



The Woodmont Company

Building solid relationships one location at a time...

Bayou Bridges D'IBERVILLE, MISSISSIPPI



PROPERTY OVERVIEW

Size: Approximately 225,000 SF plus out parcels
 Location: SEC of I-110 and I-10
 Gov. Jurisdiction: City of D'Iberville | Harrison County | Mississippi
 Area Code: (228) | Zip Code: 39540

Interstate 10 is the major east-west highway traveling through the Mississippi Gold Coast. Highway 110 is the main highway leading to the Biloxi gaming district featuring the Beau Rivage Casino, the Hard Rock Hotel and Casino and the Imperial Palace. Separated by 13 miles from the Crossroads development in Gulfport, Bayou Bridges is well positioned to access the under-served Biloxi and Ocean Springs trade areas.

DAILY TRAFFIC COUNTS	
» Interstate 10	60,100 vpd
» Interstate 110	54,000 vpd

DEMOGRAPHIC INFORMATION	
» Gulfport-Biloxi MSA	239,720
» Primary Trade area	170,124
» Secondary Trade area	317,278
» Average HH Income (Trade area)	\$50,563

AREA RETAILERS	
» Lowe's	» Target
» Walmart Supercenter	» Best Buy
» Dick's Sporting Goods	» Hard Rock Cafe
» Marshalls	» Michaels
» PetSmart	» Kohl's
» JCPenney	» Office Depot
» Red Lobster	» Grand Theaters

CASINO HOTELS		
» Beau Rivage	» Hard Rock	» Imperial Palace

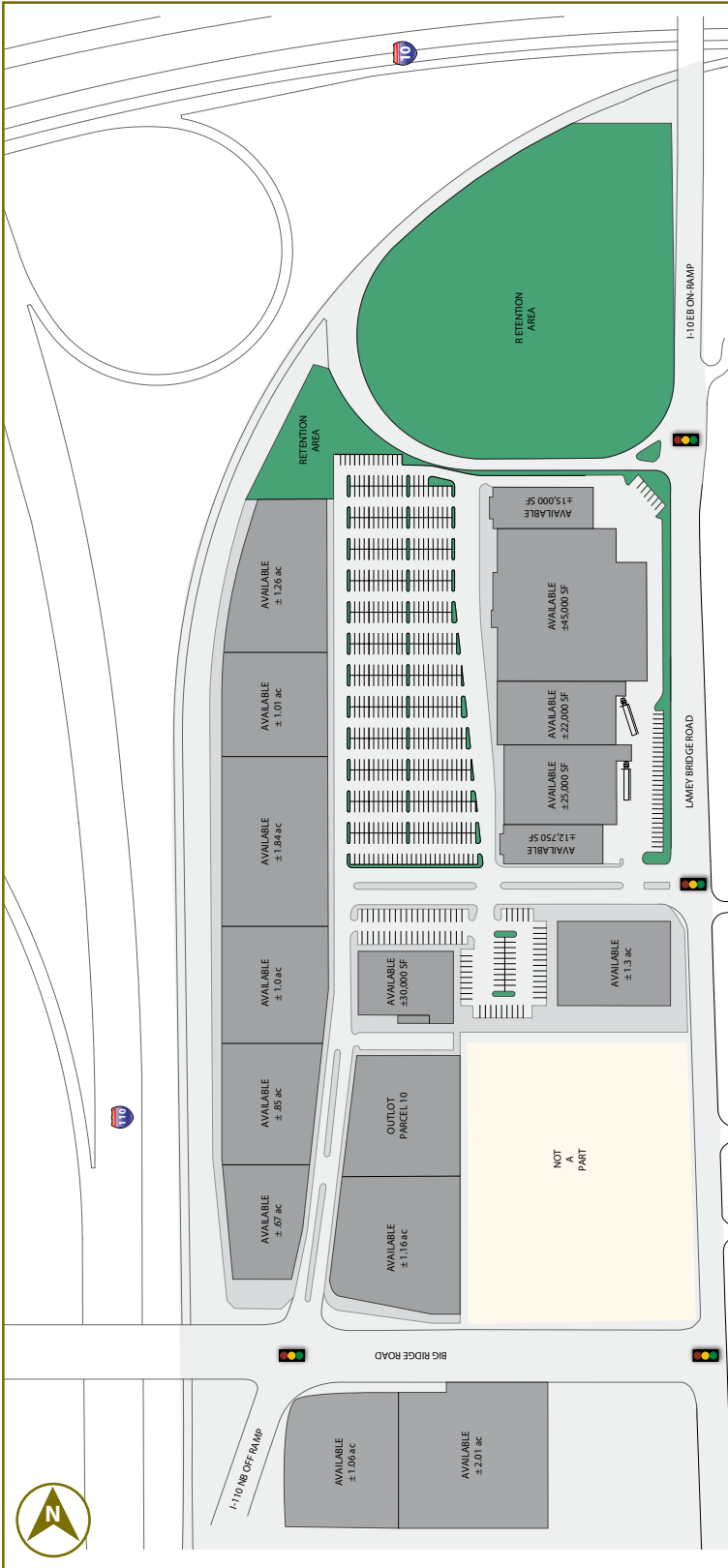
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BAYOU BRIDGES

D'IBERVILLE, MISSISSIPPI • 225,000 SF Plus Outparcels • Location: SEC of I-110-81-10



DRIVE TIME: 8 MINUTES / 1.5 MILES FROM SITE TO THE GULF OF MEXICO:
Beau Rivage
Red Lobster

IP HOTEL & CASINO

Biloxi



RODRIGUEZ ROAD

110

W

LAMEY BRIDGE ROAD

Mobile

POPPS FERRY ROAD

Gulfport

D'IBERVILLE ROAD

10

DICK'S
BEST BUY
PET SMART
JCPenney
Michaels
KOHLS
Target
ULTA
Marshalls
DOLLAR GENERAL

THE GRAND THEATRE

Walmart

LOWE'S

110

15

Hattiesburg



SANGAMI ROAD

LEGEND

- APPROVED ON /OFF RAMP & FRONTAGE RD.
- ROAD BEING WIDEN TO 5 LANES
- SANGAMI EXTENSION

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