



**Location:**

Signalized corner with direct access to I 10 on Hwy 603  
NWC Hwy 603 & Hwy 90 , Waveland, Mississippi, 39576

**Property:**

3.18 acres zoned C - 3 highway Commercial includes a  
75 room hotel\*

**Price:**

\$2,595,000

**Parcel 1:**

- Commercial Land Site
- 1.33 Acres (57,974.48 SF)

**Parcel 2:**

- Closed 75 Room Hotel
- 29,000 SF Hotel Building
- 1.85 AC (80,753.63 SF) Lot

\* Note: Parcels may be sold separately, however Parcel 2  
must be sold first if not together with Parcel 1.

**FOR INFORMATION, CONTACT:**

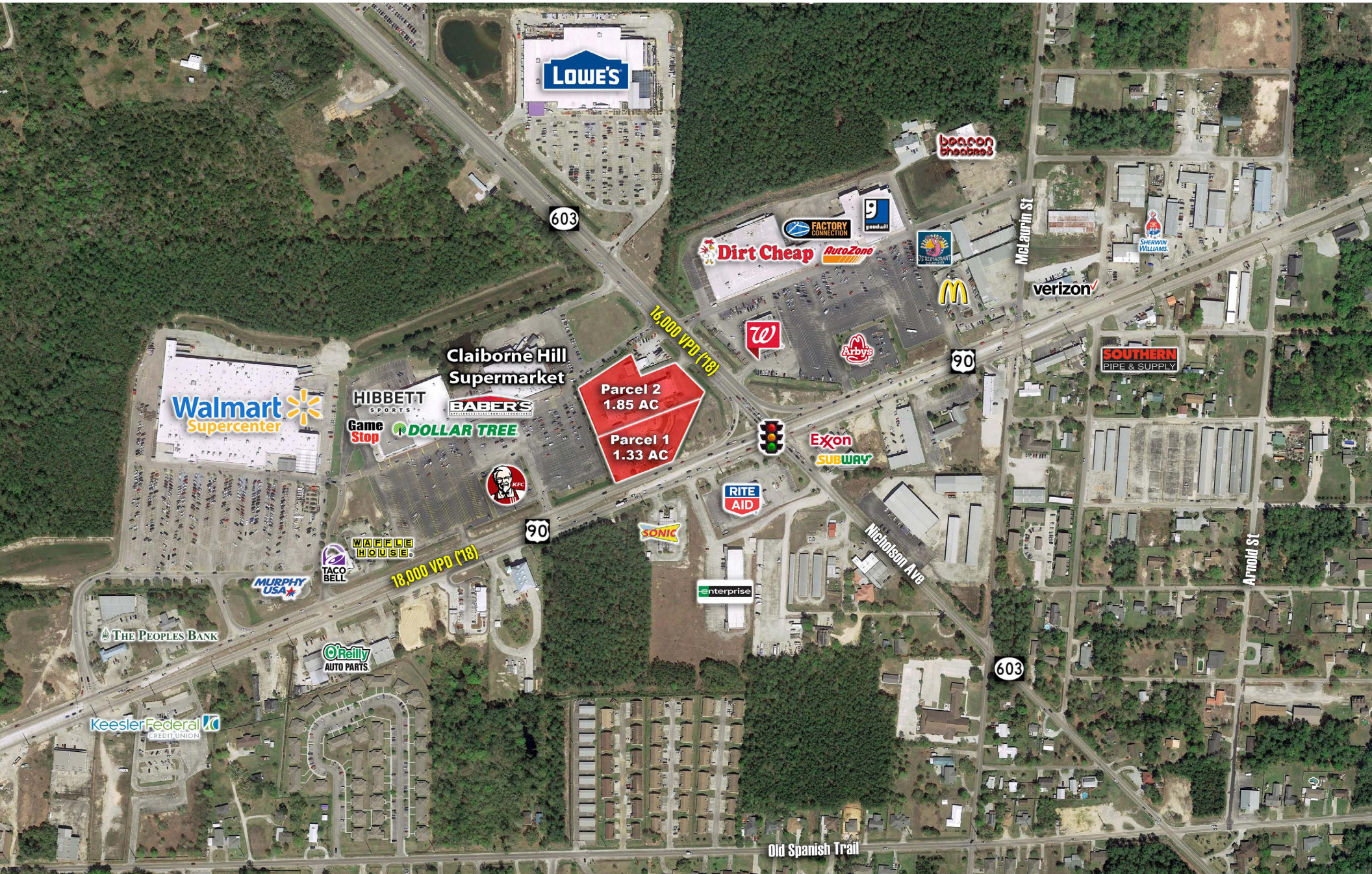
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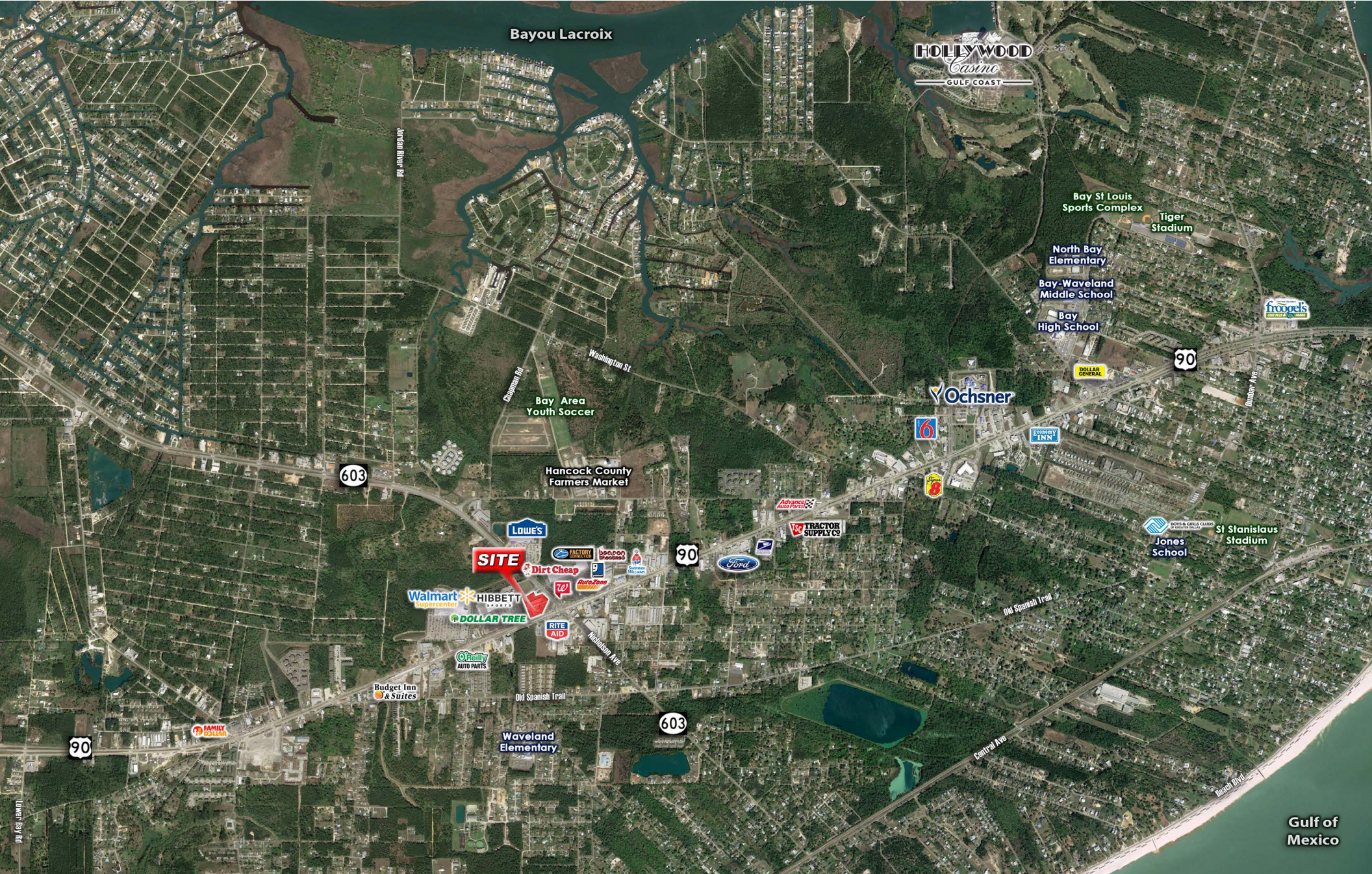
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# NWC OF SH 603 & US 90 | WAVELAND, MS



