



# BUC-EE'S SHADOW CENTER BUILD TO SUIT/GND LEASE

8088 Menge Avenue, Pass Christian, MS 39571

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52,000 A



## PROPERTY DESCRIPTION

8088 Menge Avenue is a 3+ acre tract of vacant land with approximately 527 ft. fronting I-10 and a 100 ft. +/- interstate visible pylon sign. The site can be subdivided into smaller parcels.

This property is situated on one of Harrison County's most heavily trafficked thoroughfares, Menge Avenue and I-10 (62,000 VPD). Menge Avenue is the major I-10 exit for Pass Christian, which extends from I-10 to the Gulf of Mexico giving access to all communities situated along Hwy 90.

The successful convenience store chain Buc-ee's is building a location approximately 400 yards from 8088 Menge Avenue, which is projected to bring in 5+ million visitors per year. The county is making improvements to the area to accommodate the influx of visitors including expanding the Menge Ave overpass to 5 lanes, lengthening the entrance and exit interstate ramps, and other enhancements.

Owner/Agent Listing

## OFFERING SUMMARY

Lease Rate:	Contact Agent
Lot Size:	1-3 Acres
Zoning:	C-2
I-10 Frontage:	527 FT

## BUILD TO SUIT/GROUND LEASE OPPORTUNITY

### PROPERTY SUMMARY





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BUILD TO SUIT/GROUND LEASE OPPORTUNITY

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



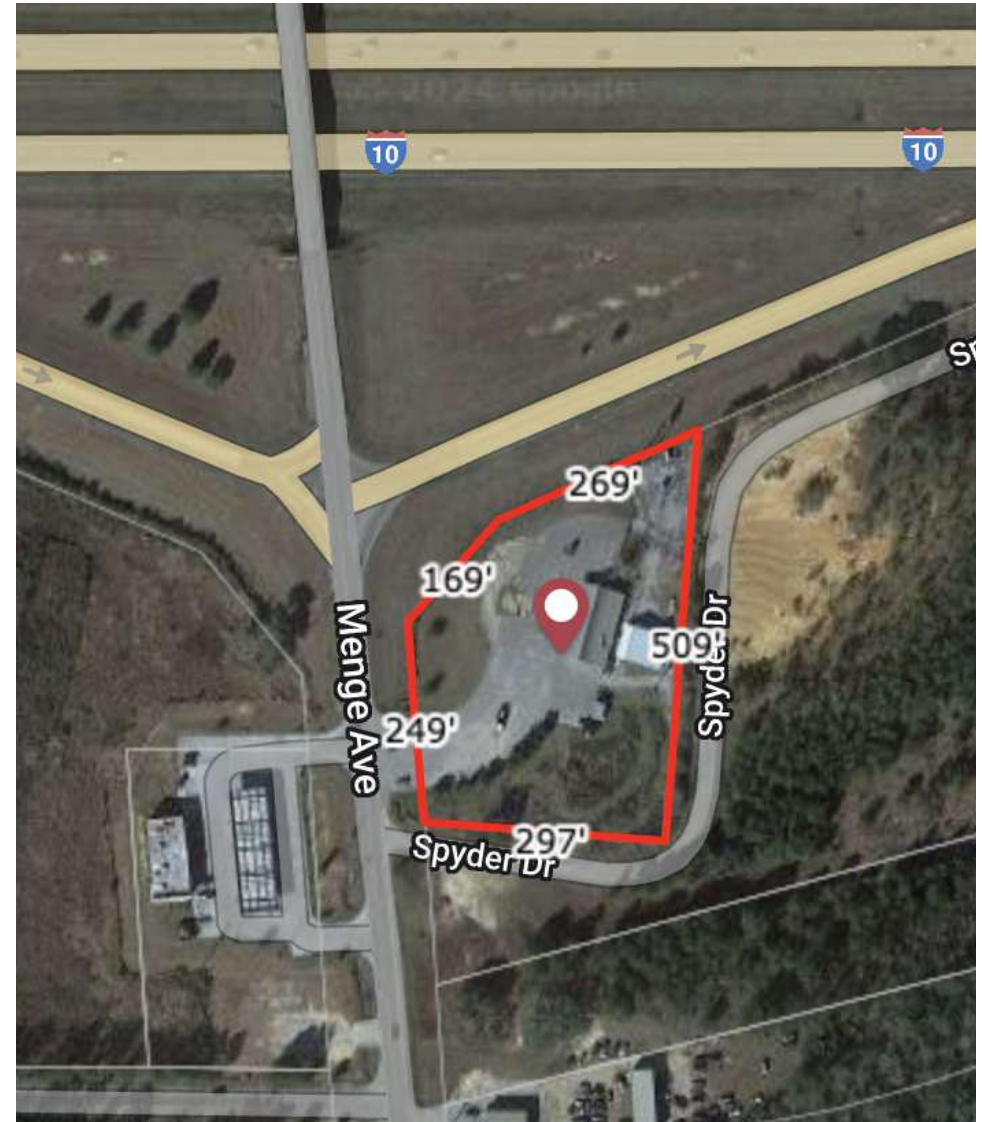
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BUILD TO SUIT/GROUND LEASE OPPORTUNITY

