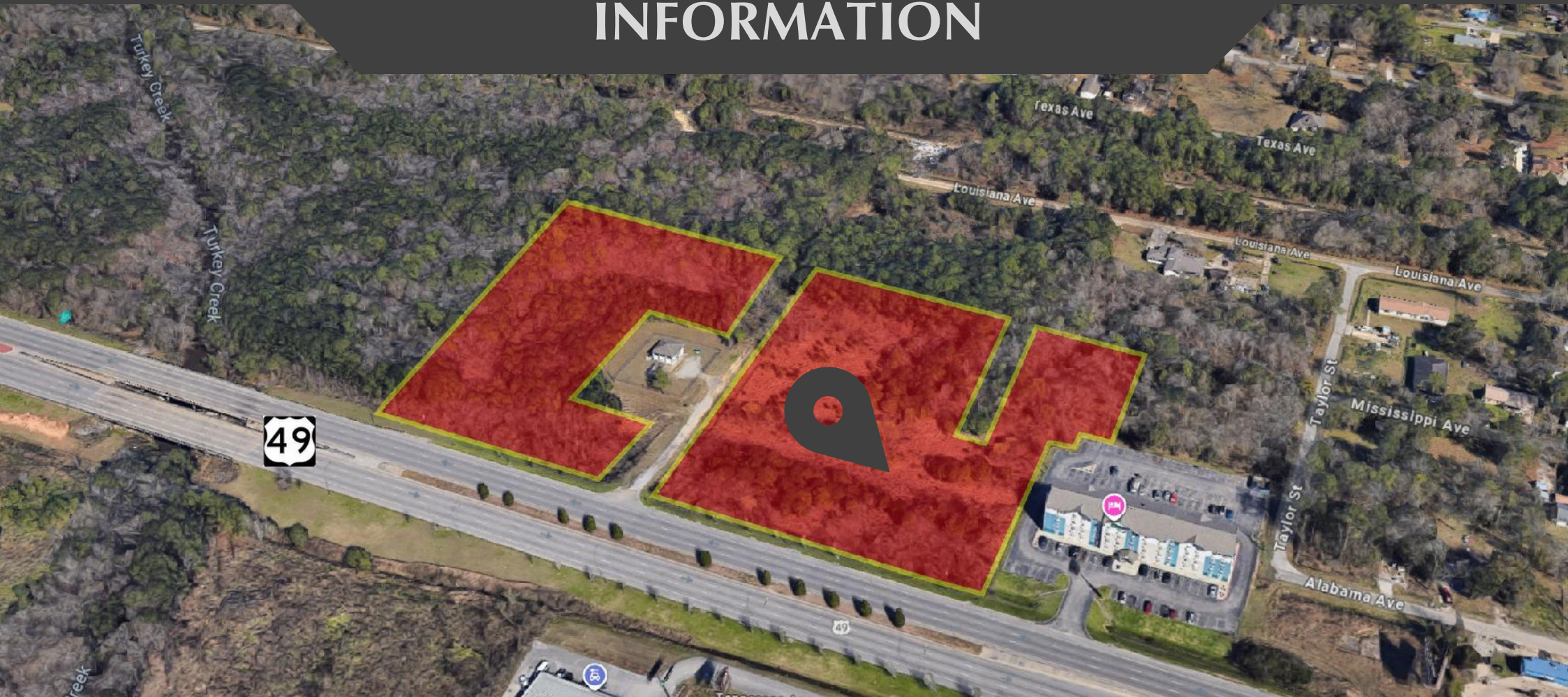




FOR SALE
DEVELOPMENT OPPORTUNITY
HIGHWAY 49, GULFPORT, 39501

PROPERTY INFORMATION



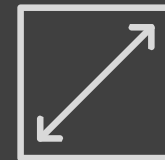
