

Market Street:

Available Properties

2015



- Pascagoula named #3 on USA Today's Fastest Growing Economies (2013)
- Home to the largest employer and port in Mississippi
- Pascagoula School District named 100 Best Communities for Young People in America (2010, 2011, and 2012)
- Jackson County, Mississippi's county seat

Explore great investment and rental opportunities on the beautifully landscaped divided boulevard – Market Street – in the scenic Gulf Coast city of Pascagoula, MS.



For more information, please contact:

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Market Street Available Properties

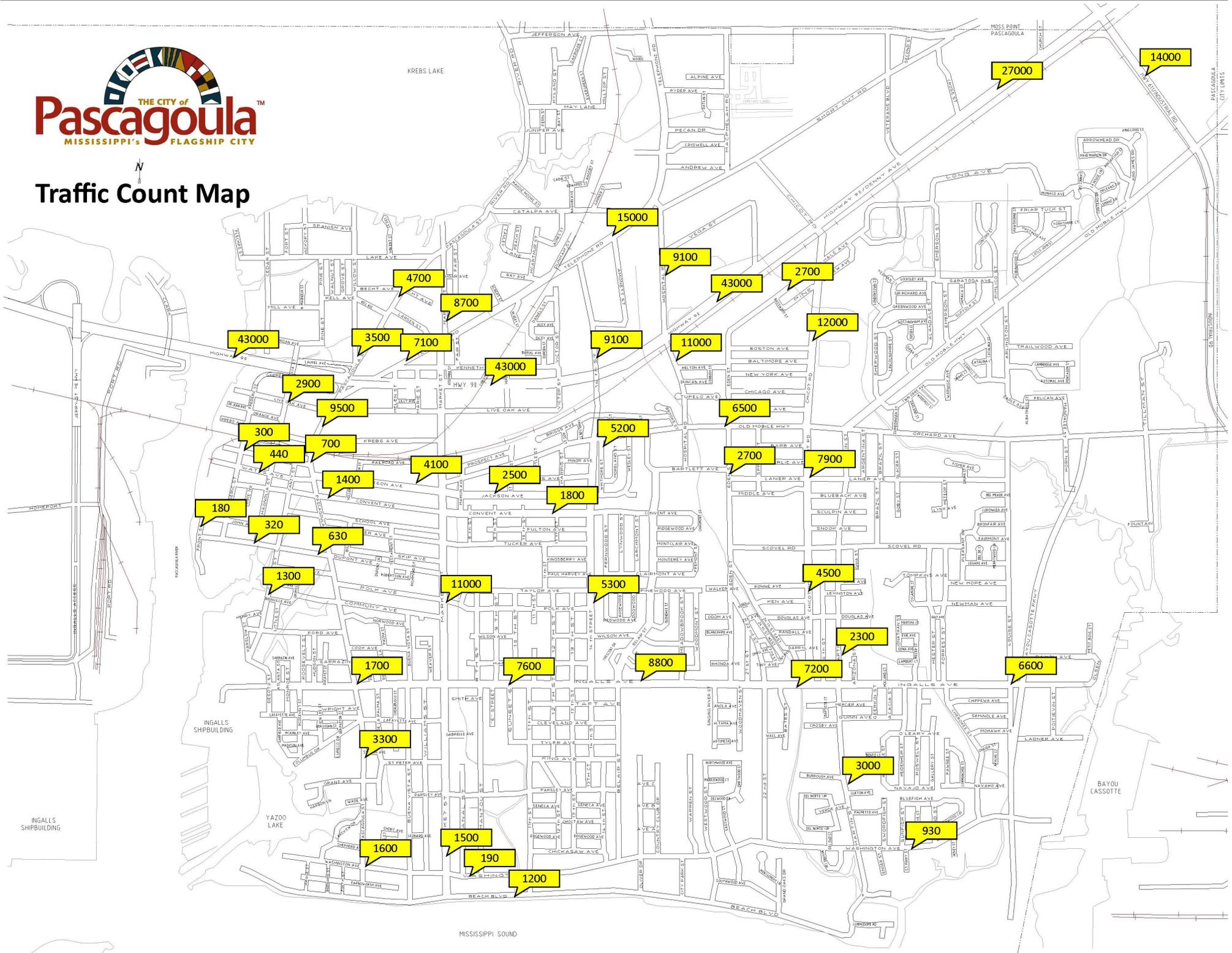
City Contact: Jen Dearman
Phone: (228) 938-6651
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1. 1241 Market Street
2. 1405 Market Street
3. 1411 Market Street
4. 1429 Market Street
5. 1755 Market Street
6. 1969 Market Street
7. 2212 Market Street
8. Polk Avenue
9. 2809 Market Street
10. 3125 Market Street
11. 3221 Market Street