ADDITIONAL PHOTOS





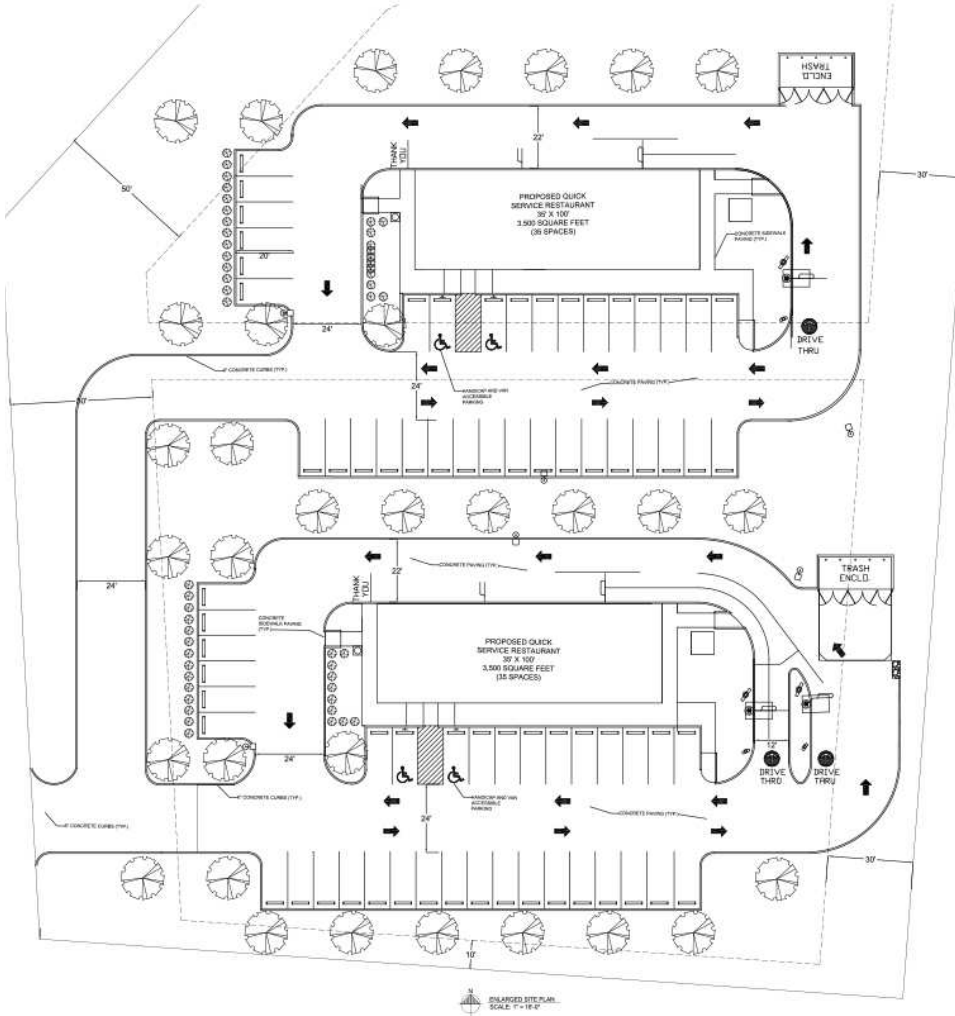
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## PROPOSED SITE PLAN

