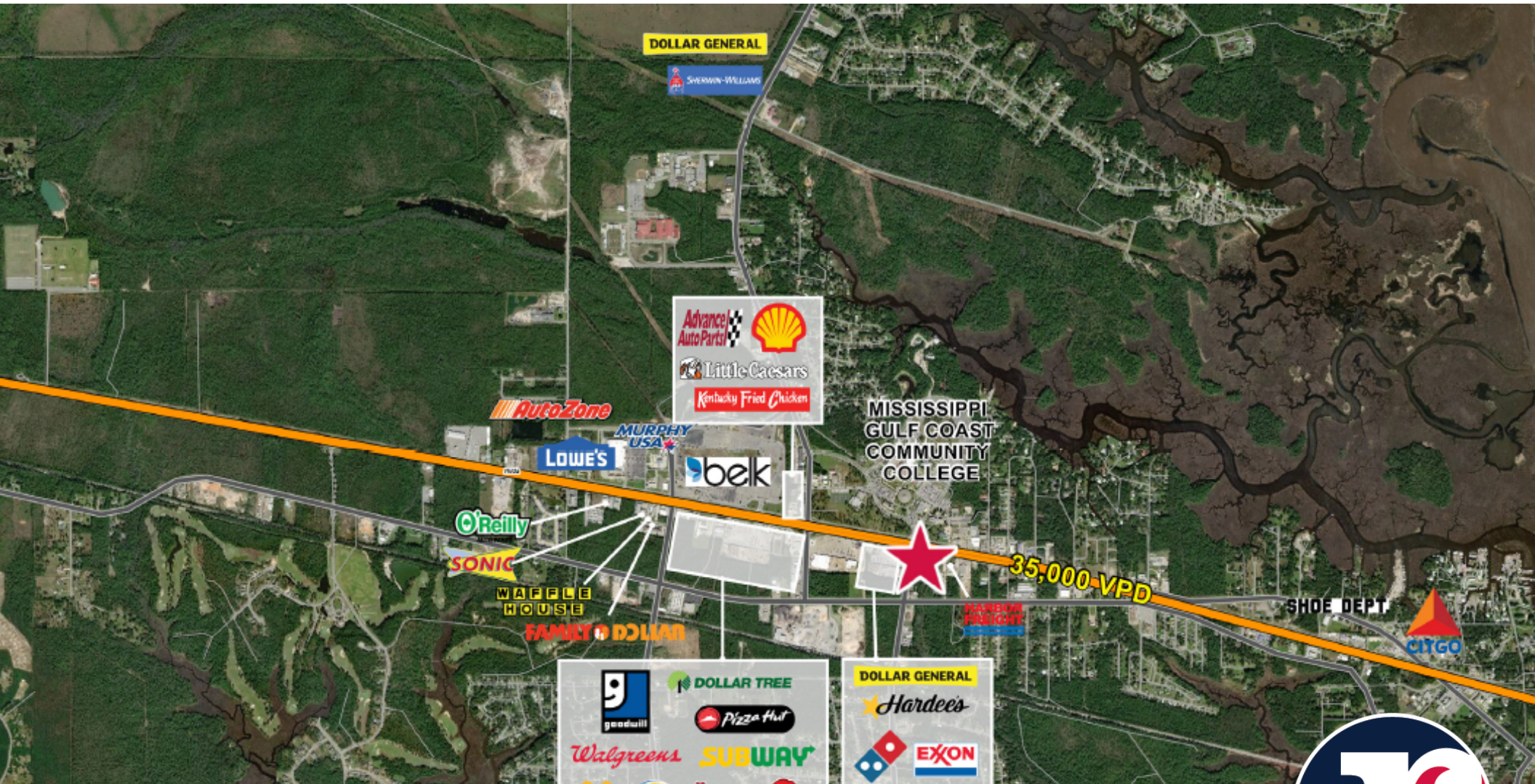


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demographics



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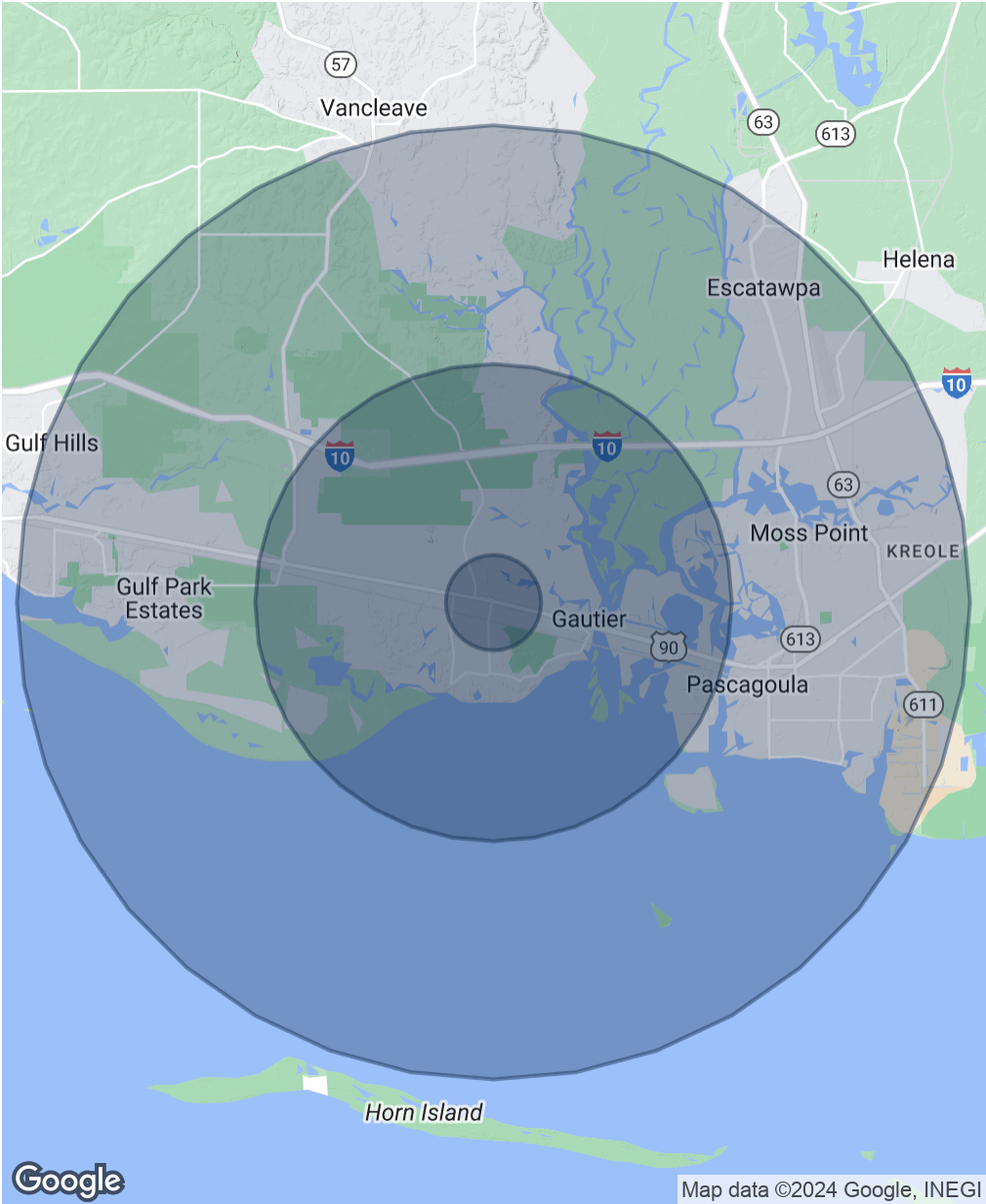
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,841	19,176	85,268
Average Age	33.0	32.8	37.0
Average Age (Male)	33.7	33.6	35.9
Average Age (Female)	34.0	33.2	37.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	655	6,721	30,632
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$55,069	\$57,633	\$61,049
Average House Value			\$160,040