Traffic Count Map



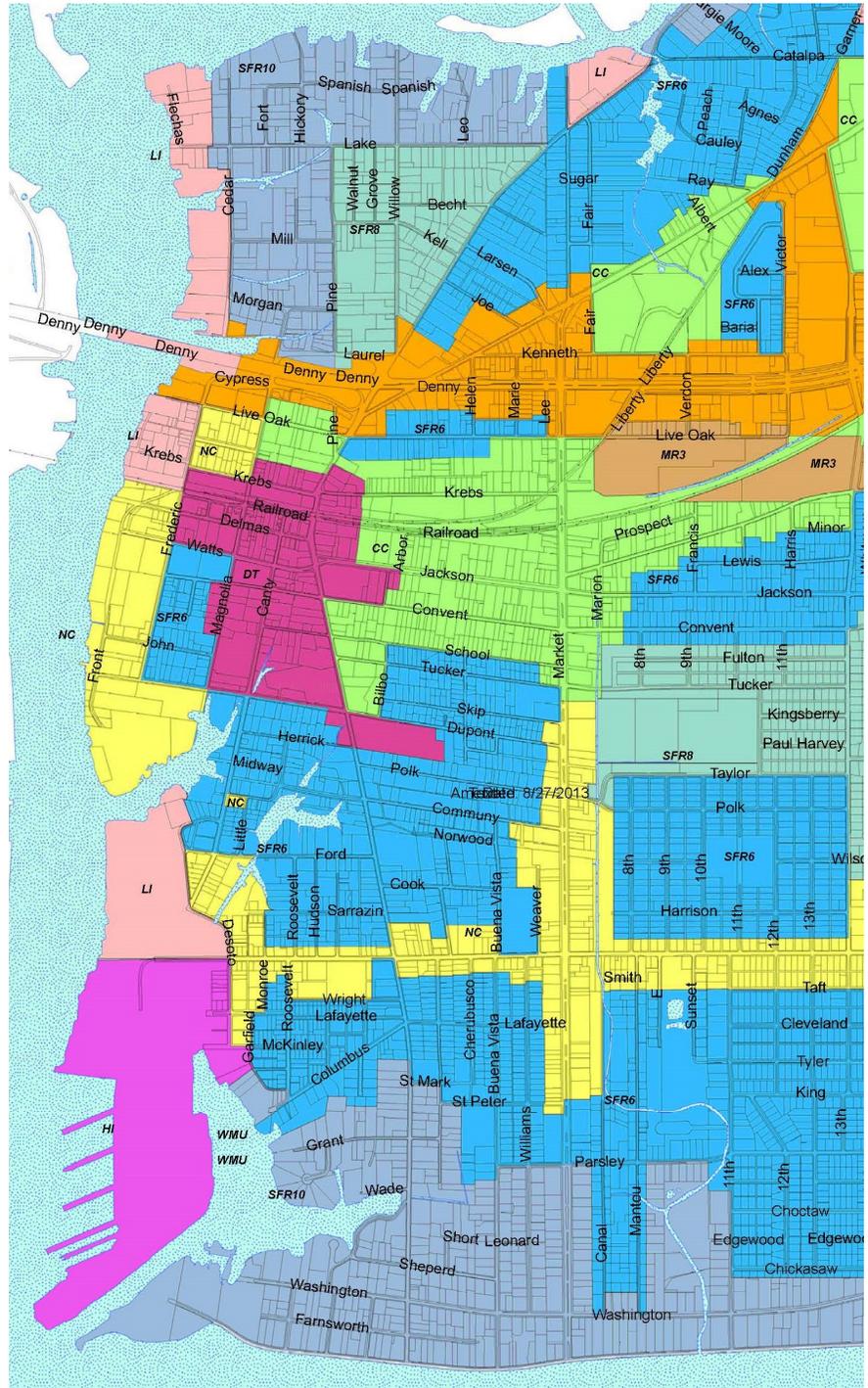
Market Street Zoning Map

City Contact: Jen Dearman
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2011 Zoning Map Prop. Zoning