Proposed:	2 QSR/Fast Food Restaurants
Building Size:	3,500 SF Each
Parking:	35 Spaces Each
Drive-Thru:	Yes
Pylon Sign:	Yes
I-10 Frontage:	527 FT

BUILD TO SUIT/GROUND LEASE OPPORTUNITY

PROPOSED SITE PLAN 1



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



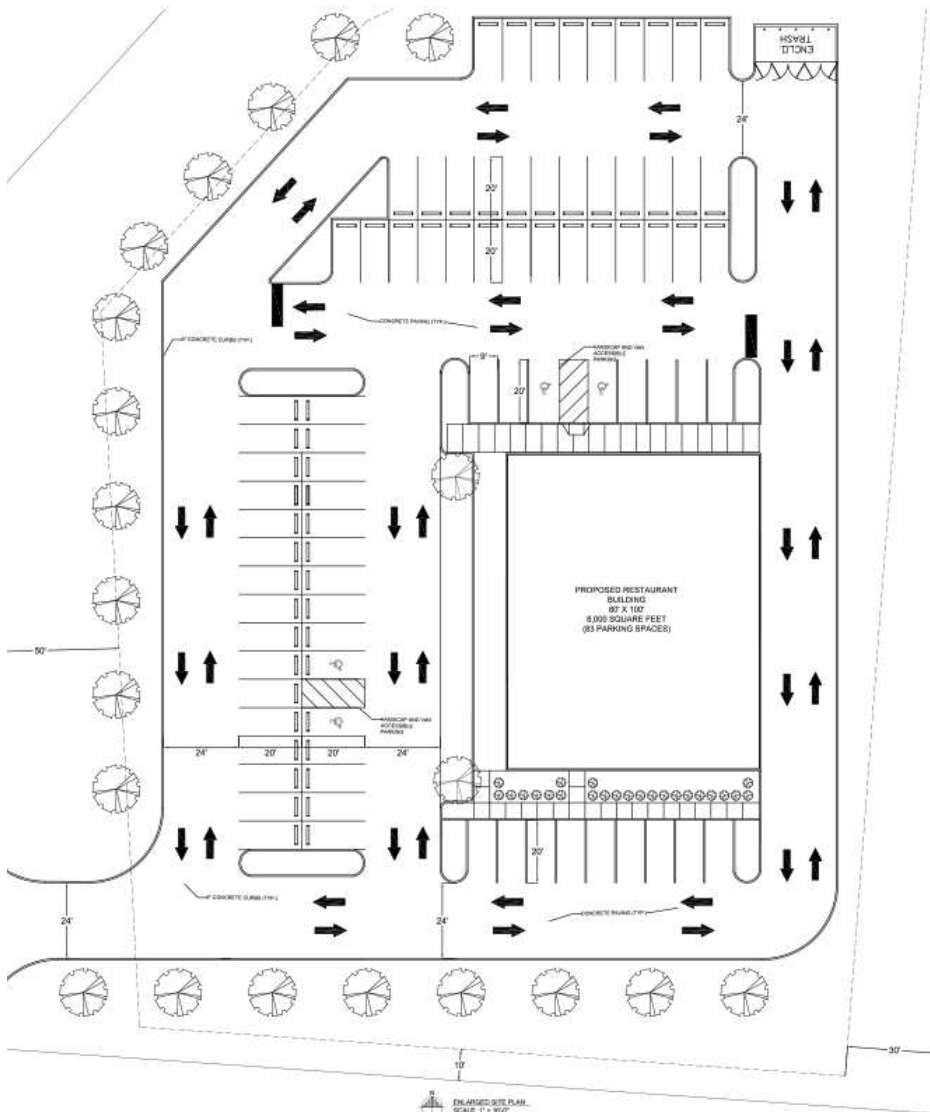
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## PROPOSED SITE PLAN

Proposed:	Restaurant
Building Size:	8,000 SF
Parking:	83 Spaces
Dimensions:	80x100
Pylon Sign:	Yes
I-10 Frontage:	527 FT

