

Gautier Place

3111 US-90, Gautier, MS 39553

pounders&associates
COMMERCIAL REAL ESTATE

Listing ID: 30022247
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building
Size: 5,751 SF
Sale Price: \$1,050,000
Unit Price: \$182.58 PSF
Sale Terms: Cash to Seller

Overview/Comments

This 5,751 SF retail property is located centrally within the city limits of Gautier, MS on the Mississippi Gulf Coast. Approximately 4,032 SF is leased to the United States Government through April 6, 2019 and utilized as an Armed Forces recruiting center. The remaining 1,719 SF is leased to building is leased to World Finance Company of Mississippi, LLC through July 2020. The current net annual operating income is \$74,779.63.

The property is located in a developed area near nationally-recognized tenants including Sonic, Burger King, O'Reilly Auto Parts, and Waffle House and across Highway 90 from Lowe's. The owners of the former Singing River Mall property nearby have announced that they will invest \$90 million in redeveloping the site into a 380,000 SF open-air mall. Highway 90 Road runs East and West and is the main traffic corridor along the Mississippi Gulf Coast. The area is south of Interstate 10 and on the south side of Highway 90. The city of Ocean Springs is located to the West and the city of Pascagoula is to the east.

The traffic count on Highway 90 near the city center is over 37,000 automobiles per day. Gautier boasts the Jackson County Campus of the Mississippi Gulf Coast Community College System, and a regional 600,000 square foot shopping mall. Gautier attracts retirees and families alike because of the two excellent 18-hole golf courses, state park, festivals, senior citizens center, and gated residential areas.



More Information Online

<http://poundersandassociates.catylist.com/listing/30022247>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Jackson County, Mississippi	Property Use Type:	Investment
Tax ID/APN:	82435240.275	Building/Unit Size (RSF):	5,751 SF
Retail-Commercial Type:	Free-Standing Building	Land Area:	0.92 Acres
Zoning:	TC - TOWN CENTER	Sale Terms:	Cash to Seller

Building Related

Passenger Elevators:	0
Freight Elevators:	0

Tenant Profile

Tenant Business Name:	United States of America	SF of Space Occupied:	4,032 SF
Is Renting?:	Yes	Current Rent:	\$27.27 PSF (Annual)
Suite Number:	A	Lease Expiration:	4/2019

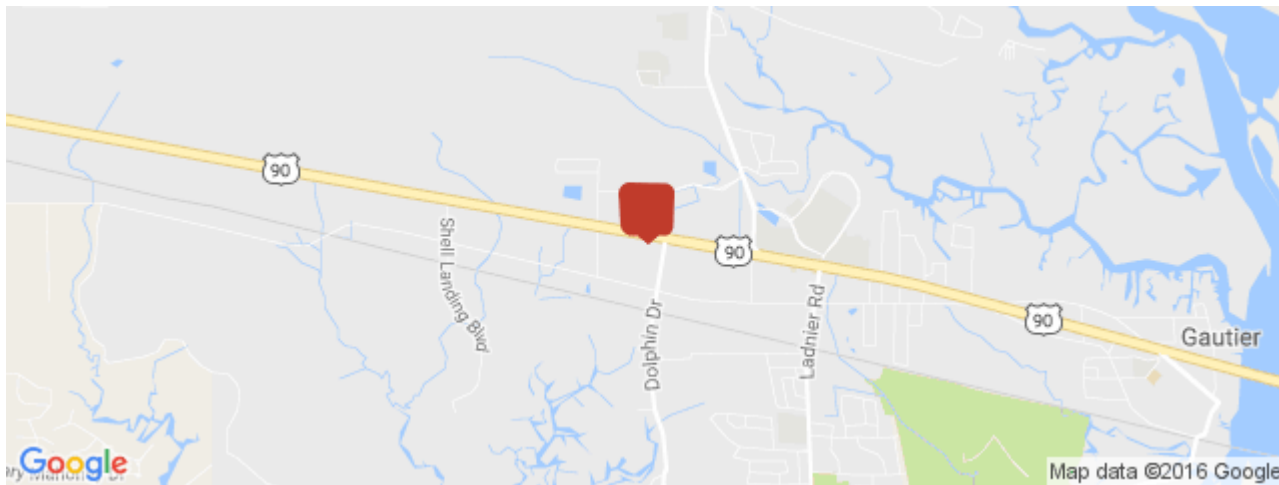
Tenant Notes In addition to \$12.00 PSF in base rent, the Tenant pays \$15.27 PSF in additional rent for CAM, taxes, insurance, janitorial, utilities, and other services described in the lease.