ZONE
B-4
**HIGHWAY BUSINESS
DISTRICT**



PRICE
449,000

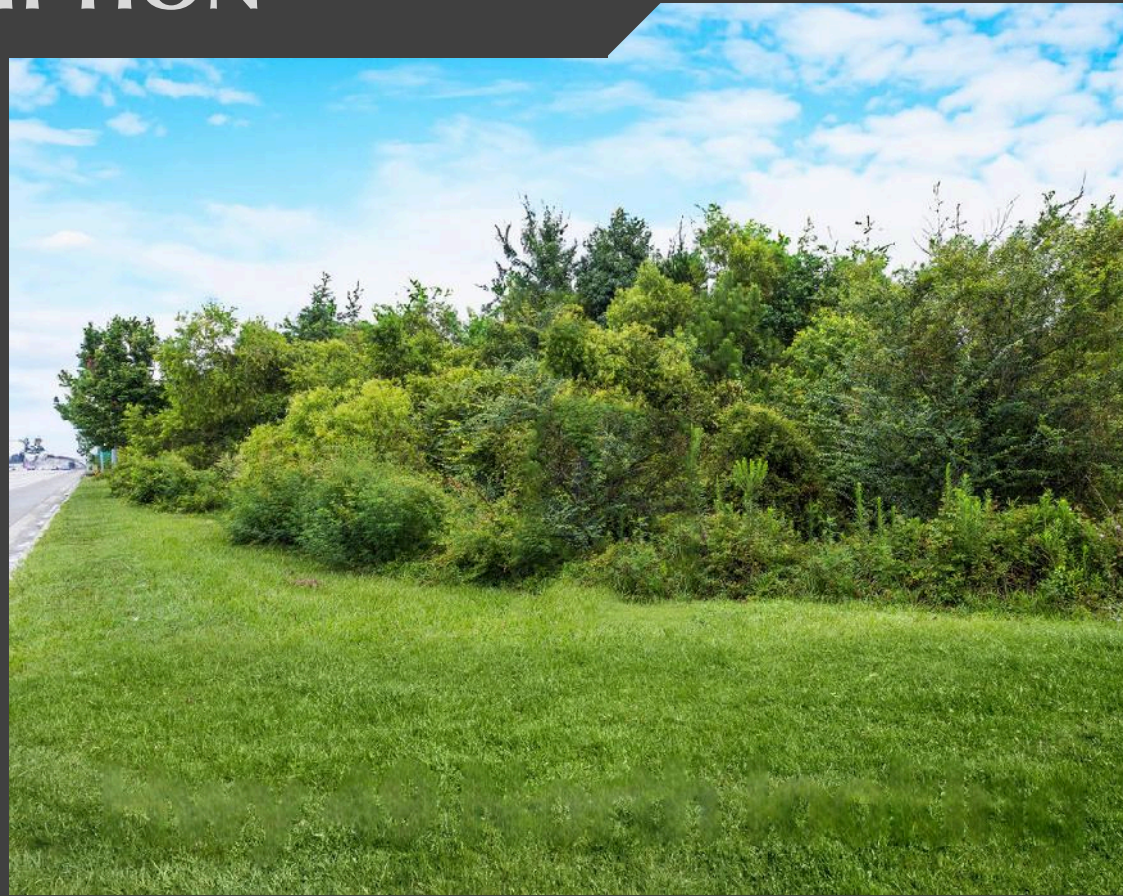
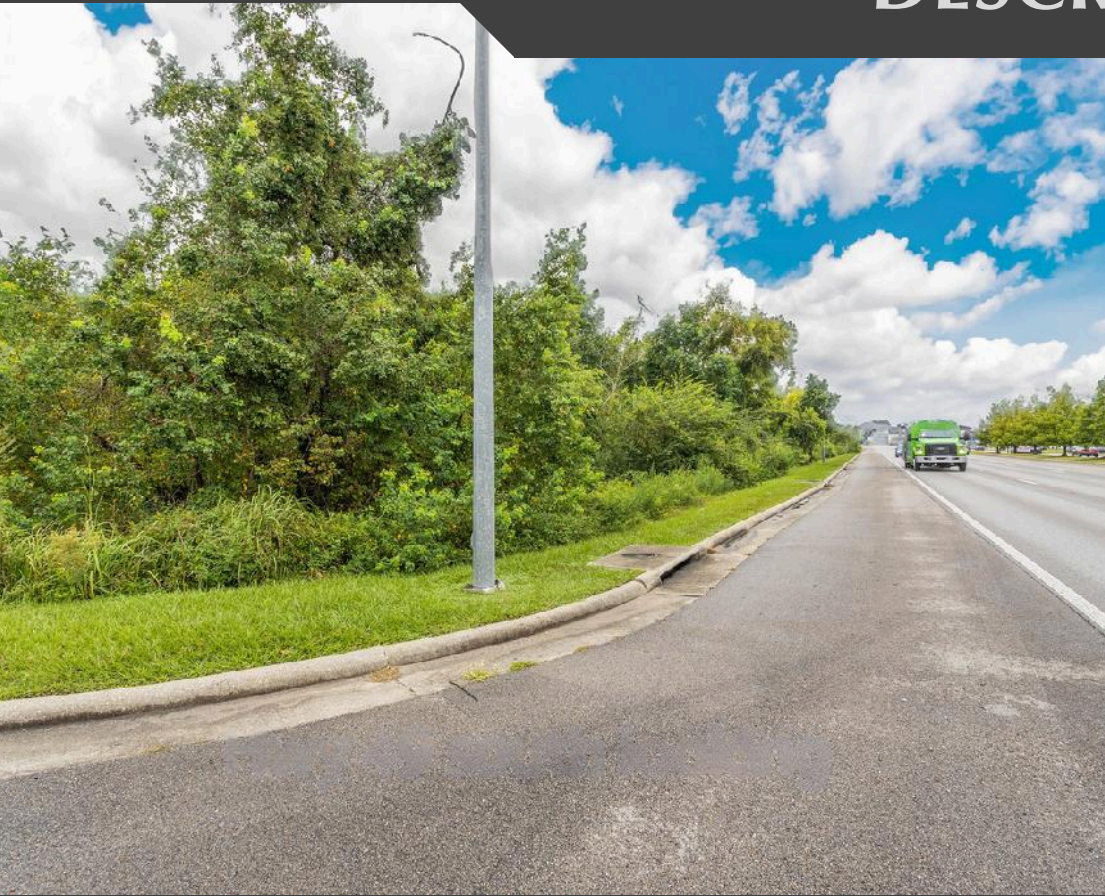