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,065	18,228	23,360
2010 Total Population	3,301	15,364	20,121
2019 Total Population	4,195	18,209	23,930
2019 Group Quarters	0	250	349
2024 Total Population	4,573	19,437	25,578
2019-2024 Annual Rate	1.74%	1.31%	1.34%
2019 Total Daytime Population	4,257	18,921	24,286
Workers	1,743	8,023	9,701
Residents	2,514	10,898	14,585
<b>Household Summary</b>			
2000 Households	1,177	7,326	9,346
2000 Average Household Size	2.59	2.46	2.46
2010 Households	1,278	6,254	8,017
2010 Average Household Size	2.58	2.42	2.47
2019 Households	1,633	7,422	9,522
2019 Average Household Size	2.57	2.42	2.48
2024 Households	1,778	7,921	10,164
2024 Average Household Size	2.57	2.42	2.48
2019-2024 Annual Rate	1.72%	1.31%	1.31%
2010 Families	852	3,945	5,088
2010 Average Family Size	3.08	2.98	3.03
2019 Families	1,061	4,562	5,894
2019 Average Family Size	3.11	3.02	3.08
2024 Families	1,146	4,825	6,238
2024 Average Family Size	3.12	3.04	3.10
2019-2024 Annual Rate	1.55%	1.13%	1.14%
<b>Housing Unit Summary</b>			
2019 Housing Units	2,068	9,828	12,764
Owner Occupied Housing Units	47.2%	47.8%	47.0%
Renter Occupied Housing Units	31.8%	27.7%	27.6%
Vacant Housing Units	21.0%	24.5%	25.4%
2024 Housing Units	2,240	10,428	13,554
Owner Occupied Housing Units	48.7%	48.9%	48.0%
Renter Occupied Housing Units	30.7%	27.1%	27.0%
Vacant Housing Units	20.6%	24.0%	25.0%

