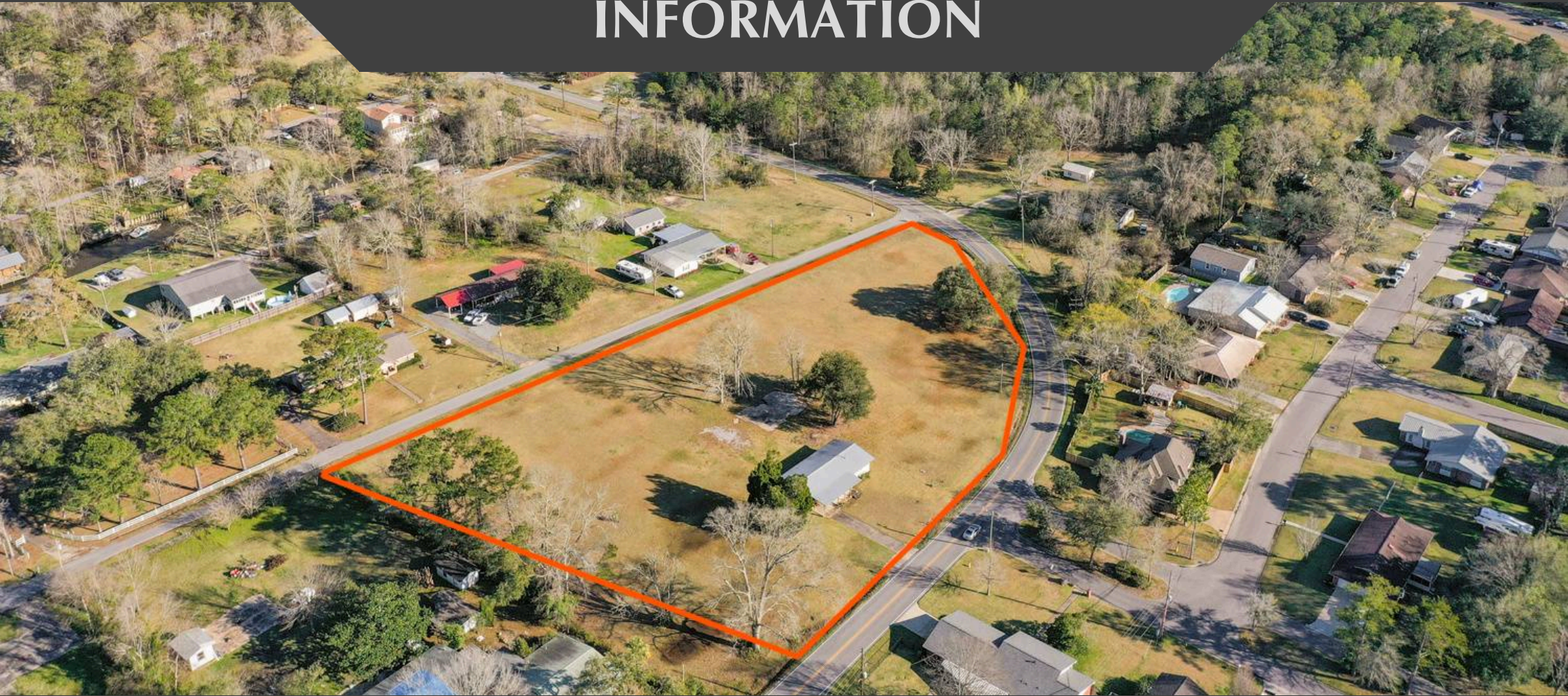


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
DEVELOPMENT OPPORTUNITY
11532 Cedar Lake Rd, Biloxi, MS 39532

PROPERTY INFORMATION



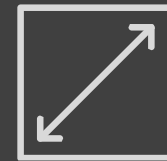
ZONE
B-2
**NEIGHBORHOOD
BUSINESS**



PRICE
348,000



LOCATION
Biloxi, MS



LOT SIZE
2.8 Acres

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this development opportunity in Biloxi, MS.

This 2.8-acre property boasts a prime location with high elevation and a helipad. While the old home on-site holds no value, the land is zoned for neighborhood business (NB) and offers versatile development opportunities, including apartments, townhomes, or a small subdivision. Fronting both Cedar Lake Road and Silkwood Lane, all utilities are available, and the property is situated in the X-500 flood zone.

PROPERTY INFORMATION

Property Details	Description	Homestead Y/N	No
List Price	\$348,000	Flood Insurance Required?	No
SqFt Source	Public Records	Covenants Y/N	No
Divisible	No	Price Includes	Land; Other Buildings
Street Number Assigned?	Yes	Current Use	Vacant
Sub-Type	Unimproved Commercial Lot for Sale	Possible Use	Commercial; Development; Single Family
Approx Lot Size Acres	2.8	Workshop Features	Workshop: No
Lot Size Dimensions	298x529x624	Additional Transportation	City Street; Interstate 1 Mile or Less
Subdivision	Panoramic Acres	Mineral Rights	No Minerals
County	Harrison	Trees - Wooded	Lightly Wooded
Zoning	Neighborhood Business	Lot Features	City Lot; Level
N or S of CSX RR	N	Sewer	Public Sewer
N or S of I-10	N	Utilities	Electricity Available
Additional Exemptions Y/N	No	Water Source	Public
List Price/Acre	\$124,285.71	Location	Other
Legal Description	LOTS 2 TO 4 PANORAMIC ACRES SUBD 2.8 ACRES	Other Structures	Other
Parcel #	1208i-01-007.000	Road Surface Type	Asphalt
Directions to Property	I-10 to Cedar Lake exit- go north on Cedar Lake Road. Property on your right	Community Features	Other
Association	No	Covenants And Restrictions	Building
Tax Year	2023	Horse Amenities	Horse Amenities: No
Tax Annual Amount	\$1,730	Land Details:	Road Frontage: 624
Leasehold Y/N	No	Waterfront Features	Waterfront: No
		Listing Terms	Cash; Conventional
		Available Documents	Aerial Map/Photo; Land Survey; Legal Description; Plot Plan/Survey

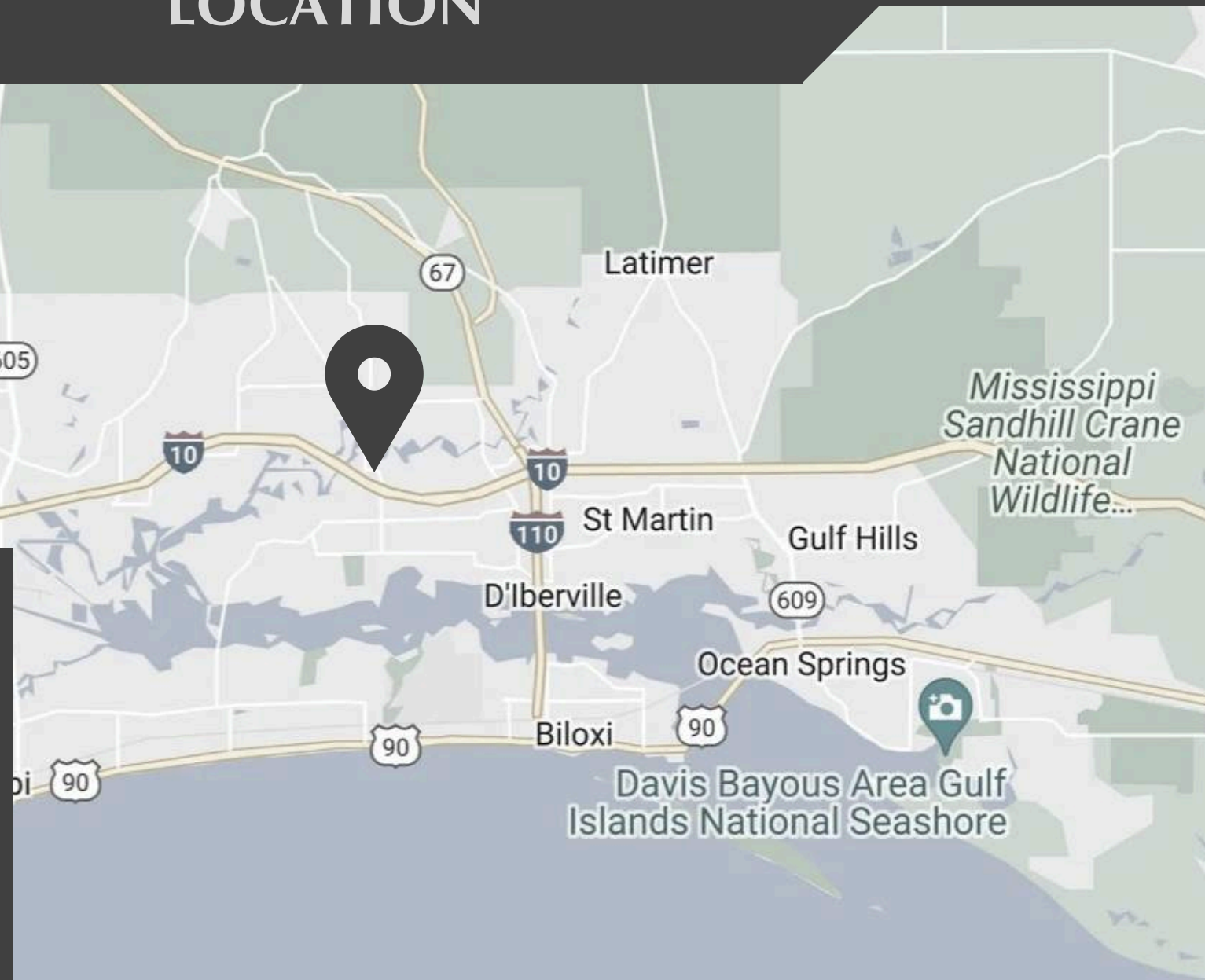
LOCATION



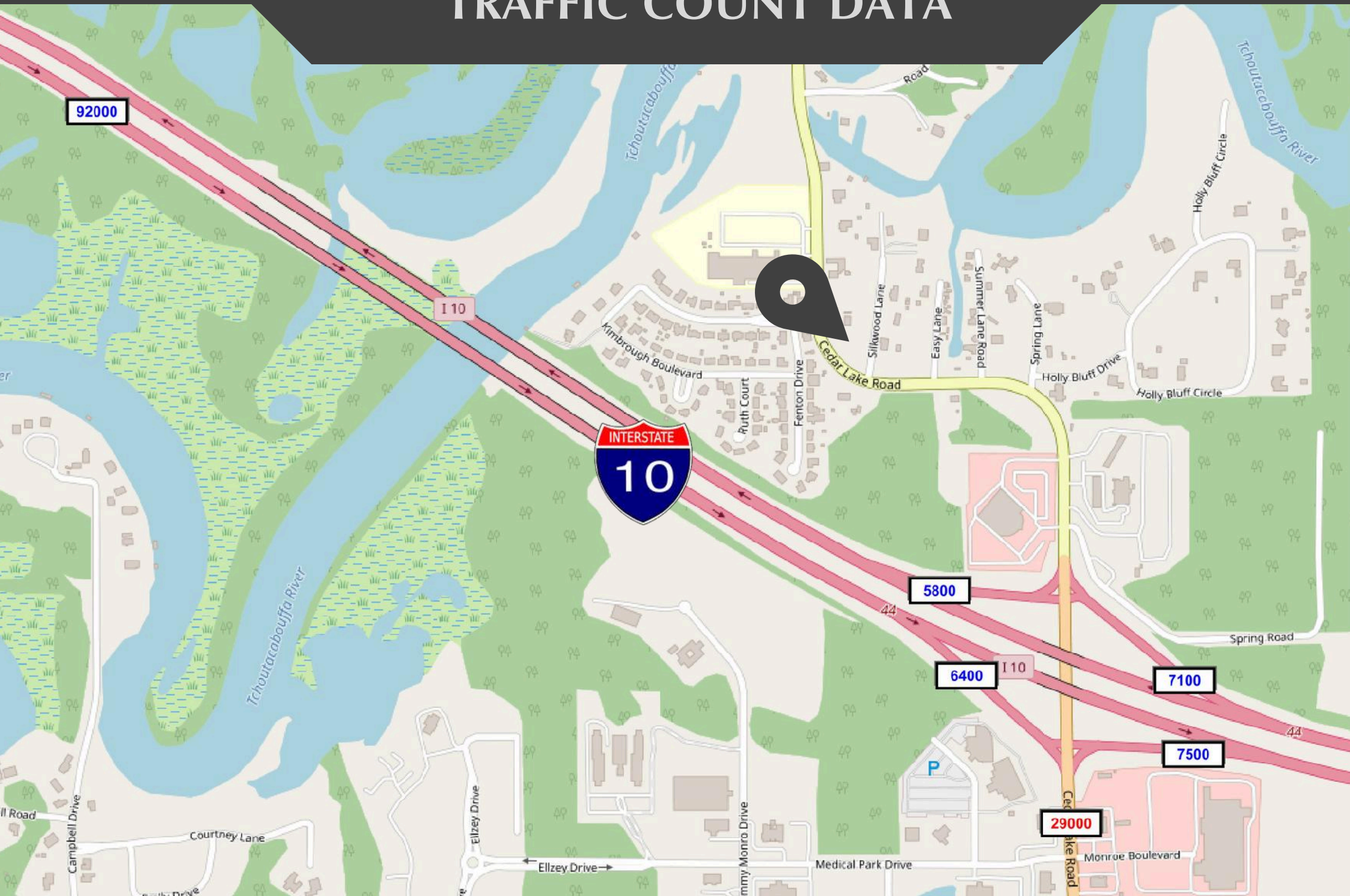
BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you are, the beach is never far away.



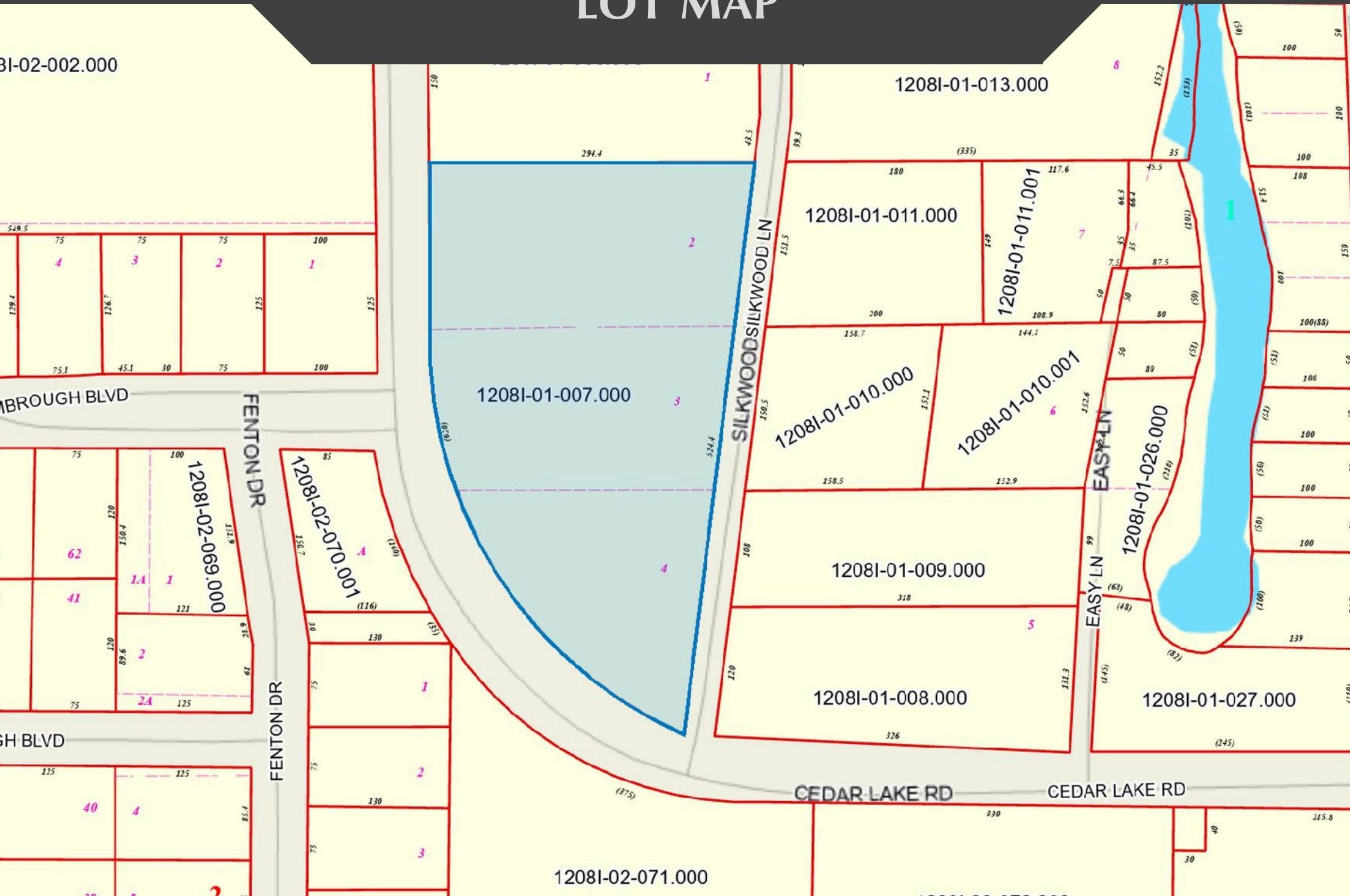
TRAFFIC COUNT DATA



AERIAL MAP