Tenant Profile

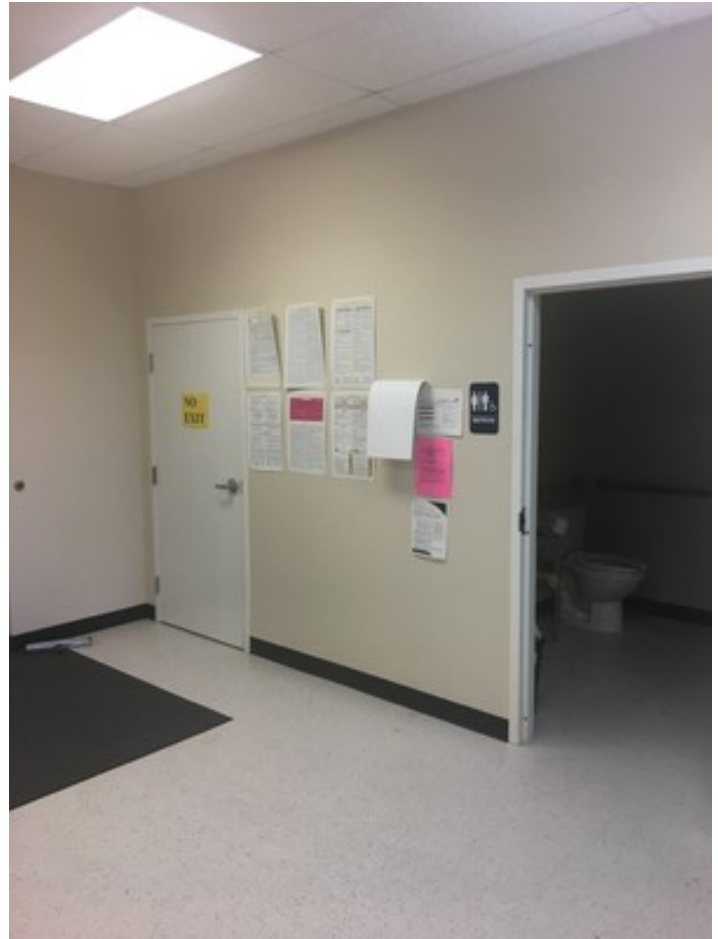
Tenant Business Name:	World Finance Company of Mississippi, LLC	Current Rent:	\$10 PSF (Annual)
Is Renting?:	Yes	Lease Expiration:	7/2020
Annual Revenue:	\$0 (Annual)	Options:	One two-year option at \$1,650 per month (\$11.52 PSF)
SF of Space Occupied:	1,719 SF		

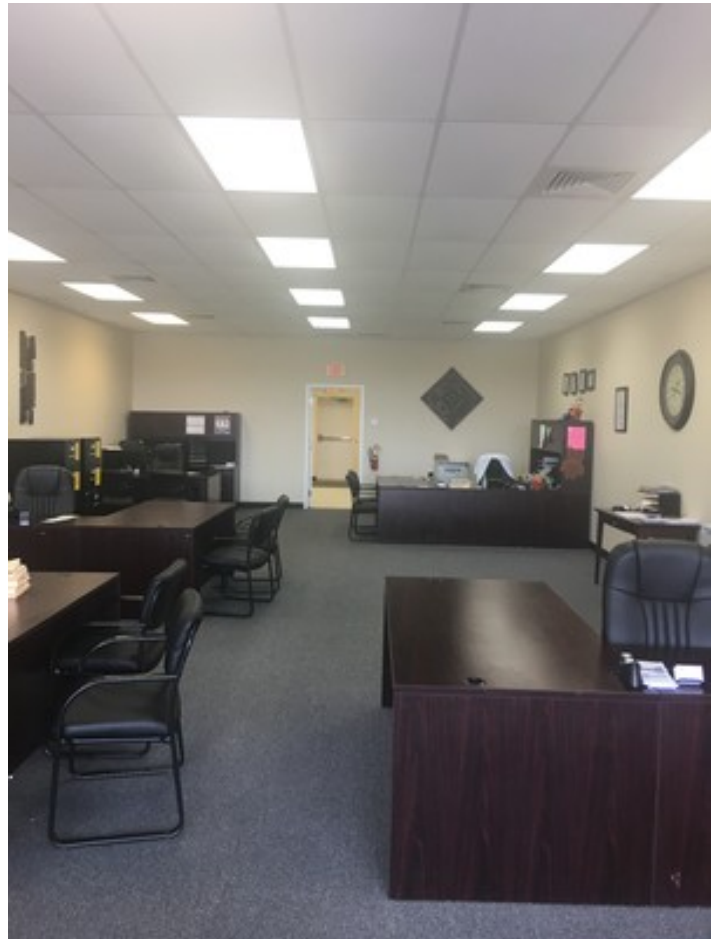
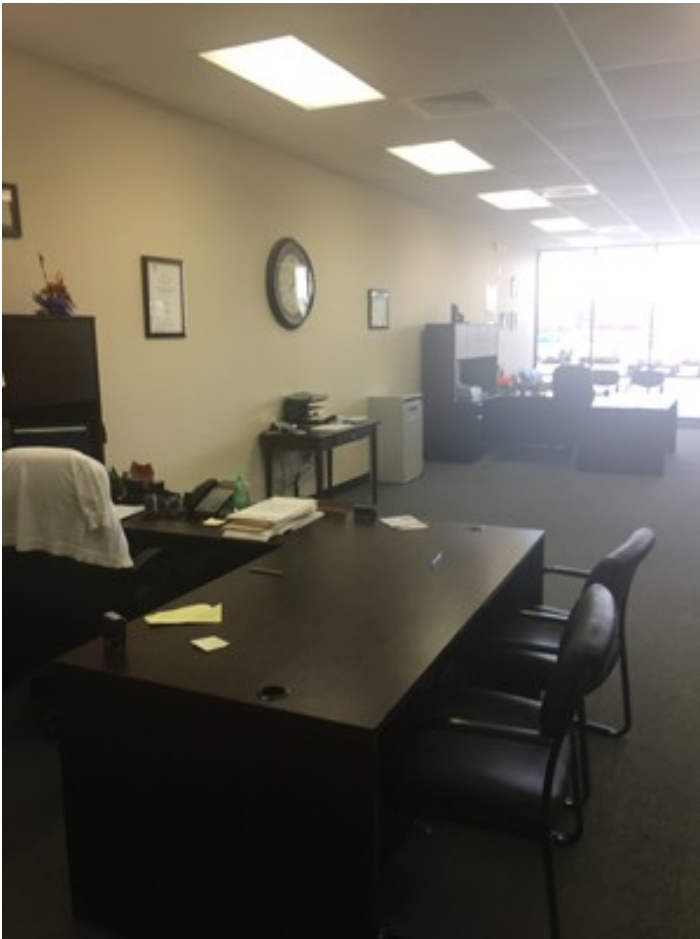
Location