- CC
- DT
- HI
- LI
- MR3
- NC
- RC
- SFR10
- SFR6
- SFR8
- WMU



MARKET STREET REVITALIZATION INCENTIVES

Market Street Facade Grant Program

- \$5,000 matching facade grants for businesses located on Market Street
- *FY2015 - Pending Council approval*

Marketing Grant Program

- \$5,000 matching marketing grants for businesses within Pascagoula
- *FY2016 - Pending Council approval*

Tax Abatement Policy

- Local abatement of up to 80% of ad valorem taxes on increased appraised value inside the Central Business District

Tax Increment Financing (TIF)

- Local program requiring the City to establish a TIF district
- A TIF captures the net new or incremental taxes (property or sales) that are created when a property is redeveloped
- Those revenues can be used to help finance the project. Funding is only generated with a successful project.

Advantage Jobs Incentive Program

- State rebate program designed to encourage new businesses to locate within the state
- Average wage must be equal to the county or state wage and create 200 new jobs

Historic Tax Credits

- Federal and State level credits available
- MDAH administers a 20% federal tax equal to 20% of the rehab of a National Register/historic district property
- 10% credit available for rehabs more than \$5,000 of pre-1936 commercial properties

Broadband Technology Tax Credits

- State income or franchise tax credits for telecommunication businesses to encourage high-speed internet access

Sales & Use Tax Exemption for Construction or Expansion

- Available to manufacturers or custom processors
- With MDA designation, available to data and information processing companies and technology intensive facilities

Tourism Rebate Program

- Provides a tax rebate of a % of sales taxes collected for up to 15 years for new tourism-oriented projects in the state
- Available with at least a \$10,000,000 private investment for theme parks, water parks, entertainment/outdoor adventure parks, cultural/historical interpretive educational centers or museums, motor speedways, indoor/outdoor entertainment centers/complexes, convention centers, professional sports facilities, spas, natural phenomenon attractions, public marinas

Industrial Property Tax Exemption

- Exemption to industries that locate or expand in the state
- Available to manufacturers, processors, refineries, r&d facilities, warehouse/distribution facilities, telecommunication companies, data and information companies, tourism impacting recreational facilities, movie industry studios, and technology intensive facilities

Free Port Warehouse Property Tax Exemption

- Exemption on finished goods inventory being held and stored prior to a destination outside of MS

State Aerospace Initiative Incentives

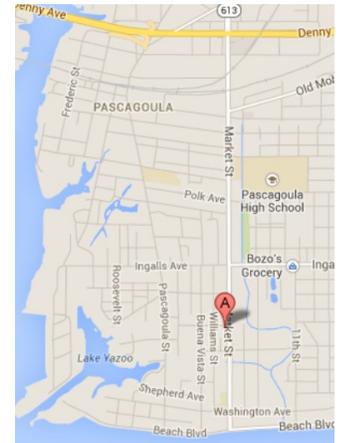
- Tax incentives to companies manufacturing or assembling components for the aerospace industry or provide research, development, or training services for the sector and are looking to locate or expand in the state.

Job Tax Credits

- State income tax credits can be applied to reduce an employer's income liability.
- Available to manufacturers, wholesalers, processors, r&d facilities, distributors, and warehouses.
- With MDA designation, available to air and transportation maintenance facilities, telecommunity, data and information companies, computer software development enterprises, tourism impacting recreational facilities, resort hotels (150 beds), movie industry studios, and technology-intensive facilities

1241 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Investor

Currently leased by a successful salon. Great investment property.