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<b>2019 Households by Income</b>			
Household Income Base	1,633	7,422	9,522
<\$15,000	18.9%	15.7%	16.0%
\$15,000 - \$24,999	14.2%	14.5%	14.3%
\$25,000 - \$34,999	12.9%	11.7%	12.1%
\$35,000 - \$49,999	13.0%	14.9%	14.5%
\$50,000 - \$74,999	18.9%	19.1%	19.6%
\$75,000 - \$99,999	12.2%	11.3%	11.4%
\$100,000 - \$149,999	7.8%	9.5%	9.0%
\$150,000 - \$199,999	1.5%	2.0%	1.8%
\$200,000+	0.4%	1.4%	1.3%
Average Household Income	\$50,105	\$55,599	\$54,844
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	976	4,701	6,003
<\$50,000	4.5%	4.0%	6.0%
\$50,000 - \$99,999	22.5%	18.0%	21.7%
\$100,000 - \$149,999	28.0%	28.2%	25.1%
\$150,000 - \$199,999	18.0%	17.7%	16.6%
\$200,000 - \$249,999	15.1%	15.6%	14.2%
\$250,000 - \$299,999	8.6%	7.2%	6.8%
\$300,000 - \$399,999	2.4%	6.1%	6.0%
\$400,000 - \$499,999	1.0%	2.0%	1.8%
\$500,000 - \$749,999	0.0%	0.5%	0.6%
\$750,000 - \$999,999	0.0%	0.2%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.7%	0.7%
Average Home Value	\$154,811	\$185,259	\$181,806
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.8%	92.1%	91.8%
Civilian Unemployed (Unemployment Rate)	7.1%	7.9%	8.2%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	1,703	7,376	9,405
White Collar	56.9%	56.5%	54.9%
Services	18.6%	20.8%	21.3%
Blue Collar	24.6%	22.7%	23.8%

	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	2,831	12,672	16,564
Less than 9th Grade	4.4%	3.0%	3.2%
9th - 12th Grade, No Diploma	7.8%	10.5%	11.8%
High School Graduate	21.7%	23.1%	23.4%
GED/Alternative Credential	9.5%	7.0%	6.8%
Some College, No Degree	27.6%	25.9%	26.2%
Associate Degree	8.9%	8.5%	8.2%
Bachelor's Degree	13.3%	15.3%	14.0%
Graduate/Professional Degree	6.8%	6.7%	6.4%
<b>2019 Population by Race/Ethnicity</b>			
Total	8,768	46,581	67,301
White Alone	72.4%	71.2%	68.3%
Black Alone	20.7%	18.6%	20.3%
American Indian Alone	1.8%	3.3%	3.8%
Asian Alone	2.0%	1.4%	1.4%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	1.1%	3.1%	3.4%
Two or More Races	1.9%	2.4%	2.5%
Hispanic Origin	4.4%	6.3%	6.6%
<b>2019 Population by Age</b>			
Total	8,765	46,581	67,302
0 - 4	5.7%	6.5%	6.7%
5 - 9	6.1%	6.5%	6.8%
10 - 14	6.6%	6.6%	6.8%
15 - 24	11.9%	12.0%	11.9%
25 - 34	12.2%	15.2%	15.2%
35 - 44	12.2%	13.3%	13.4%
45 - 54	13.4%	12.2%	12.1%
55 - 64	15.4%	13.0%	12.8%
65 - 74	9.5%	8.7%	8.6%
75 - 84	4.5%	4.2%	4.2%
85 +	2.6%	1.9%	1.6%
18 +	77.5%	76.8%	75.9%