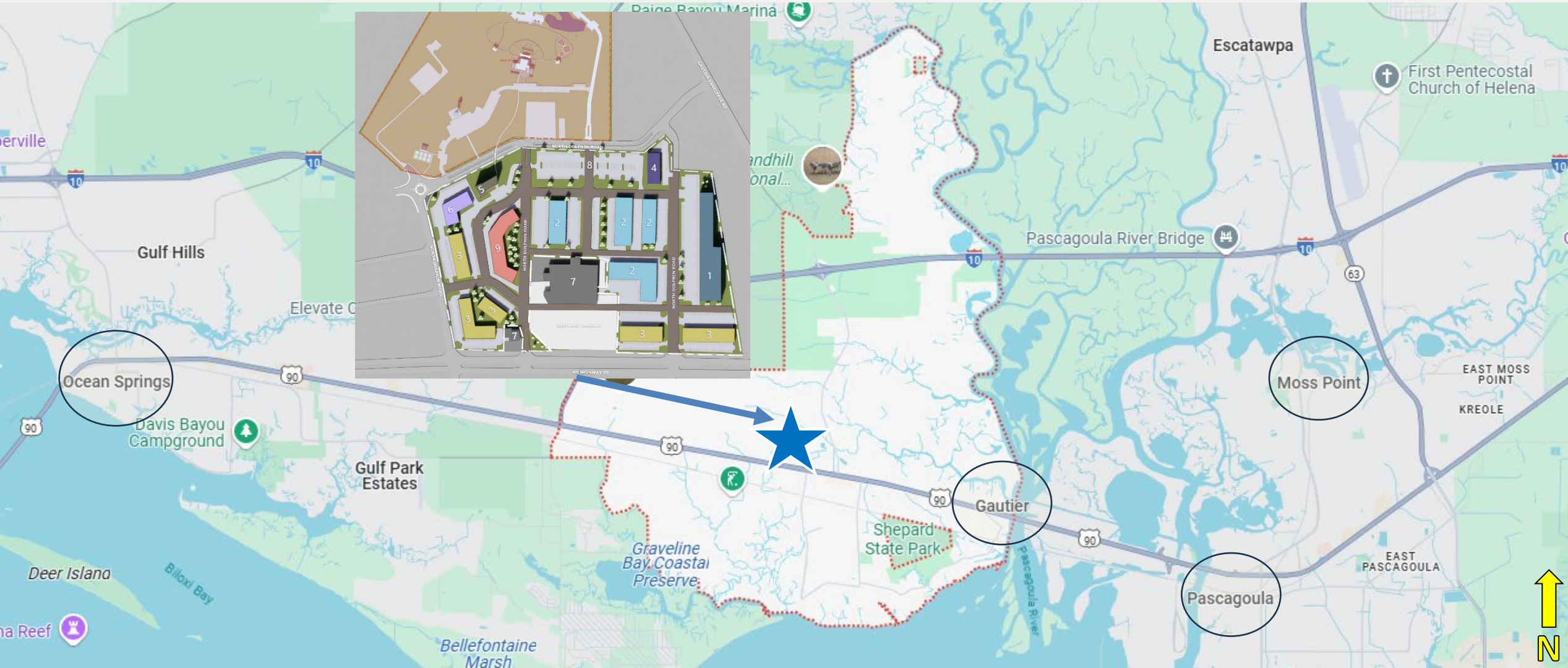


GAUTIER TOWN COMMONS



John Abernathy
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Gautier, MS 39533

GAUTIER DEMOGRAPHICS AND TRAFFIC COUNTS

POPULATION

- POPULATION OF CITY – 19,026
- EMPLOYED POPULATION – 9,020
- MEDIAN AGE – 38.9 Years
- MEDIAN INCOME - \$62,480

TRAFFIC

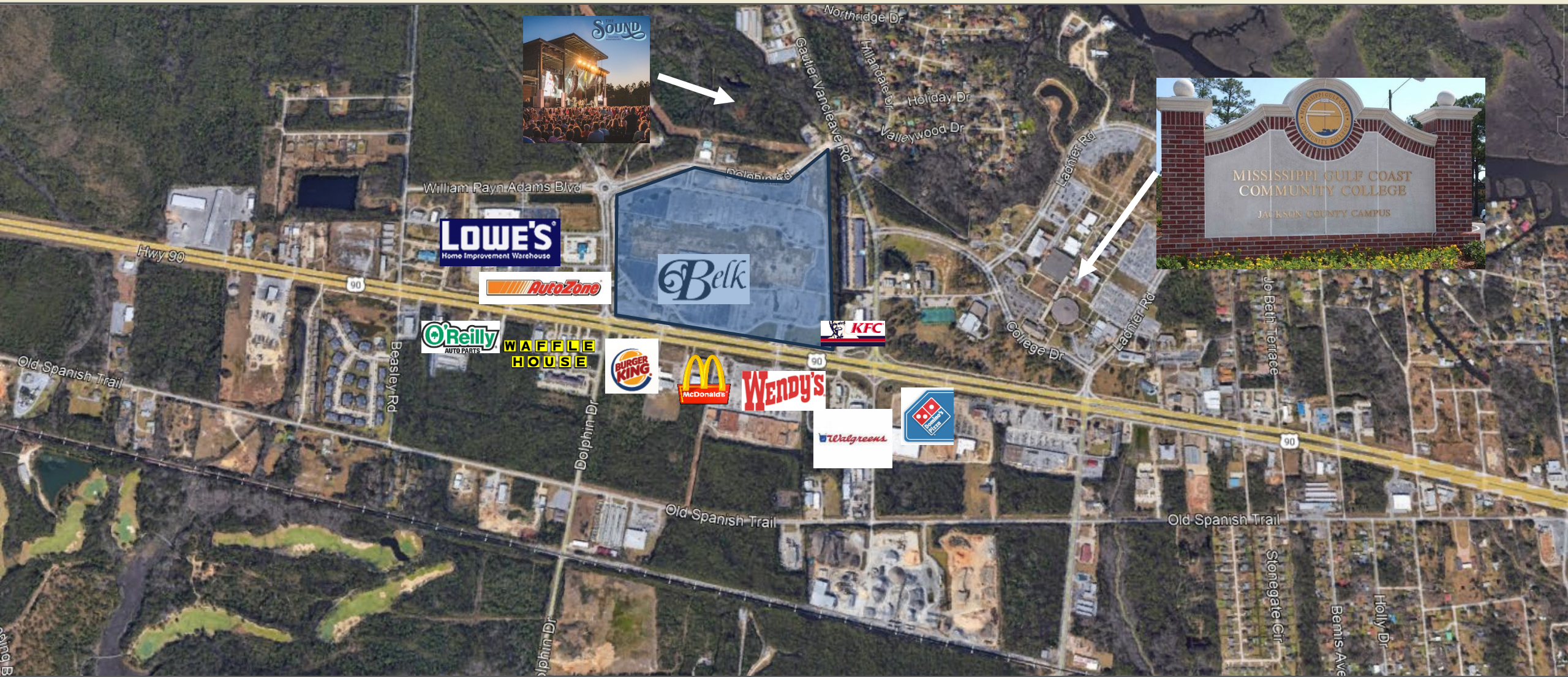
- 33,000 VPD in front of the site.
- **73% GROWTH IN TRAFFIC SINCE 2020**