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PROPOSED SITE PLAN 2





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## BUC-EE'S INVESTMENT

- Investing \$50 Million into Development
- Pass Christian Buc-ee's: 80,000 Square Feet- Soon to be the Largest Buc-ee's in the World

## BUC-EE'S AFFECT

- Projected 5 Million Visitors Per Year
- Harrison County will Invest \$15 Million into Infrastructure
- Expected to Create 200 Jobs



BUILD TO SUIT/GROUND LEASE OPPORTUNITY

BUC-EE'S INVESTMENT/AFFECT





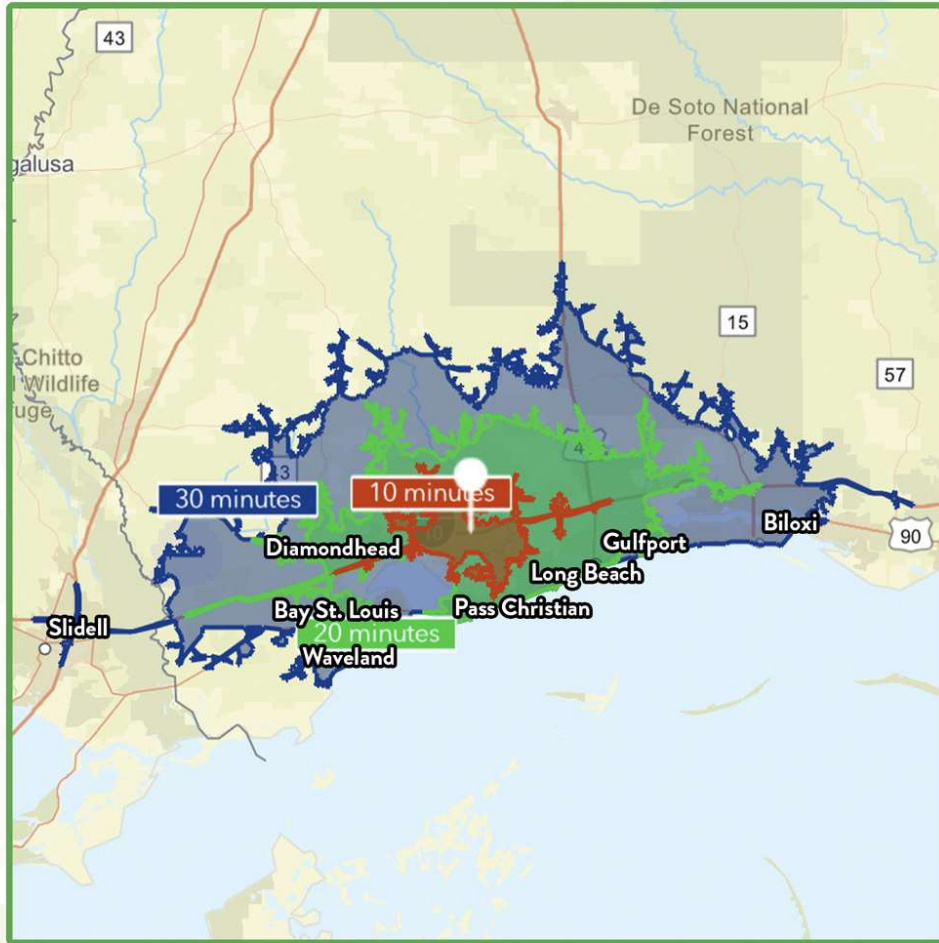
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**\$78,070**

Average Household Income within 30 minutes of site.



**38.7**

Median Age

Within 30 minutes of site.



**120,261**

Number of housing units within 30 minutes of site.

2023 Demographics	10 Minutes	20 Minutes	30 Minutes
Population	6,973	137,661	266,587
Average HH Income	\$82,653	\$77,122	\$78,070
2028 Projections	10 Minutes	20 Minutes	30 Minutes
Population	7,122	139,533	270,580
Average HH Income	\$95,326	\$86,643	\$87,614

### Travel Time to Site

- 10 Minutes
- 20 Minutes
- 30 Minutes

BUILD TO SUIT/GROUND LEASE OPPORTUNITY

## AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE