



Tillie Ln Cook Rd

Rd 113

Indian River Plaza

Sangani Blvd Lakeview Village

MALLETT ROAD

Abilene St

COOK ROAD

MALLETT ROAD EXTENSION
EST. COMPLETION LATE 2020

SITE

2,500'

LAMEY BRIDGE RD. EXIT

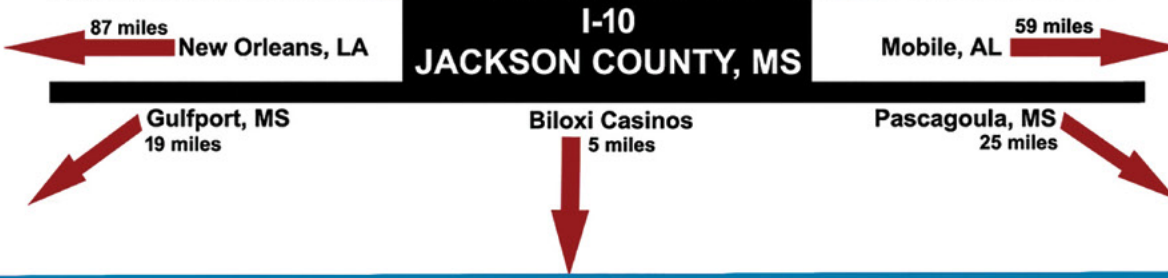
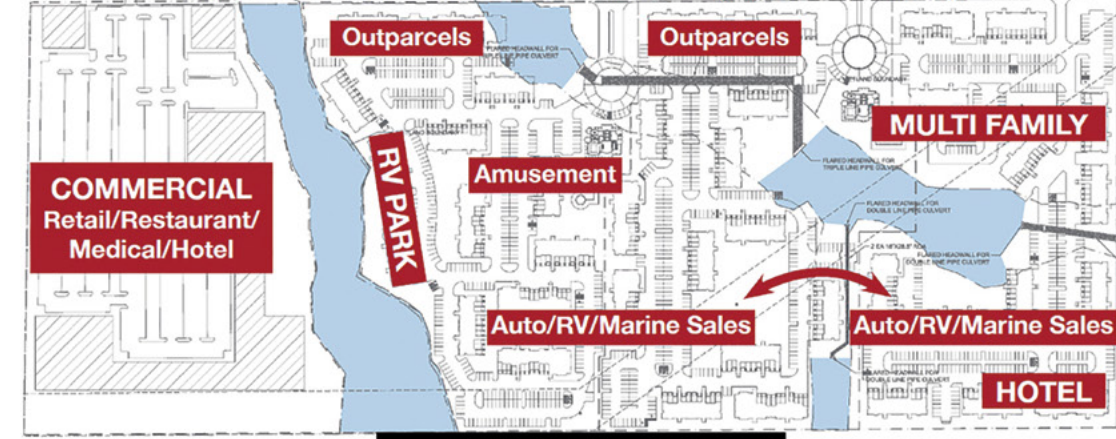


Daisy Vestry Rd

**I-110
EXIT**

LAND USE CONCEPT PLAN

MALLETT RD EXT/COOK RD (Under Const)



**I-10
JACKSON COUNTY, MS**



Max J. Derbes, Inc.
REALTORS ■

Prime I-10 Development Site

GREATER BILOXI MARKET

Commercial Parcels For Sale or Lease

D'IBERVILLE/JACKSON COUNTY, MS

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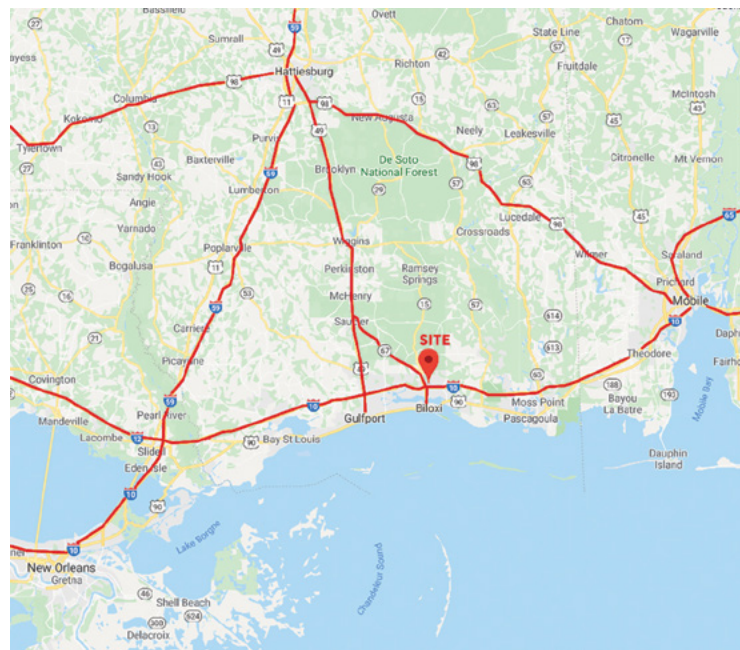
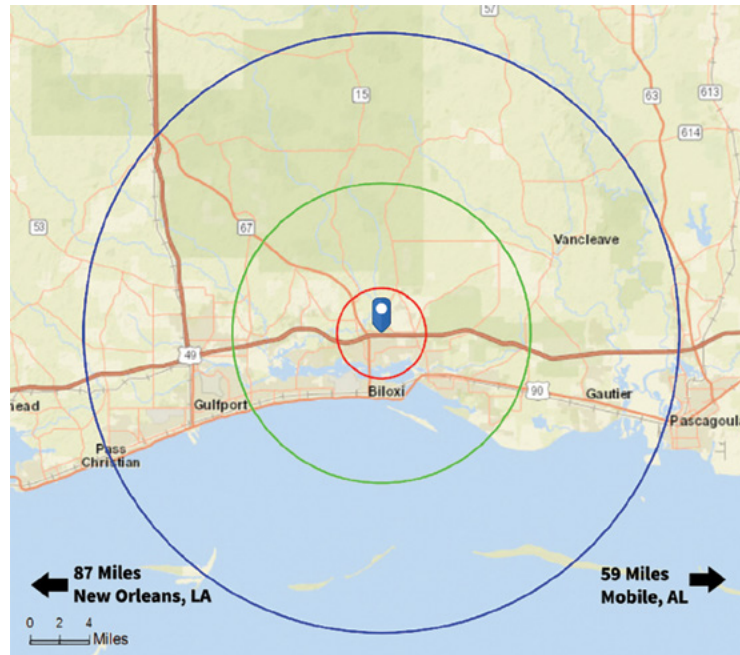