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GAUTIER BUSINESSES



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MASTER REDEVELOPMENT PLAN



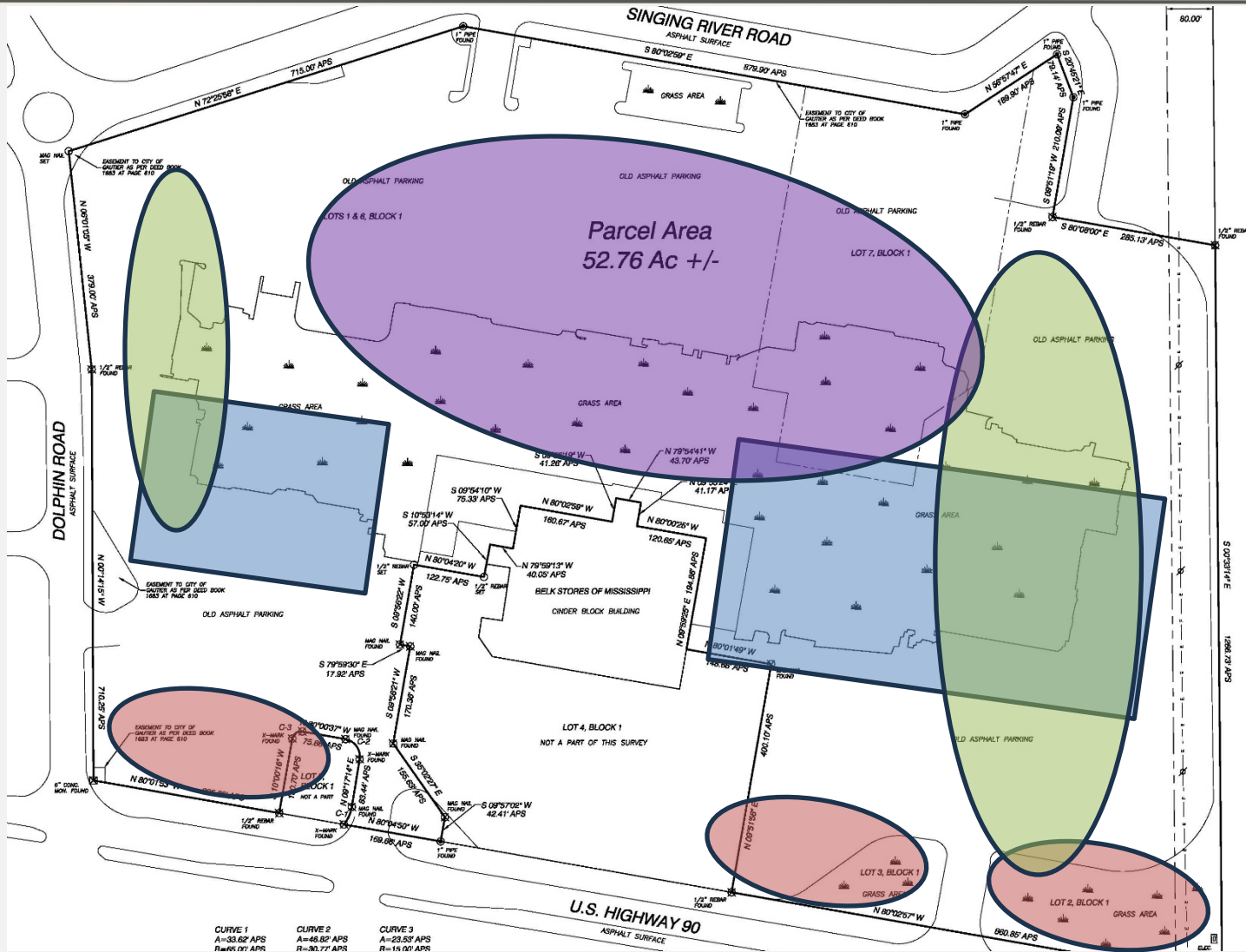
- 1 FLEX RETAIL / SENIOR HOUSING
OFFICE / MEDICAL
- 2 MULTI-FAMILY / RETAIL
CONDO / OFFICE
- 3 COMMERCIAL
- 4 CITY HALL
- 5 NEW PERFORMING
ARTS CENTER
- 6 ENTERTAINMENT
- 7 EXISTING BUILDING
- 8 PARKING
- 9 HOSPITALITY



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GAUTIER REDEVELOPMENT OPPORTUNITIES



-  Large Retail Areas
-  Highway Frontage
-  Hotel, restaurant, office
-  Mixed Use



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