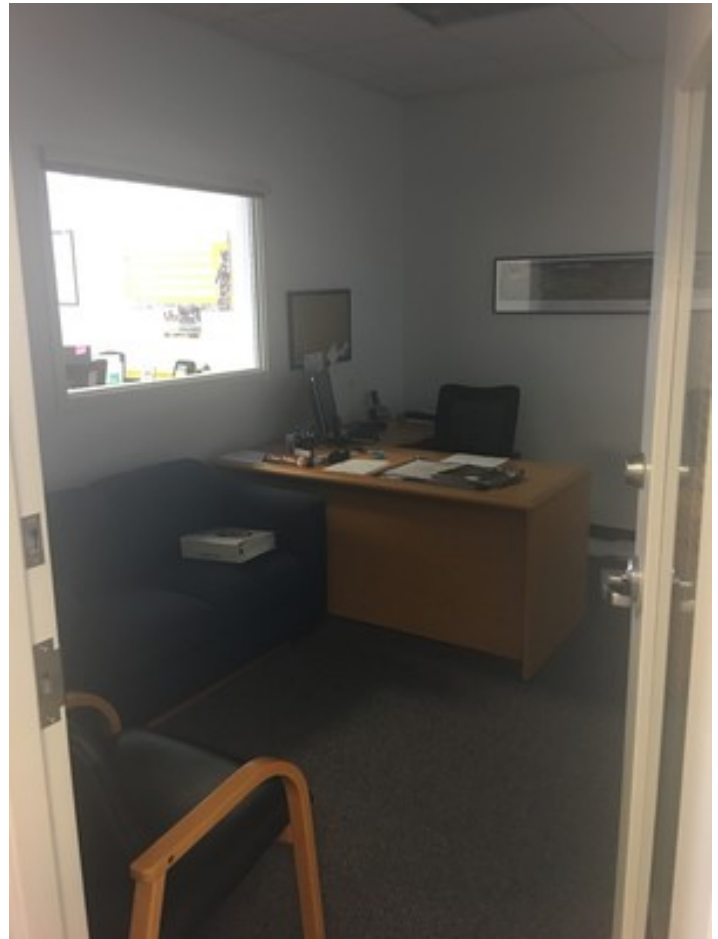
Address:	3111 US-90, Gautier, MS 39553
County:	Jackson
MSA:	Gulfport-Biloxi-Pascagoula

