



# PICAYUNE DEVELOPMENT SITE



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)





# FOR SALE | DEVELOPMENT OPPORTUNITY

**Location:** +/- 2.68 ACRES AT I-59 RAMP & SOUTH LOFTIN AVENUE PICAYUNE, MISSISSIPPI 39466

**Site:** The approximately 2.68 acre property is located in Picayune, Mississippi, in Pearl River County, with direct access from South Loftin Avenue and great visibility from I-59, which feeds traffic from the Mississippi Gulf Coast and New Orleans to Meridian, Mississippi, Birmingham, Alabama, and Chattanooga, Tennessee. With a population of approximately 10,000 people, this property is strategically located between the Mississippi Gulf Coast, with a booming population now exceeding 100,000, and New Orleans with a greater metropolitan area population of 1.2 million, and Hattiesburg, Mississippi, the 4th largest city in the state with a population of 50,000 .

**Zoning: C-3 Highway Commercial District** is reserved for commercial uses which primarily render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for highway oriented uses.

Permitted uses include hotel, automobile service station, garage for the servicing and repair of motor vehicles, drug store or pharmacy, restaurant financial institution, and convenience store.



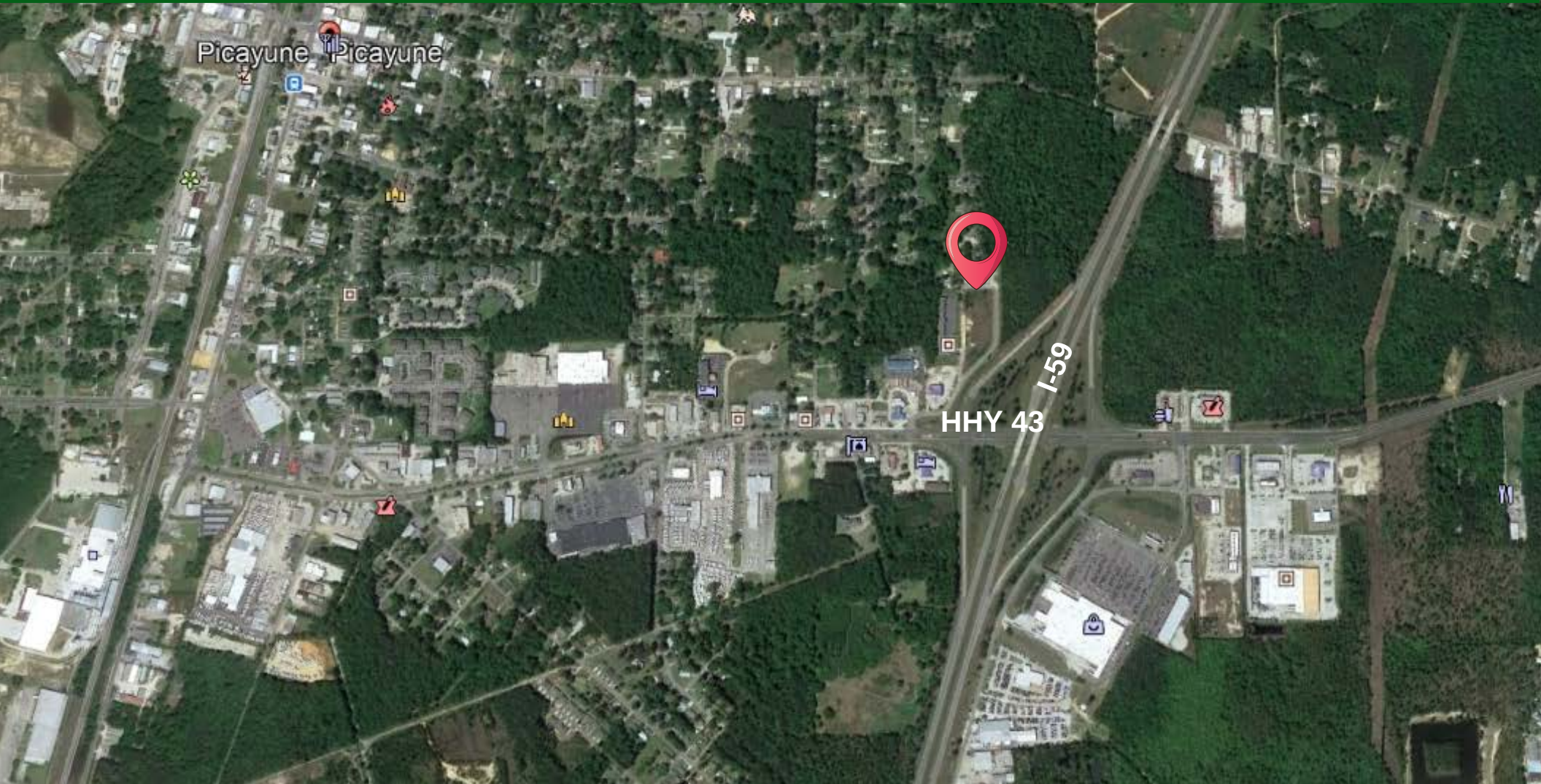
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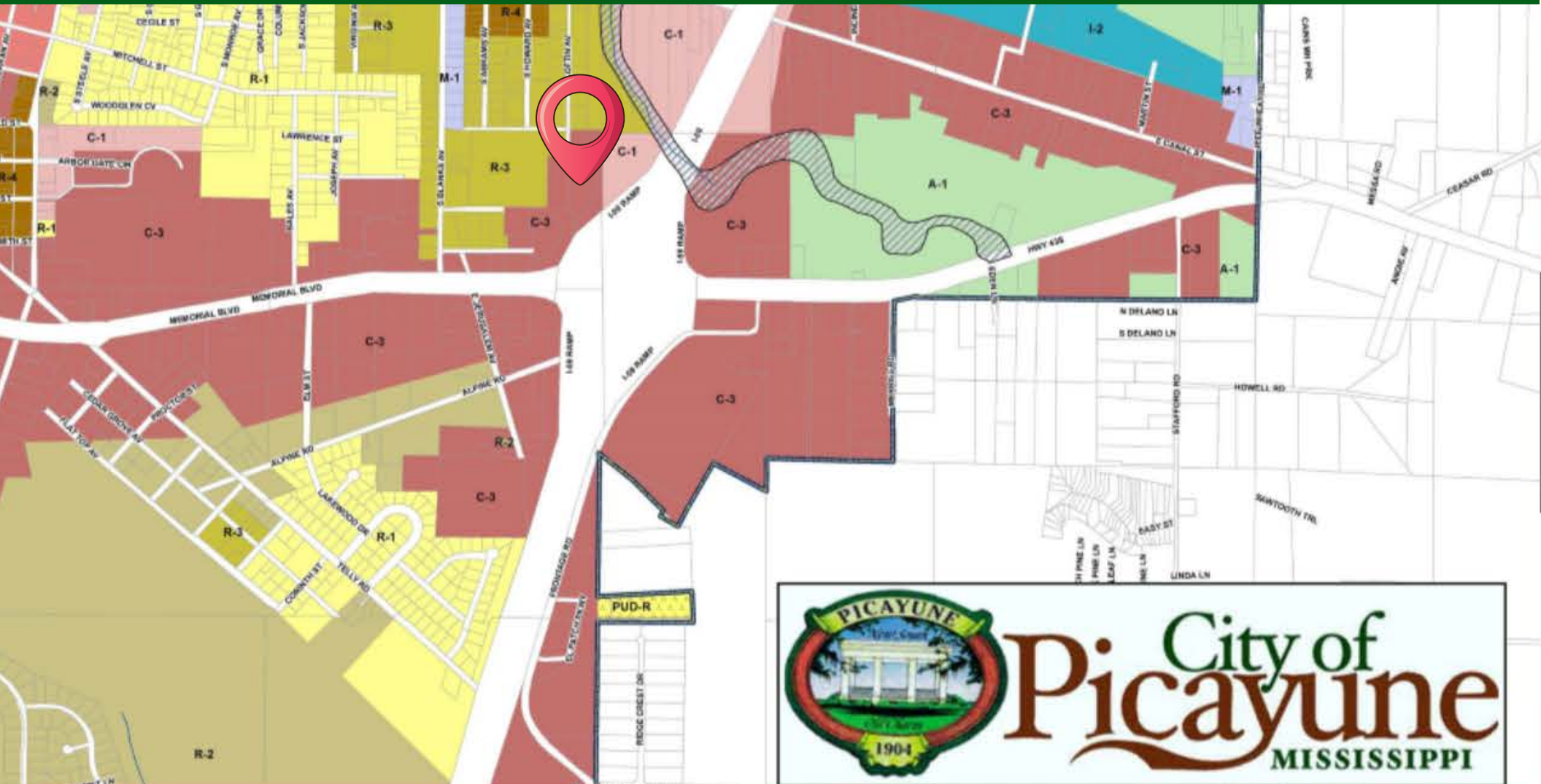
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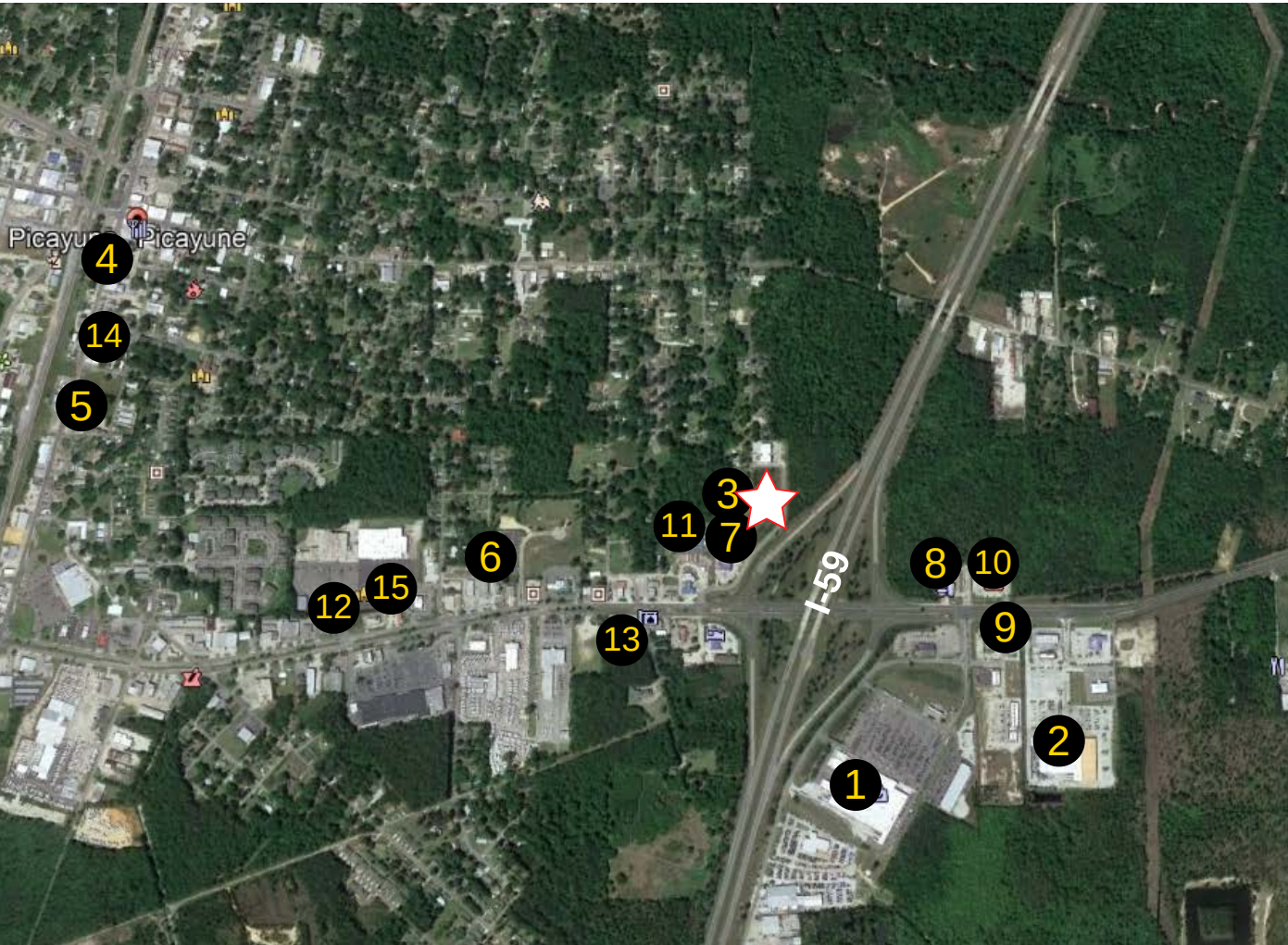
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# POINTS OF INTEREST MAP



- 1 WALMART
- 2 HOME DEPOT
- 3 DAYS INN
- 4 PICAYUNE AMTRAK
- 5 SMOOTHIE KING
- 6 HOLIDAY INN
- 7 IHOP
- 8 MCDONALD'S
- 9 RACETRACK
- 10 WALGREEN'S
- 11 ECONO LODGE
- 12 TACO BELL
- 13 HARDEES
- 14 REGIONS BANK
- 15 APPLEBEE'S BAR & GRILL

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