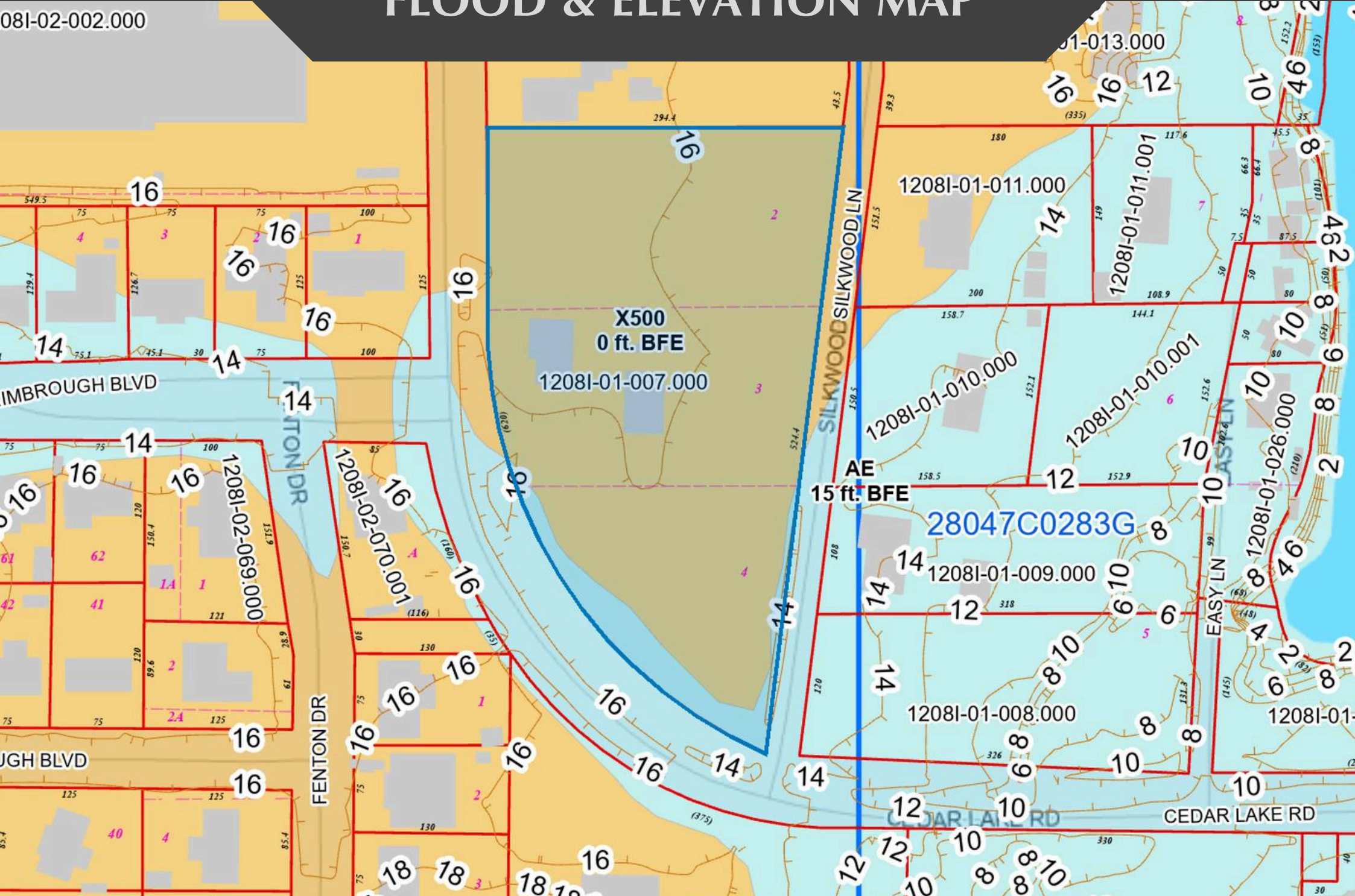


LOT MAP

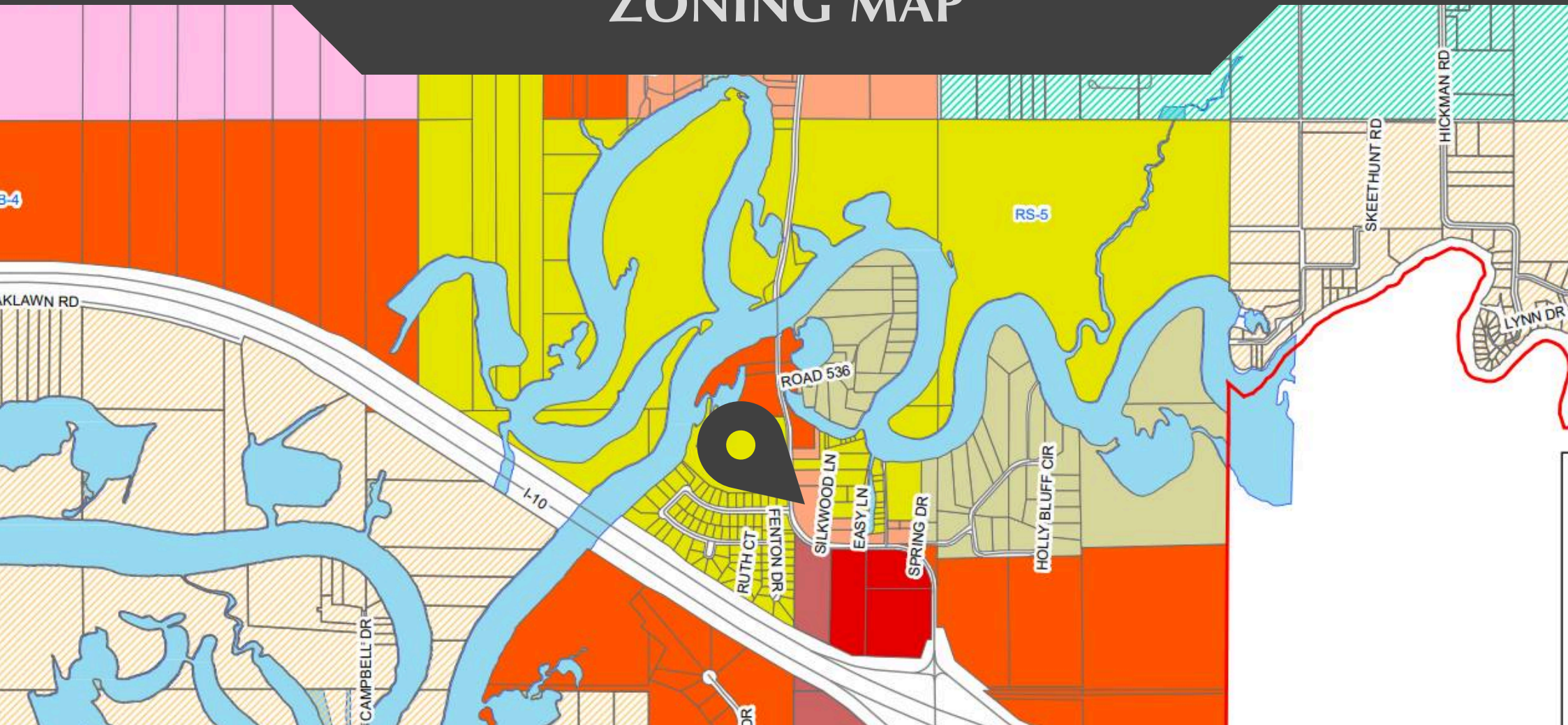