2020 American Community Survey (ACS)



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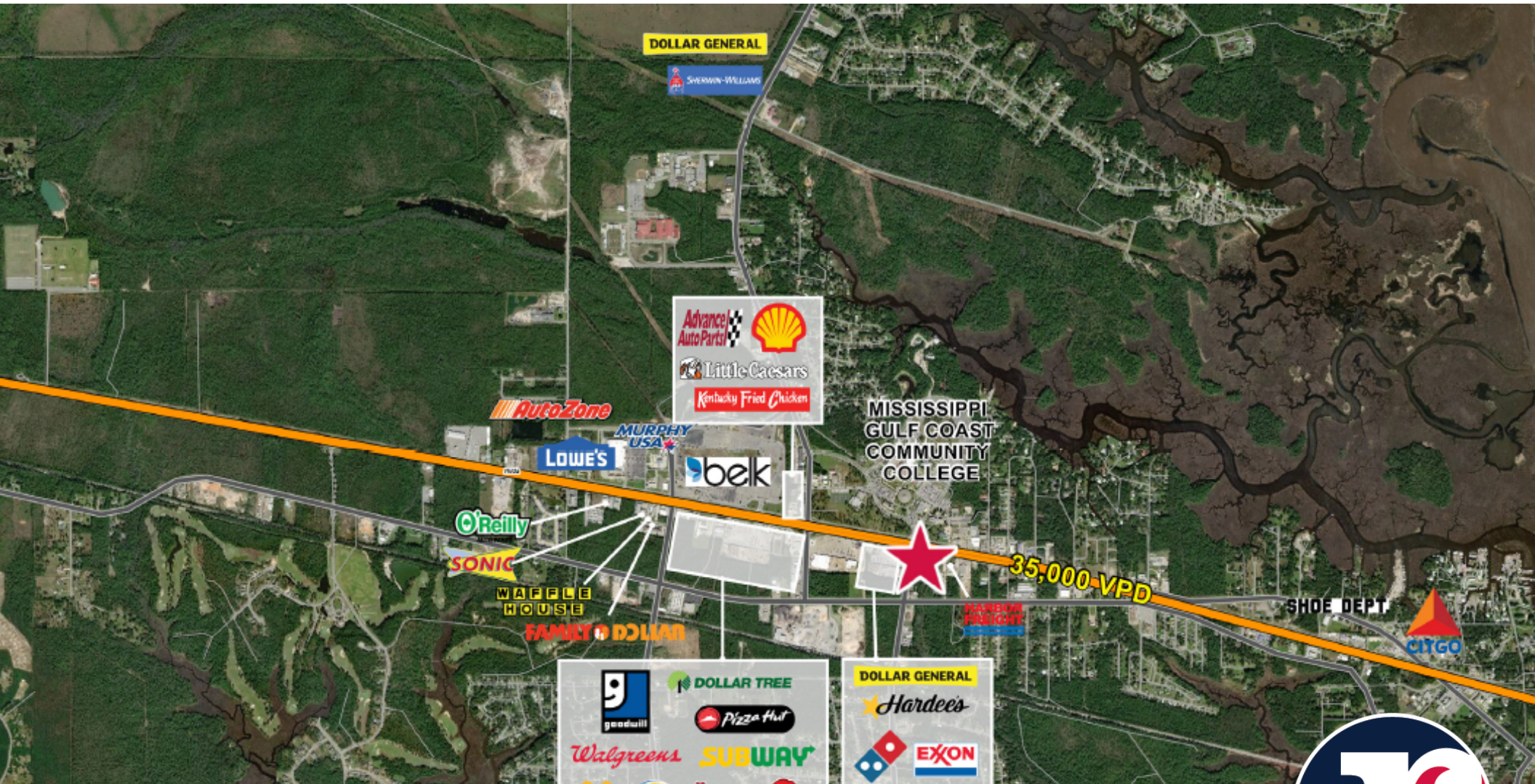
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Section 7

advisor bios



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