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The information herein was obtained from sources deemed reliable
but Max J. Derbes, Inc. does not guarantee its accuracy.

2019 DEMOGRAPHICS

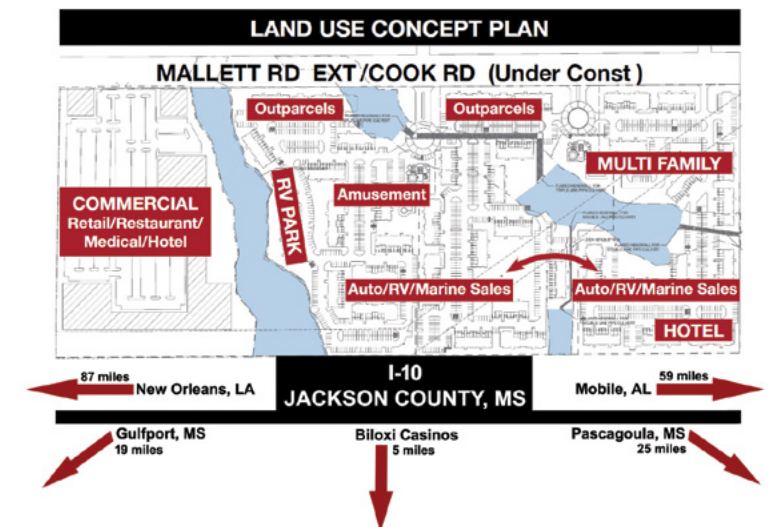
| DEMOGRAPHICS | POPULATION | AVERAGE HOUSEHOLD INCOME |
|--------------|------------|--------------------------------|
| 3 Miles | 25,151 | \$59,250 |
| 10 Miles | 134,514 | \$69,290 |
| 20 Miles | 276,665 | \$65,378 |



OFFERING SUMMARY

This large and well-positioned commercial parcel offers 2,500 feet of frontage along the north side of I-10 in the vibrant and growing Southeast Mississippi marketplace. The site is located just east of the Lamey Bridge Road I-10 exit. It offers the same extensive street frontage along the new Mallett Road Extension/Cook Road corridor. Completion of this important traffic artery connection is projected for late 2020. This new five-lane commercial corridor will provide direct access east and west from I-110 to Tucker Road/ MS Hwy 609, creating an emerging dynamic that will greatly enhance the site's appeal for a multitude of commercial uses. The parcel is regionally and strategically located in Jackson County, MS, in very close proximity to 2 million square feet of retail in D'Iberville, MS. at the I-110 interchange. Placer.ai Research indicates the retail and commercial regional consumer draw here is very strong. From their reports, big box retail here enjoys in excess of 1.7 million customer visits annually. This super regional location draws consumers from a multi-state 60-mile radius. It is also unique in that it offers 14 million annual visitors from the nearby casinos, beaches, and many other attractions in the Biloxi/Gulfport Metro. Once the Cook Road Corridor connection is completed, this prime development parcel also offers great visibility and easy access from the new Mallett/Cook corridor as well as from I-10. Various commercial uses such as car/boat/RV dealerships, amusement, hotel, restaurants and multi-family apartment units would be most suitable.

COMMERCIAL LOT OPPORTUNITIES



LAND AREA

66 acres, subdivided into various sized parcels
2,500 feet frontage along I-10 & Mallett Road

TRAFFIC

76,000 vehicles per day on East/West I-10
46,000 vehicles per day on North/South I-110

ASKING PRICE

\$7.00 per square foot (\$300,000 per acre)
Smaller parcel pricing based on size & location