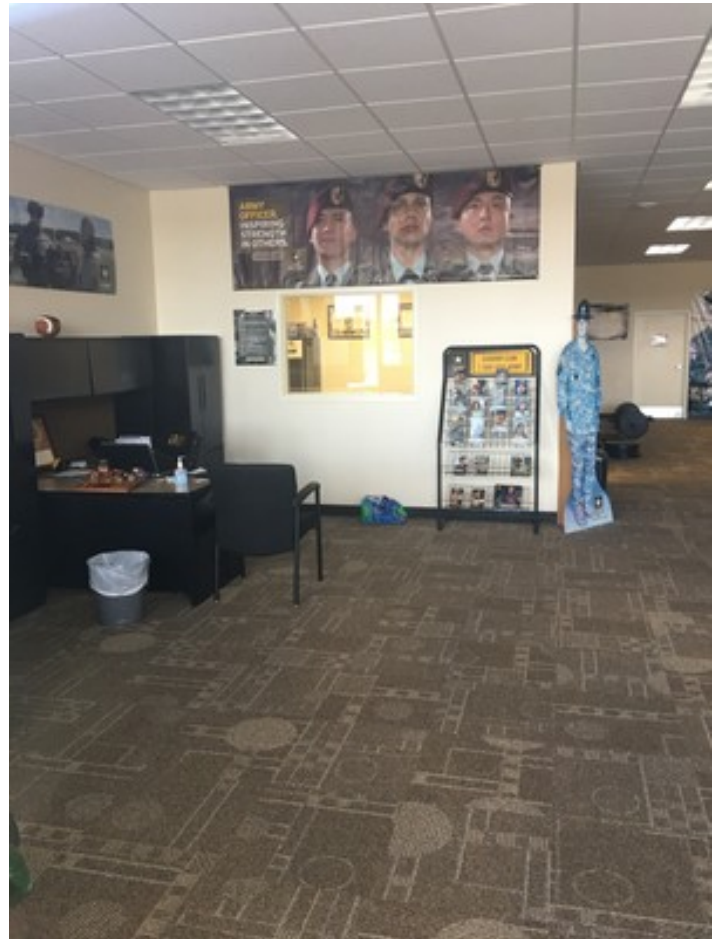


Property Images













Property Contacts

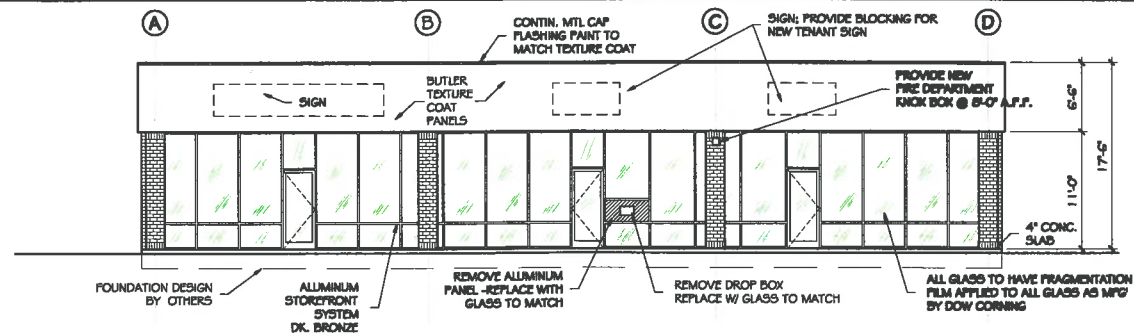


Gregg Pounders, CCIM

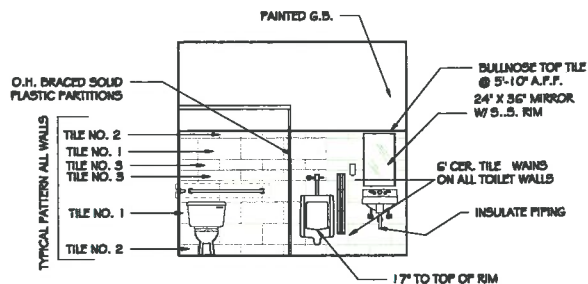
Pounders and Associates, Inc.

256.766.0998 [0]

gpounders@poundersandassociates.com



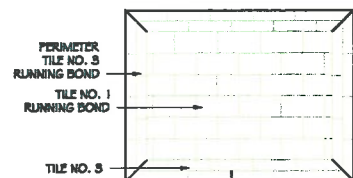
FRONT ELEVATION
Scale: 1/8"=1'-0"



FIXTURE WALL-MEN'S TOILET
Scale: NONE

PORCELAIN TILE LEGEND

TILE NO. 1-CROSSVILLE STRUCTURE AV221 GYPSUM
TILE NO. 2 CROSSVILLE STRUCTURE AV223 SHALE
TILE NO. 3 CROSSVILLE STRUCTURE AV225 BASALT



TILE FLOOR PATTERN

TILE NO. 1-CROSSVILLE STRUCTURE AV221 GYPSUM
TILE NO. 2 CROSSVILLE STRUCTURE AV223 SHALE
TILE NO. 3 CROSSVILLE STRUCTURE AV225 BASALT