Property Characteristics:

- Located on main street in City
- Open layout with high ceilings
- Substantial parking in front

Realtor Contact:

Coldwell Banker Realty, (228) 762-7777

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 3,452
- **Daily Traffic Count:** 19,000
- **Current Use:** salon
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **Sell Price:** \$198,500

1405 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenants

Completely renovated office building.

Property Characteristics:

- Great office space on busy street
- Property offers a reception area, conference room, nine offices, two restrooms and a break area.

Realtor Contact:

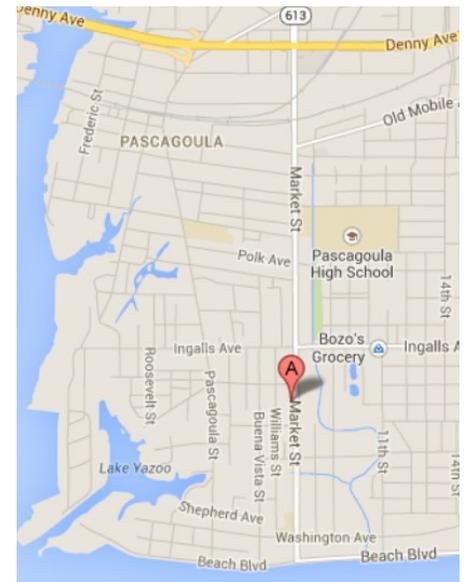
Parker and Rankin Realty, (228) 696-8885.

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 1,700
- **Daily Traffic Count:** 11,000
- **Former Use:** office
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **List Price:** \$159, 900

1411 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenant

Attractive brick office building in high traffic area formerly used as a dental practice.

Property Characteristics:

- Located on main street in City
- All dental equipment will remain with building

Realtor Contact:

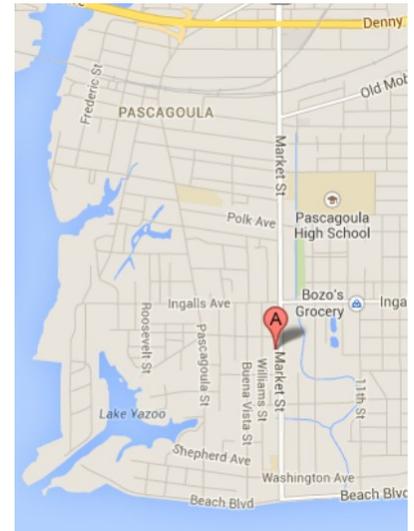
Parker and Rankin Realty, (228) 696-8885

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 1,152
- **Daily Traffic Count:** 19,000
- **Former Use:** dental office
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **Sell Price:** \$109,900

1429 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenant

Attractive brick office building on high traffic street.

Property Characteristics:

- Located on main street in City

Realtor Contact:

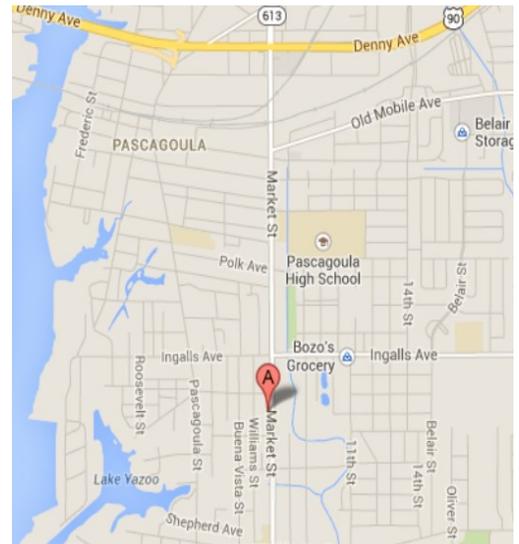
Parker and Rankin Realty, (228) 696-8885

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 2,159
- **Daily Traffic Count:** 4,100
- **Former Use:** Office Space
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

1755 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenant

Attractive brick building located next to busy retail strip.

Property Characteristics:

- Located on main street in City
- Perfect for startup restaurant located next door to successful coffee shop and retail business.

