

# FOR SALE



## VACANT GROUND FORMER OLIVE GARDEN RESTAURANT

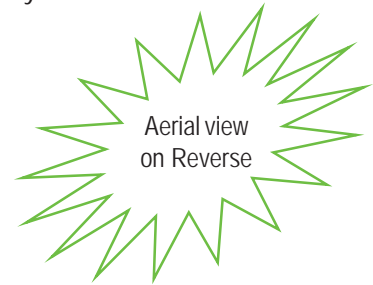
**Location:** Northeast corner of Beach Blvd (Highway 90) and DeBuys Road  
Biloxi, Mississippi

**Land Size:** Approximately 2.5 acres  
Approximately 144.5 feet of frontage on Highway 90

**Zoning:** B - 2

**Price:** Submit Offer

**Description:** Located on Highway 90 in Biloxi, this site is less than 1/4 of a mile west of the Edgewater Mall. The mall is anchored by JC Penny, Dillards (scheduled to re-open in first quarter of 2007), Belk and Sears. This immediate area (Biloxi / Gulfport) is under-going a development / construction boom with the intense rebuilding efforts due to the damage of Hurricane Katrina.



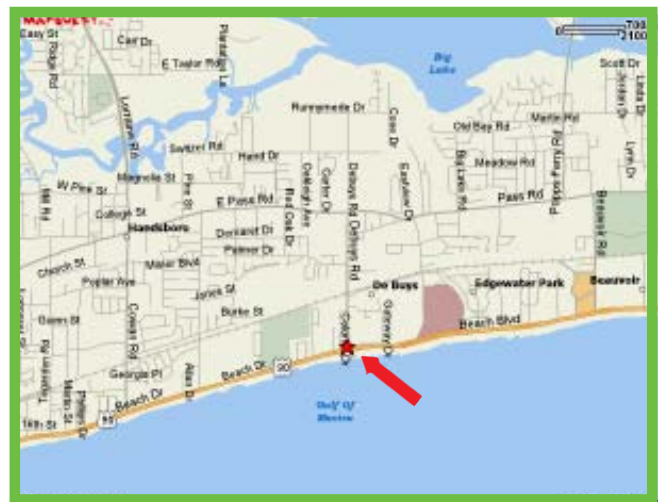
<b>Demographics:</b>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2006 Est Population	5,141	29,220	61,601
2006 Est Households	2,406	12,694	25,125
2006 Est Median HHI	\$42,541	\$41,337	\$42,418

**Traffic Counts:** 30,000 CPD (Highway 90)  
7,100 CPD (DeBuys)

**For More Information:**  
**Richard Weber / Jonathan Fawer**  
**504-581-5005**  
**[rweber@corp-realty.com](mailto:rweber@corp-realty.com)**  
**[jfawer@corp-realty.com](mailto:jfawer@corp-realty.com)**



### CORPORATE REALTY



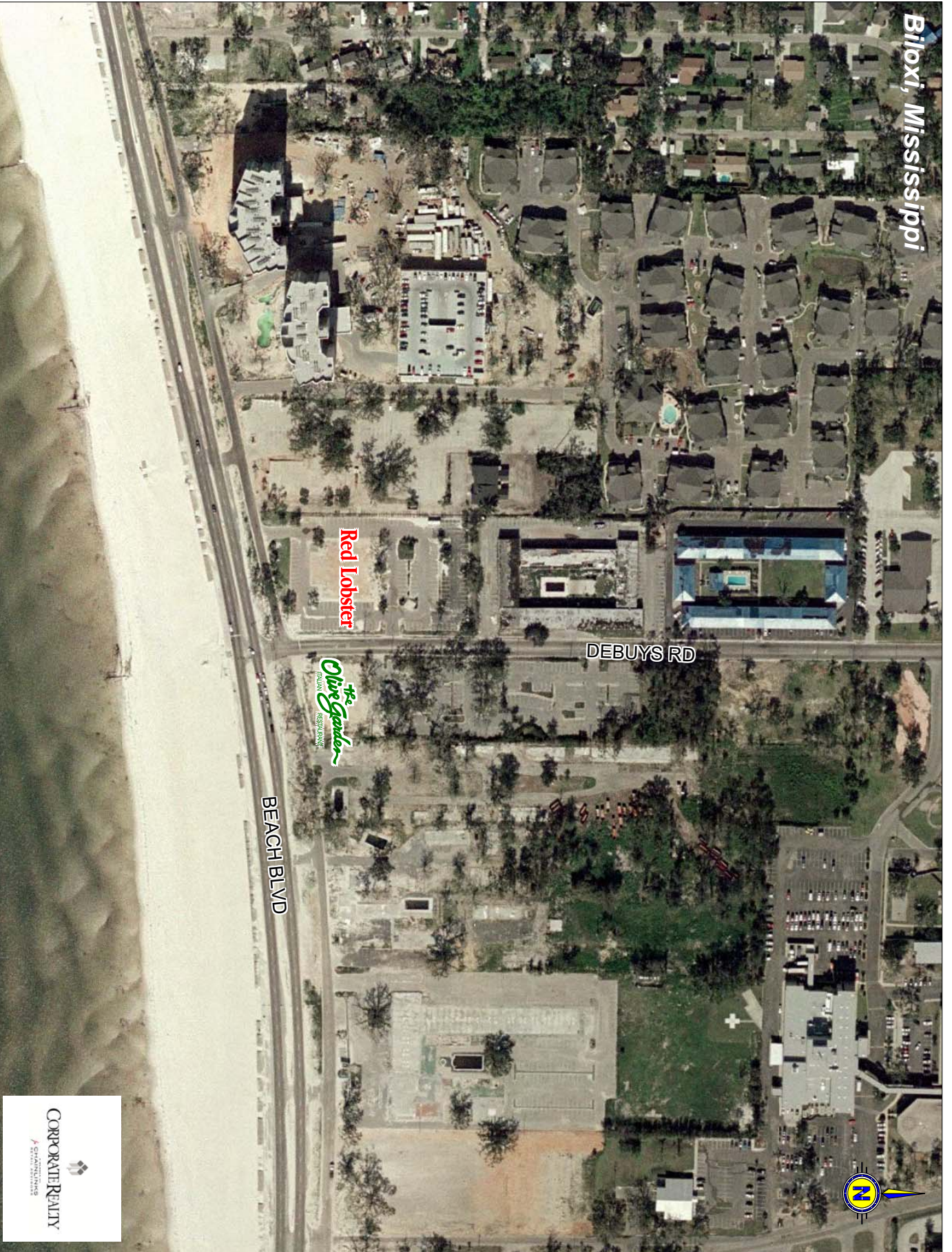
*The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.*

Biloxi, Mississippi



Lat: 30.3893 Lon: -89.0014 Zoom: .50 mi

Logos are for identification purposes only and may be trademarks of their respective companies



Red Lobster

The Olive Garden RESTAURANT

DEBUYS RD

BEACH BLVD



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2006, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.