NAVY ROOM FINISH SCHEDULE

1. ALL GYPSUM SURFACE TO BE PAINTED: SHERWIN WILLIAMS UNITED STATES NAVY RECRUITING WHITE, LATEX EGGSHELL.
2. CARPETING SHALL BE SHERWIN WILLIAMS RECRUITING STANDARD #71033 COLOR WATER GARDEN, CARPET TILE, NONSLIP.
3. CHAIR RAIL IN COMMON AREA SHALL BE PAINTED SHERWIN WILLIAMS UNITED STATES NAVY RECRUITING YELLOW.
4. DOORS AND FRAMES SHALL MATCH THE ADJACENT WALL COLOR.
5. VINYL COMPOSITION TILE FLOORS SHALL BE MANNINGTON COLORPOINT 616 CRISTAL ROSA.
6. COVE BASE SHALL BE JOHNSONITE DC40 4\"/>

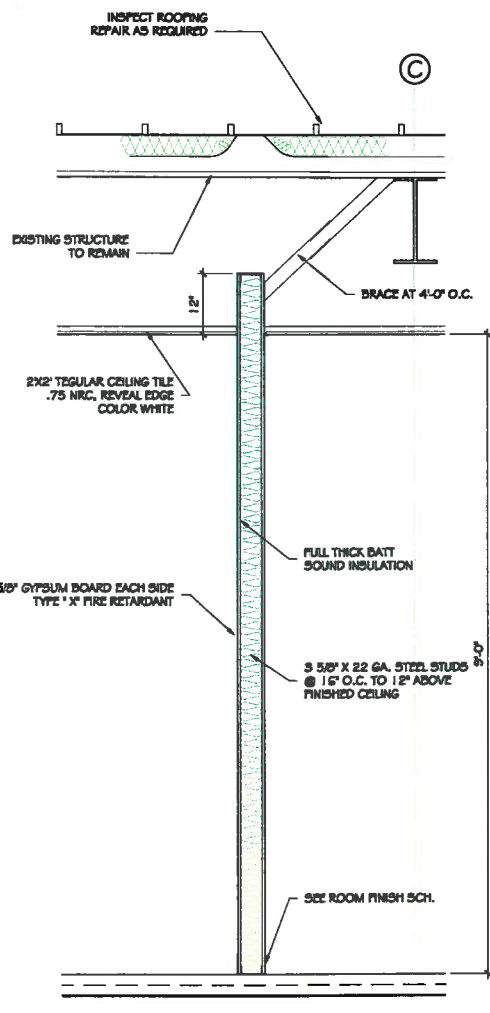
ARMY ROOM FINISH SCHEDULE

1. ALL GYPSUM SURFACE TO BE PAINTED: SHERWIN WILLIAMS RECRUITING WHITE, LATEX EGGSHELL.
2. CARPET SHALL BE CARPET TILE, INTERFACED HOUSE #1600-HOUSE, COLOR TONIGHTON 3-5-4, TYPICAL STYLE.
3. ALL WOOD ROOMS TO BE PAINTED: SHERWIN WILLIAMS RECRUITING WHITE, LATEX EGGSHELL.
4. CHAIR RAIL IN COMMON AREA SHALL BE PAINTED SHERWIN WILLIAMS RECRUITING YELLOW.
5. DOORS AND FRAMES SHALL MATCH THE ADJACENT WALL COLOR.
6. VINYL COMPOSITION TILE FLOORS SHALL BE MANNINGTON COLORPOINT 616 CRISTAL ROSA.
7. COVE BASE SHALL BE JOHNSONITE DC40 4\"/>

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	HGTH.	REMARKS
ARMY	CARPET	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	10'-0"	
NAVY	CARPET	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	10'-0"	
OFFICE 1 & 2	CARPET	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	9'-0"	
TEST 1 & 2	CARPET	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	9'-0"	
WOMEN	CER. TILE	CER. TILE	GY. BD. PAINTED*	GY. BD. PAINTED*	9'-0"	
COMMON AREA	VCT	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	9'-0"	
STORAGE 1 & 2	CONCRETE	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	9'-0"	
WATER CL.	CONCRETE	RUBBER	GY. BD. PAINTED*	2X2 ACoust. TILE	9'-0"	

TYPICAL CEILING TILE SHALL BE EQUAL TO ARMSTRONG FINE INSURED
HIGH NRC NO. 1756 2' X 2' REGULAR, 15/16\"/>



TYPICAL WALL SECTION
Scale: 3/4"=1'-0"

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES: A. ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY REQUIREMENTS AND CODES, INCLUDING FIRE CODES. B. INTERNATIONAL BUILDING CODE 2006 C. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 308.1-77. D. A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 8TH EDITION. E. 2006 INTERNATIONAL HANDBOOK.
2. THE GENERAL CONTRACTOR SHALL AT ALL TIMES AVOID OVERHEAD ELECTRICAL POWER LINES DURING THE COURSE OF THE PROJECT WORK.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATION WITH THE TENANT'S SPECIFICATIONS AND THESE PLANS.
4. ALTHOUGH THESE DRAWINGS ARE DIAGNOSTIC, IT IS THE INTENT THAT THE OWNER RECEIVE A COMPLETE, WATER-TIGHT BUILDING CONSTRUCTED IN A WORKMANLIKE MANNER.
5. THE GENERAL CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANY PRIOR TO START OF CONSTRUCTION AND STRICTLY COORDINATE THE UTILITY CONNECTIONS OR CUT-OFFS FOR ALL WORK, WHETHER ABOVE OR BELOW GROUND.