LOCATION
Gulfport, MS



LOT SIZE
4.2 Acres

PROPERTY DESCRIPTION



Development Opportunity in Gulfport, MS

4.2 acres of premium commercial property with 400 feet of Highway 49 frontage, ideally positioned just south of I-10 and less than 5 minutes from the Gulfport-Biloxi International Airport. This highly visible and accessible location is perfect for development, surrounded by thriving businesses including a hotel next door and the Enterprise Car Rental Agency across the street. An additional 2.6-acre adjacent parcel is also available, creating a combined 7-acre development site with an impressive 743 feet of highway frontage. The property is just minutes from the Crossroads Shopping Center, offering excellent exposure and connectivity for retail, hospitality, or other commercial ventures. This is a rare opportunity to secure a high-traffic, high-growth corridor location with unbeatable accessibility and visibility in the heart of the Gulf Coast.

PROPERTY INFORMATION

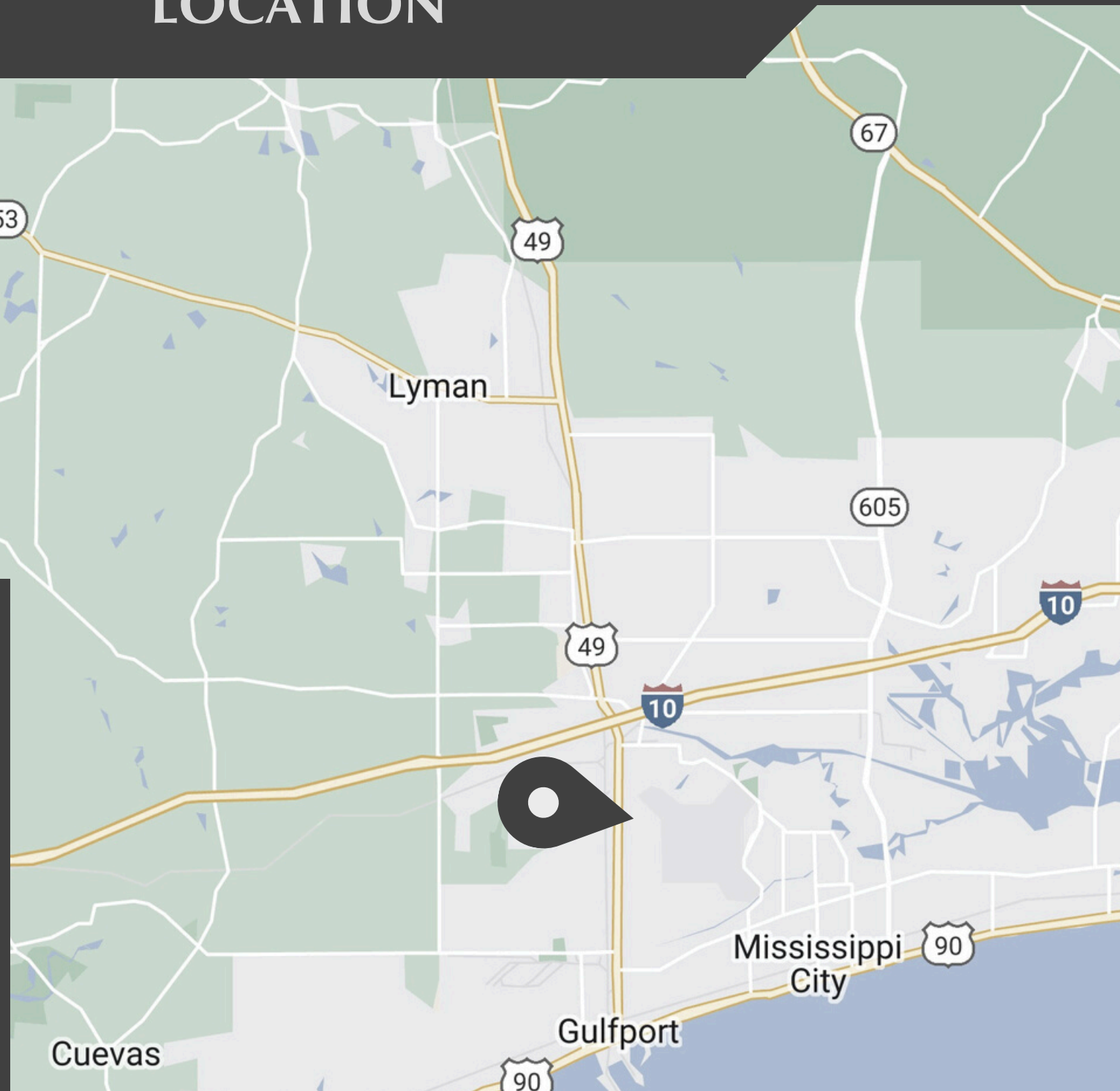
List Price	\$449,000	Covenants Y/N	No
Divisible	No	School District	Gulfport Dist
Allowances/Concessions in Offer	Yes	High School	Gulfport
Sub Agency	No	Showing Requirements	Show Any Time
Legal Description	LOTS 25 TO 28 INC BLK 40 NORTH GULFPORT SECS 27/28-7-11 AND THAT PORTION OF ALABAMA AVE NOW VACATED BY 2004-000 9580- D-J1	Showing Exclusions	No
		Price Includes	Land
		Current Use	Commercial; Unimproved; Vacant; Other
		Possible Use	Commercial; Development; Industrial; Mini Storage; Place of Worship; Recreational; Retail; Warehouse
