



0 Cedar Ave, Pass Christian, MS 39571

31+ ACRES FOR SALE IN PASS CHRISTIAN

TOTAL AREA
31.283 ACRES

MATT EATON, CCIM • PARTNER

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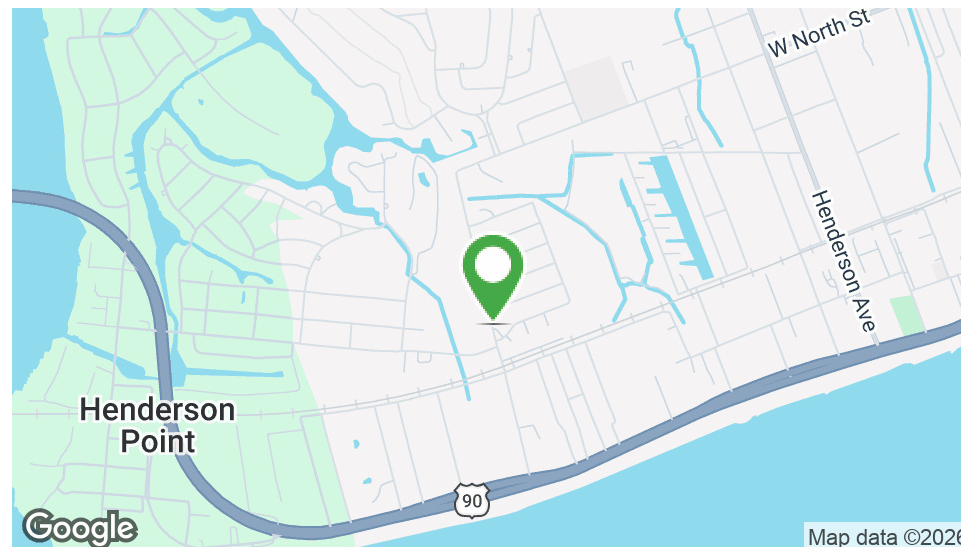
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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PROPERTY DESCRIPTION

Rare 31.28-acre assemblage at the NW corner of Cedar Avenue and Bayview Street, positioned for residential subdivision development in one of the Gulf Coast's most established communities. The wooded, mostly level site has multiple road frontages and sits beside existing neighborhoods, minutes from the Pass Christian beachfront. Flexible transect zoning (T3R, T4+, T4L, T5C) allows a range of residential density options. Demand is steady from primary homeowners, retirees, and second-home buyers, and new land like this is hard to come by in a mature coastal market.

PROPERTY HIGHLIGHTS

- 31.28 acres across three contiguous parcels
- Frontage on Cedar Ave, Bayview St, and Prentiss Rd
- Mostly level, wooded topography
- Zoned T3R, T4+, T4L, and T5C
- Surrounded by established residential subdivisions

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	31.28 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	548	1,845	6,060
Total Population	1,246	4,533	13,811
Average HH Income	\$120,077	\$101,617	\$103,590

LAND FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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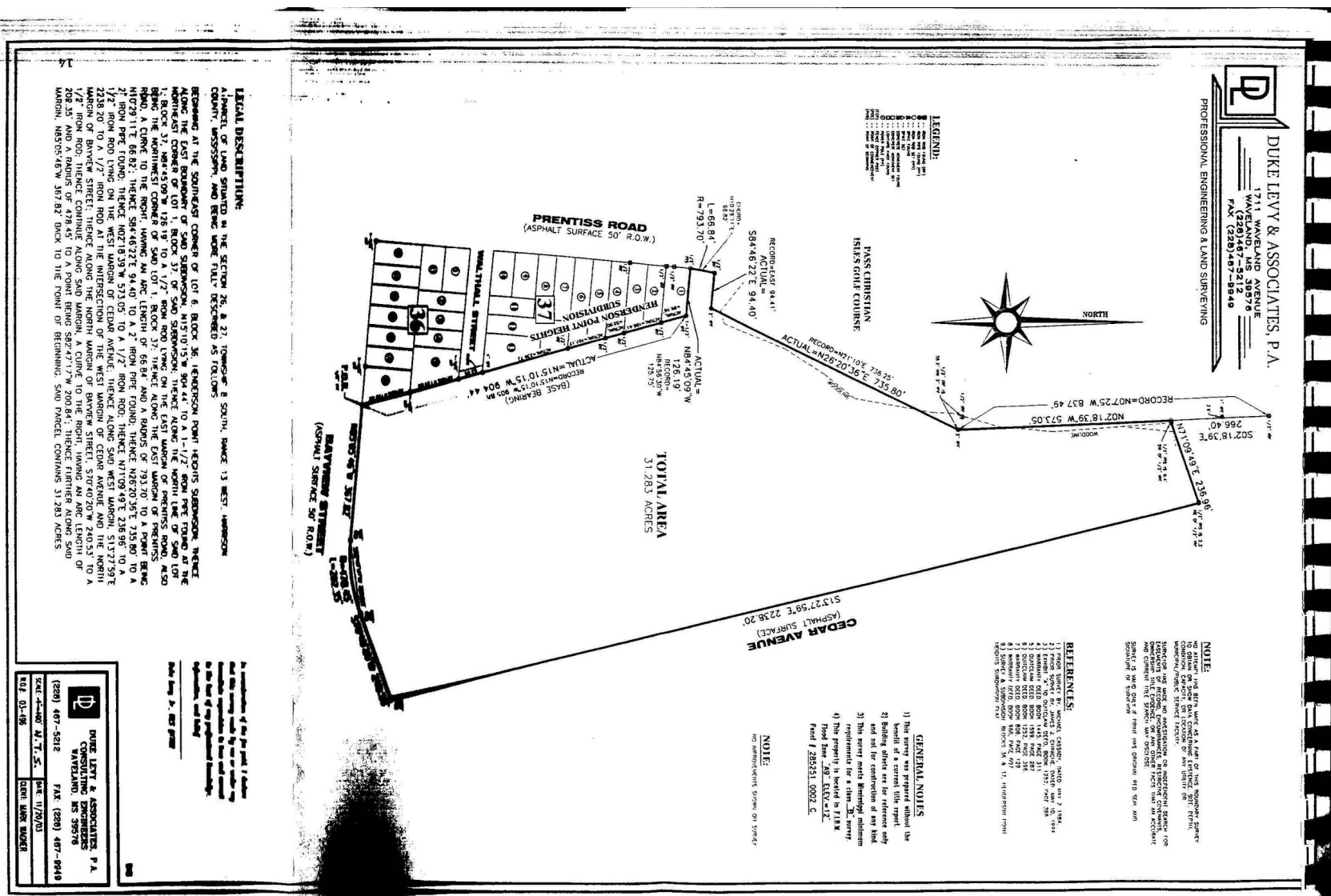
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LAND FOR SALE

SURVEY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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LAND FOR SALE

AERIAL



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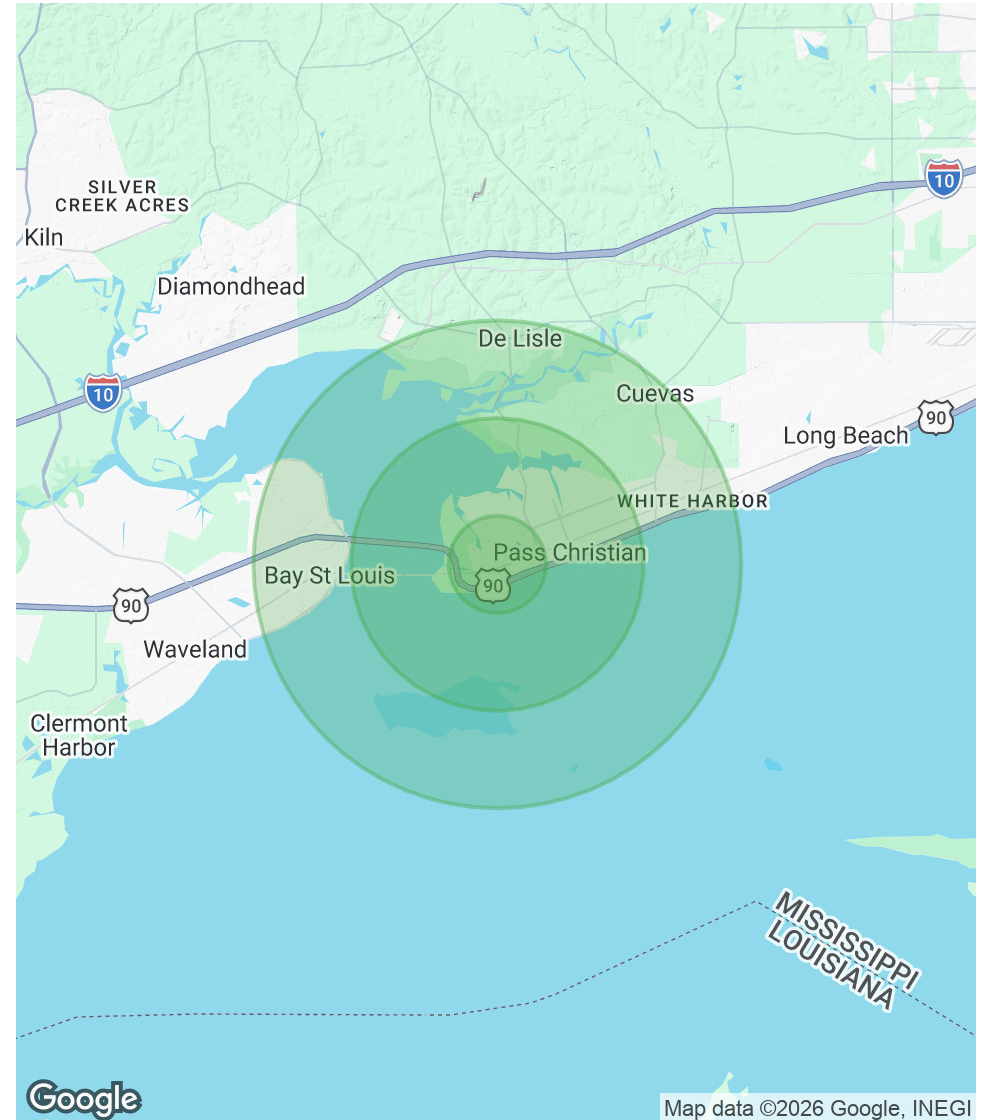
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,246	4,533	13,811
Average Age	47.5	43.6	47.4
Average Age (Male)	44.9	42.1	44.4
Average Age (Female)	50.2	45.1	50.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	548	1,845	6,060
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$120,077	\$101,617	\$103,590
Average House Value	\$435,569	\$360,505	\$332,764

2023 American Community Survey (ACS)



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



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