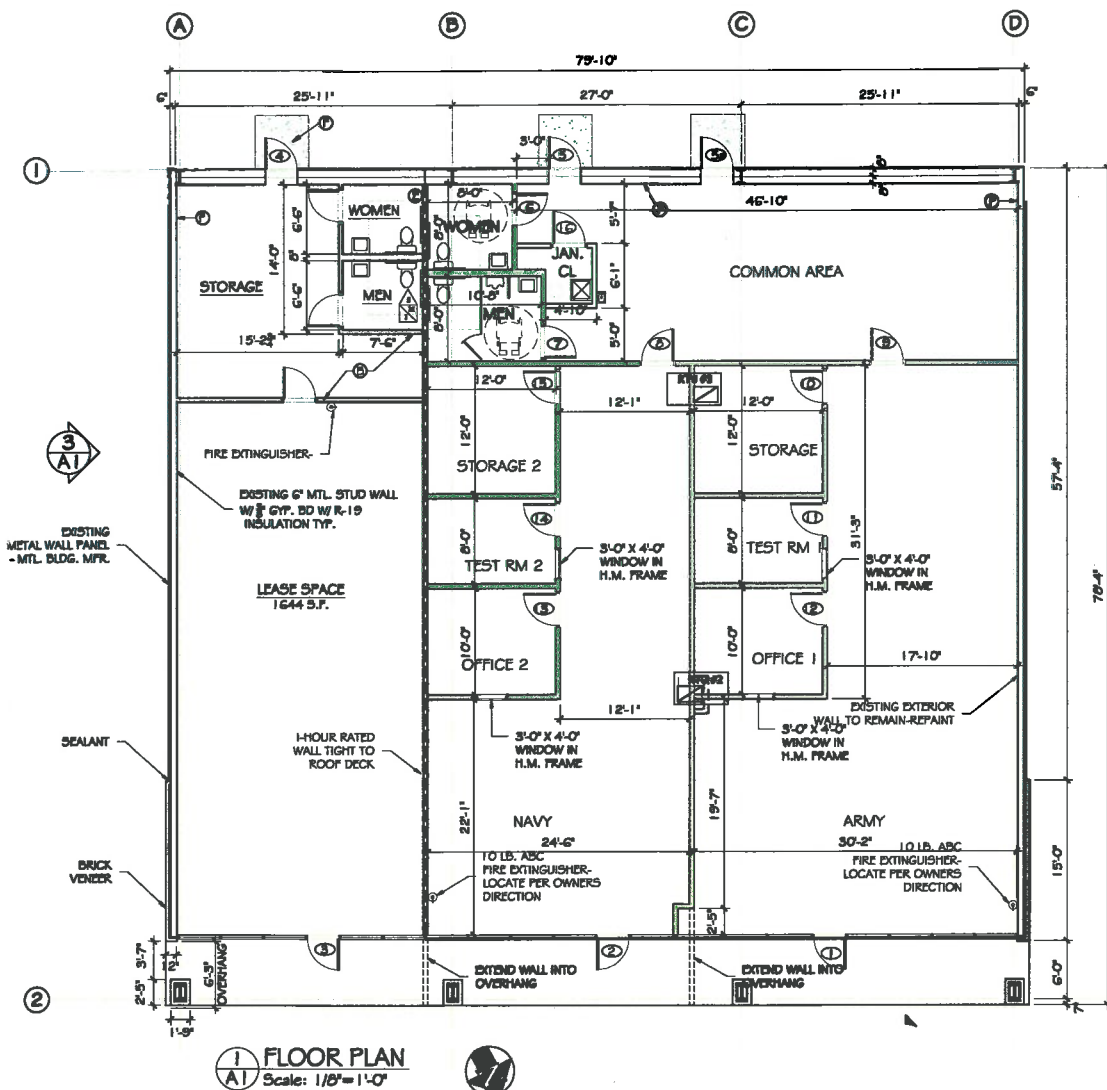
6. THE GENERAL CONTRACTOR SHALL TAKE MEASURES TO AVOID DAMAGE TO EXISTING ADJACENT BUILDINGS AND UTILITIES; AND SHALL COORDINATE THE STORAGE OF BUILDING MATERIALS AND PARKING REQUIREMENTS OF WORKMEN.