Realtor Contact:

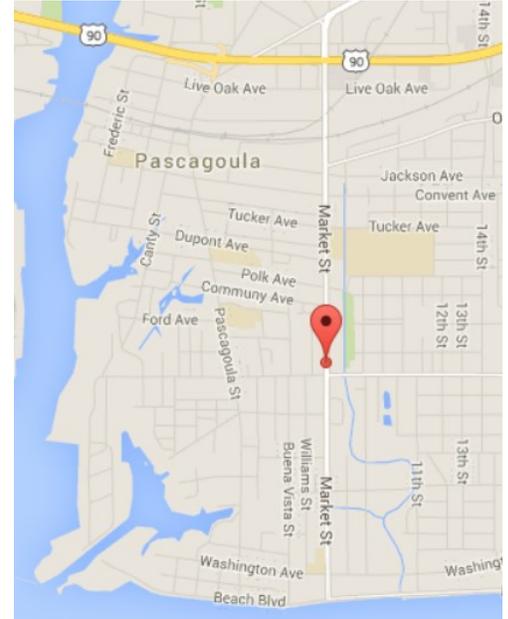
Coldwell Banker, (228) 769-7777

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 1,200
- **Daily Traffic Count:** 4,100
- **Former Use:** restaurant
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

1969 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenants

Attractive brick building located on busy street.

Property Characteristics:

- Great location for either office or retail
- Open floor plan with lobby, offices and break room
- Parking in front and rear

Realtor Contact:

Kenneth Jones II at (228) 569-4471.

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 2,496
- **Daily Traffic Count:** 11,000
- **Former Use:** bank
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **List Price:** \$179,000

2212 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenants

Attractive office space located in a multiple storefront building on busy street in the center of town

Property Characteristics:

- Located on main street in City
- High traffic count

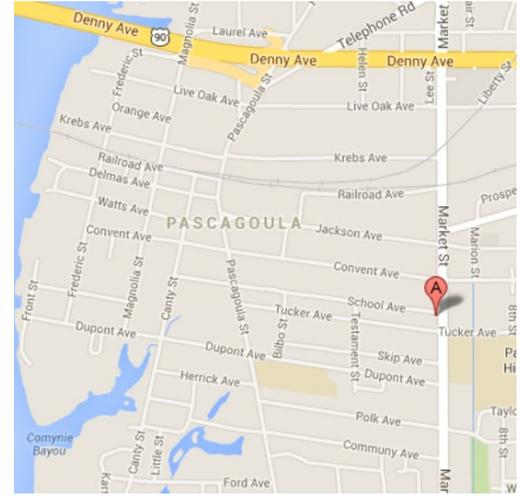
Realtor Contact: Coldwell Banker, (228) 696-0002

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 2,100
- **Daily Traffic Count:** 11,000
- **Former Use:** office
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

2809 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenants

Attractive brick building located on busy street formerly a dental office.

Property Characteristics:

- Located on main street in City

Realtor Contact:

Coldwell Banker, Alfonso Realty (228) 769-7777

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 4,760
- **Daily Traffic Count:** 11,000
- **Former Use:** dental office
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula

3125 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Investors

Great visibility on main street next to Charter Bank. Space is currently being leased to two successful businesses.

Property Characteristics:

- Located on main street in City
- Warehouse area with roll up doors

Realtor Contact:

Coldwell Banker, (228) 769-7777

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 3,503
- **Daily Traffic Count:** 11,000
- **Current Use:** retail store
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula
- **Sell Price:** \$130,000

3221 Market Street

City Contact: Jen Dearman
Phone: (228) 938-6651
Email: jdearman@cityofpascagoula.com



Looking for Potential Tenants

Former music store building completed in 2001. Water, sewer, electric at site.

Property Characteristics:

- Located on main street in City with successful chiropractic office next door.
- Open layout with high ceilings

Realtor Contact:

Coldwell Banker Realty, John Jones, (228) 762-7777

Specifications:

- **Buildings:** 1
- **Floors:** 1
- **Sq Ft:** 2,310
- **Daily Traffic Count:** 19,000
- **Former Use:** Music store
- **Fire Protection:** City of Pascagoula
- **Electric:** MS Power
- **Water:** City of Pascagoula
- **Waste Water:** City of Pascagoula