Parcel #	0810c-04-033.000	Additional Transportation	Airport 1-2 Miles; City Street; State Highway; US Highway
	0810C-04-034.000	Mineral Rights	No Minerals
	0810C-04-038.000	Trees - Wooded	Variety
	0810C-04-039.000	Lot Features	City Lot; Interior Lot; Level; Wooded
	0810C-04-040.000	Sewer	Public Sewer
	0810C-04-037.000	Utilities	Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Water Available
Directions to Property	1 Block North of Taylor St, off SE Hwy 49	Water Source	Public
Sub-Type	Unimproved Commercial Lot for Sale	Location	Commercial Retail
Listing Service	Full Service	Road Frontage Type	City Street; Highway
Approx Lot Size Acres	4.2	Road Surface Type	Asphalt
Lot Size Dimensions	400x429	Community Features	Airport/Runway; Fishing; Golf; Marina; Near Entertainment; Park; Restaurant; RV Parking; RV/Boat Storage; Sports Fields; Street Lights
Subdivision	North Gulfport		
County	Harrison	Covenants And Restrictions	None
Zoning	B4	Horse Amenities	No
Reserved Prospects	No	Land Details	Road Frontage: 400
N or S of CSX RR	N	Waterfront Features	No
N or S of I-10	S	Listing Terms	Cash; Conventional
Listing Agreement	Exclusive Right To Sell	Disclosures	As Is
Never Occupied	No	Available Documents	Aerial Map/Photo; Appraisal; Brochure; Legal Description; Traffic Count
Owner/Agent	No	Possession	Close Of Escrow
Additional Exemptions	No		
Sold In Previous 12 Months	No		
List Price/Acre	\$106,904.76		
Association	No		
Tax Year	2024		
Tax Annual Amount	\$5,282		
Leasehold Y/N	No		
Homestead Y/N	No		
Flood Insurance Required?	Subject to Survey		
16th Section	No		