ARCHITECTURAL NOTES

- A. 5'-0\"/>

CONSTRUCTION DATA

Occupancy: BUSINESS Construction Type: TYPE II-B, UNPROTECTED, UNSPRINKLED
Area: 79.86' x 72.0' = 5,750 TOTAL SQ. FT.
HANDICAP CODE: ICC-2006 INTL BUILDING CODE



FLOOR PLAN
Scale: 1/8"=1'-0"

DOOR SCHEDULE

DOOR	DOOR			MATERIAL	HDMR SET NO.	FRAME		REMARKS
	NOMINAL SIZE					MATERIAL		
	WIDTH	HEIGHT	THICK.					
2,3,4,5,5a	3'-0"	7'-0"	1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	
6	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	4	N.M.	N.M.	HAND CAP DOOR BEHIND
7	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	4	N.M.	N.M.	HAND CAP DOOR BEHIND
8	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
9	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
10	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
11	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
12	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
13	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
14	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
15	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	
16	3'-0"	6'-0"	1 3/4"	S.C. WD. FLUSH	5	N.M.	N.M.	

HARDWARE SETS

SET #1
DOOR

PIVOT HINGES
PUSH/PULL
DEADBOLT CYLINDERS
CLOSURES
THRESHOLDS
WEATHERSTRIPPING
DOORSTOPS

SET #4
DOOR 6,7

3 BUTT HINGES
LEVER/PRIVACY LOCKSET
CLOSURE
METAL KICKPLATE
DOOR STOPS
HANDICAP SIGNAGE

SET #2
DOOR

3 BUTT HINGES
PUSH/PULL
CLOSURE
DOOR STOP
METAL KICKPLATE

SET #5
DOOR

3 BUTT HINGES
CLOSURE
THRESHOLD
WEATHERSTRIPPING
PEEP HOLE VIEWER
Panic Bar w/ Alarm

SET #8
DOOR 8,9,10,11,
12,13,14,15,16

3 BUTT HINGES
LEVER REVED LOCKSET
CLOSURE
DOOR STOP
METAL KICK PLATE
DISC/BOLT AT
DOORS 12,13 ONLY

SET #6
DOOR

3 BUTT HINGES
Panic Bar w/ Alarm
CLOSURE
THRESHOLD
WEATHERSTRIPPING
PEEP HOLE VIEWER
NO HARDWARE OUTSIDE

REVISIONS	BY



O. MARVIN JOHNSON
ARCHITECT
8500 RIDGECREST DR.
WALLS, MS 38680
662-781-2309

TENANT PLAN FOR
GREG POUNDERS
3111-B HWY 90
GAUTIER, MS 39553

FLOOR PLAN & SCHEDULES

DRAWN
BTG/OMJ
CHECKED
OMJ
DATE
10-30-2013
SCALE
1/8"=1'-0"
JOB NO.
13-23
SHEET

A1

P.O.C.
NORTHEAST CORNER
SECTION 35
T 7 S, R 7 W

COMMENCING POINT
CONCRETE MONUMENT
FOUND

LEGAL DESCRIPTION: PARCEL

A parcel of land situated and being located in the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 7 South, Range 7 West, City of Gautier, Jackson County, Mississippi and being more particularly described as follows, to-wit:

Commencing at a concrete monument lying 2640.00 feet South of the northeast corner of Section 35, Township 7 South, Range 7 West; thence run South 00 degrees 00 minutes 00 seconds East 220.77 feet to the centerline of the south lanes of U.S. Highway 90; thence run North 79 degrees 50 minutes 00 seconds West 3693.25 feet along said centerline of the south lanes of U.S. Highway 90; thence run South 10 degrees 10 minutes 00 seconds West 83.00 feet to a point on the southerly right-of-way of U.S. Highway 90; thence run North 79 degrees 50 minutes 00 seconds West 130.00 feet along said southerly right-of-way of U.S. Highway 90 to the Point of Beginning; thence run from said Point of Beginning, South 09 degrees 30 minutes 25 seconds West 329.99 feet; thence run North 79 degrees 50 minutes 00 seconds West 123.42 feet; thence run North 10 degrees 13 minutes 51 seconds East 329.98 feet to the southerly right-of-way of U.S. Highway 90; thence run South 79 degrees 50 minutes 00 seconds East 119.19 feet along the southerly right-of-way of U.S. Highway 90 to the Point of Beginning.