FLOOD & ELEVATION MAP

081-02-002.000



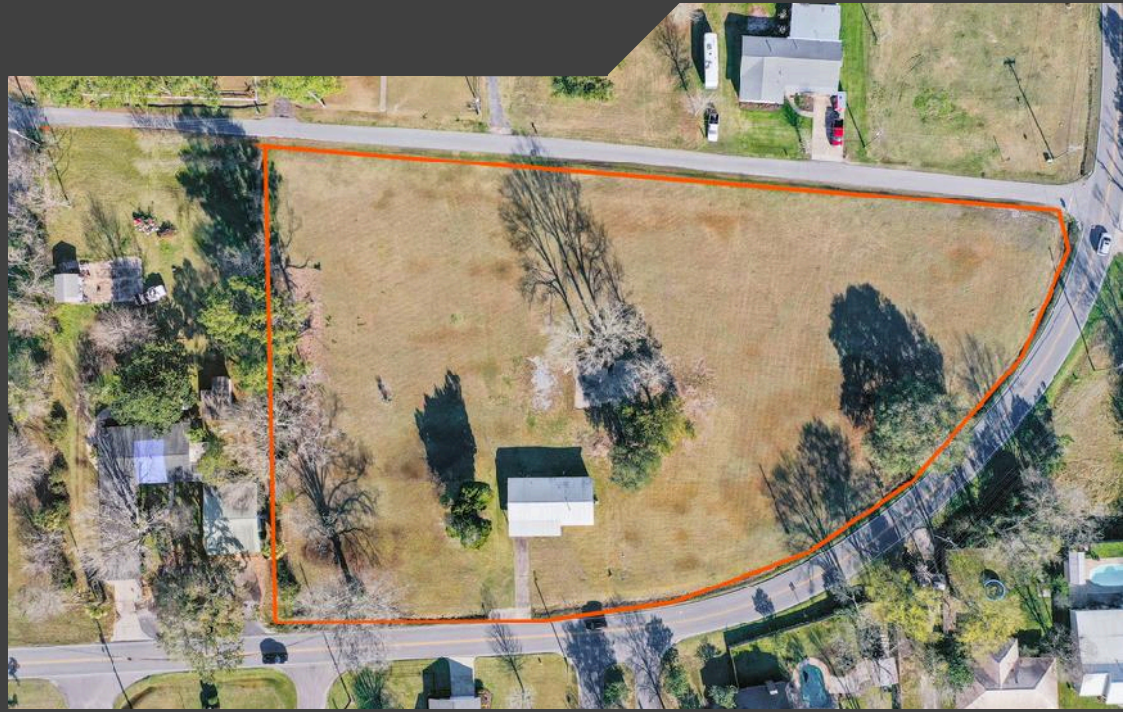
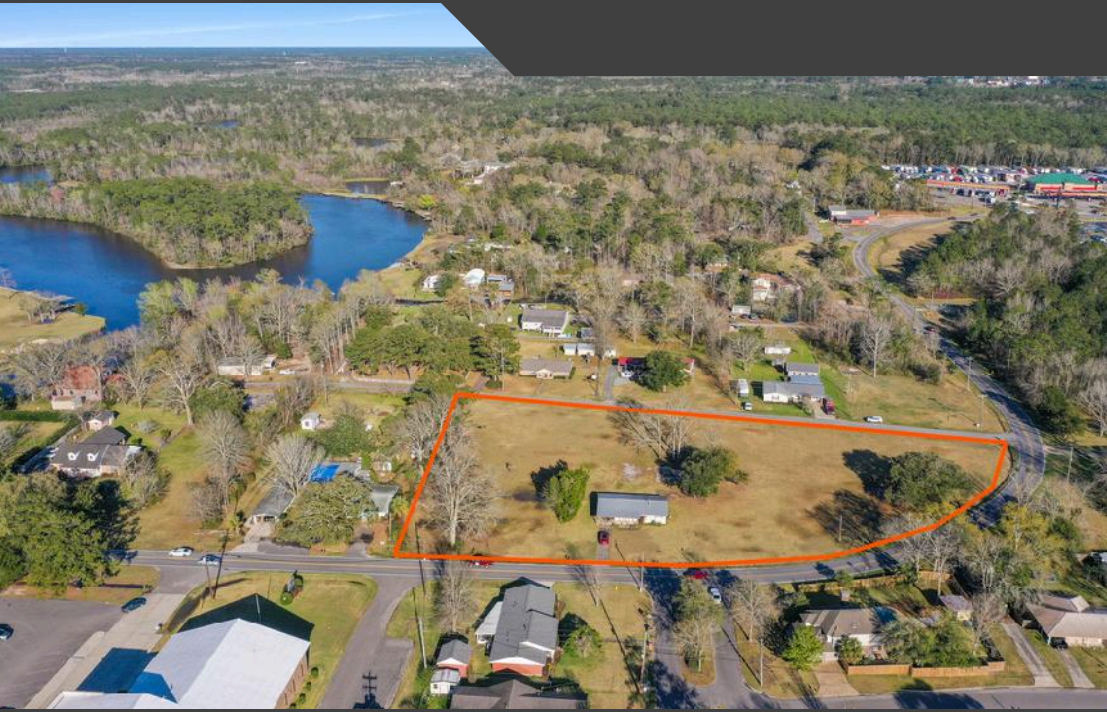
ZONING MAP



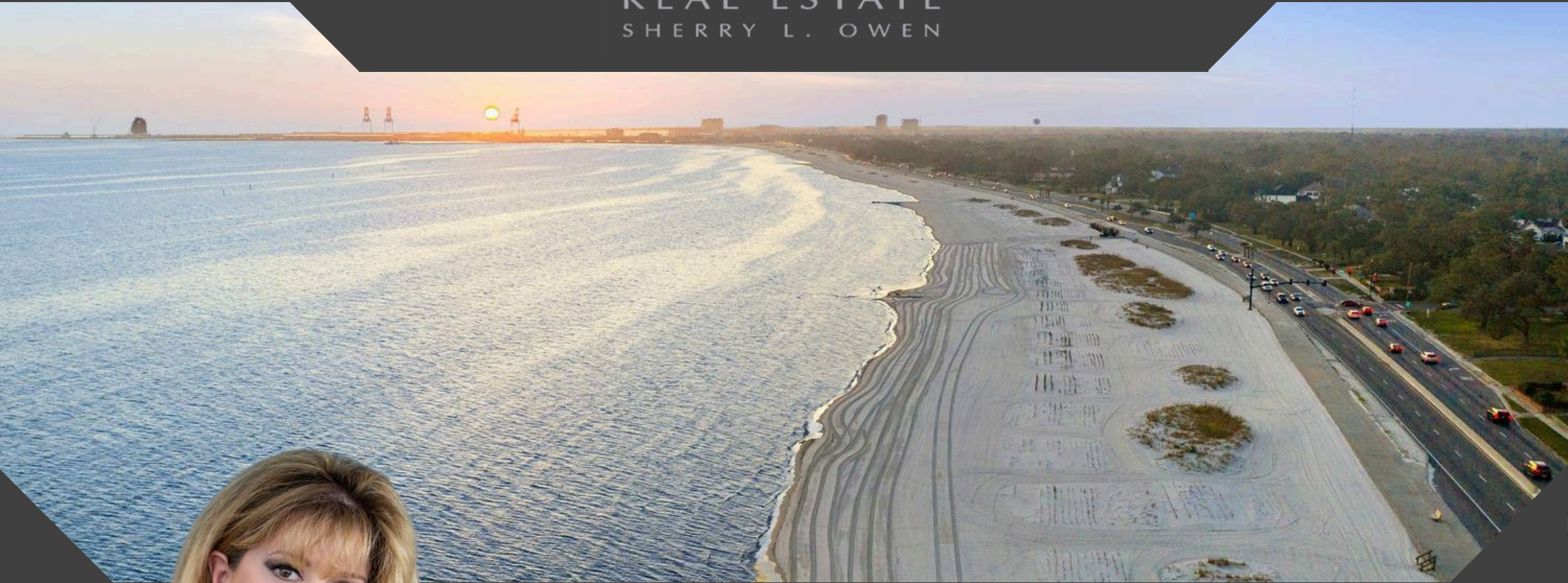
B-2 - NEIGHBORHOOD BUSINESS DISTRICT

The Neighborhood Business (NB) District is established and intended to accommodate principally small-scale, low-intensity, and retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, recreational facilities, small restaurants, banks, convenience stores (with and without gas sales), drug stores, and grocery stores), plus neighborhood-serving institutional uses (e.g., libraries, places of worship, day care facilities, and schools) and live-work and upper story residential uses. NB District standards are intended to ensure uses and development intensities are consistent with the neighborhood scale, compatible with surrounding uses, and do not attract traffic from outside the surrounding neighborhood.

PHOTOS



Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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