LEGAL DESCRIPTION: EASEMENT ACROSS WAFFLE HOUSE AND SONIC (A NON-EXCLUSIVE PERPETUAL INGRESS-EGRESS EASEMENT)

A perpetual easement for ingress and egress to property of Grantee adjoining the property of Grantor described on Exhibit "A", on, over and across the following described property situated and being in the Southeast Quarter of the Northwest Quarter of Section 35, Township 7 South, Range 7 West, City of Gautier, Jackson County, Mississippi:

Commencing at a concrete monument lying 2,640.00 feet South of the northeast corner of Section 35-7-7; thence run South 00 degrees 00 minutes 00 seconds East 220.77 feet to the centerline of the south lanes of U.S. Highway 90; thence run North 79 degrees 50 minutes 00 seconds West 3,693.25 feet along the said centerline of the south lanes of U.S. Highway 90; thence run South 10 degrees 10 minutes 00 seconds West 83.00 feet to a point on the southerly right-of-way of U.S. Highway 90; thence run North 79 degrees 50 minutes 00 seconds West 130.00 feet along the southerly right-of-way of U.S. Highway 90; thence run South 09 degrees 30 minutes 25 seconds West 329.99 feet to the Point of Beginning; From the said Point of Beginning, continue South 09 degrees 30 minutes 25 seconds West 30.00 feet to a point which is the southeast corner of the parcel sold by Grantor herein to Grantee herein; thence run South 79 degrees 50 minutes 00 seconds East 391.57 feet, more or less, to a point on the westerly margin of Dolphin Drive; thence run North 10 degrees 09 minutes 37 seconds East along the westerly margin of Dolphin Drive 30.00 feet to a point; thence run North 79 degrees 50 minutes 00 seconds West 391.91 feet, more or less, to the Point of Beginning.

SEWER MANHOLE
TOP EL. = 20.27
N. INV. EL. = 14.57
E. INV. EL. = 14.72
S. INV. EL. = 14.77
W. INV. EL. = 14.82

UTILITIES & DRAINAGE DESIGNED BY: ROBERT J. KNESAL, P.E.

107 BAYOU CIRCLE
GULFPORT, MS 39507
228.868.8924

REVISIONS

Revised	Date	By

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
E. Patrick Cassidy - 1912-1981
J. Michael Cassidy, P.L.S.
Since 1981

1201 Ocean View Drive
Gulfport, Mississippi 39506
Phone (228) 866-7155
Fax (228) 866-8405
E-Mail: cassady@earthlink.net
Post Office Box 7307

NOTES:

Entrances and driveways unto U.S. Highway 90 may require permits from MDOT, Mississippi Department of Transportation.

Property Zoned C-3 Highway Commercial (Retail Sales)

Setbacks:

Front 40'

Sides 15' or less than 10' if no windows or doors facing side and fireproof wall in place.

Rear 25'

Parking Spaces 1 space per 100 square feet of community area within building, not to include, shelves, counter areas, storage, or restrooms.

Minimum 10% greenway to be retained.

For further information contact
Greg Howard - Building Official
City of Gautier
(228) 497-1878
E-mail: howardg@cableone.net

This survey does not reflect a title search by J. Michael Cassidy, P.L.S., nor should it be considered as such.

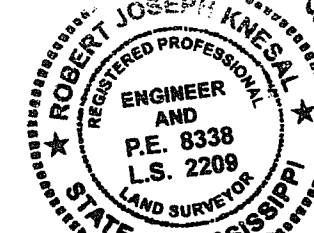
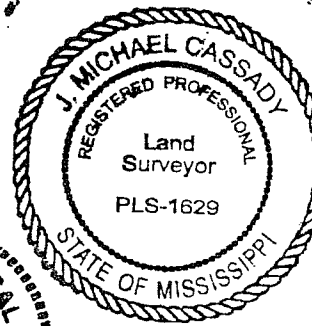
Bearings based on previous survey of Sonic site by J. Michael Cassidy, dated 5/19/2003.

This is a Class "B" survey per "The Minimum Standards for the State of Mississippi".

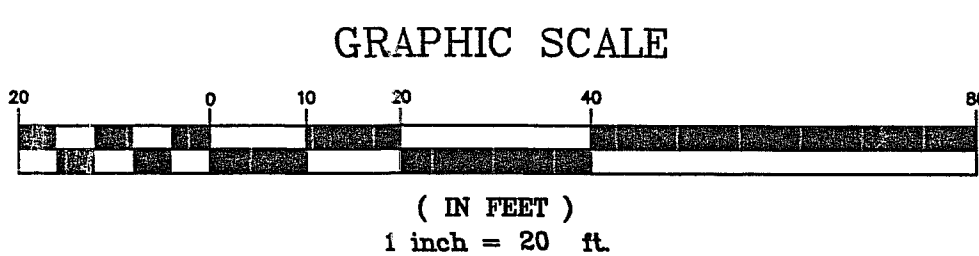
By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 280332-0005-E, Revised: 8/18/92. Exact designation can only be determined by an elevation certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the map cited. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

This is to certify that I have surveyed the property hereon described and delineated and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Robert J. Knasal
J. Michael Cassidy, P.L.S. 1629
March 3, 2004



Robert J. Knasal
3/15/04



For: Movie Gallery

Highway 90 East
Gautier, Mississippi

Proposed Drainage & Utility Plan

Drawn By	GD/JT
Checked By	JMC
Date	01/10/04
Scale	1"=20'
Job No.	5716-04

Sheet 1 of 2

571604drain.dwg