LOCATION

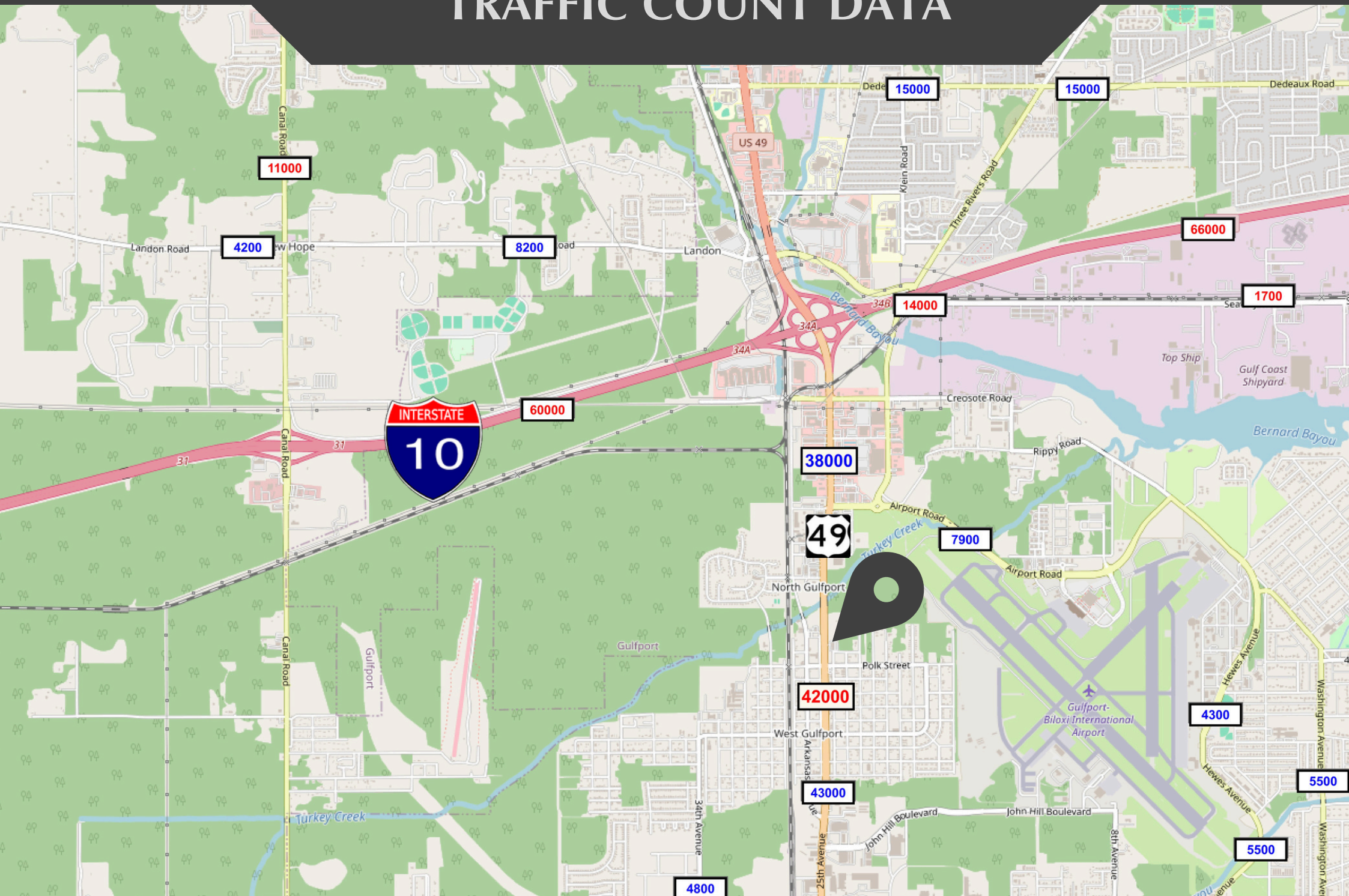


GULFPORT

Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



TRAFFIC COUNT DATA



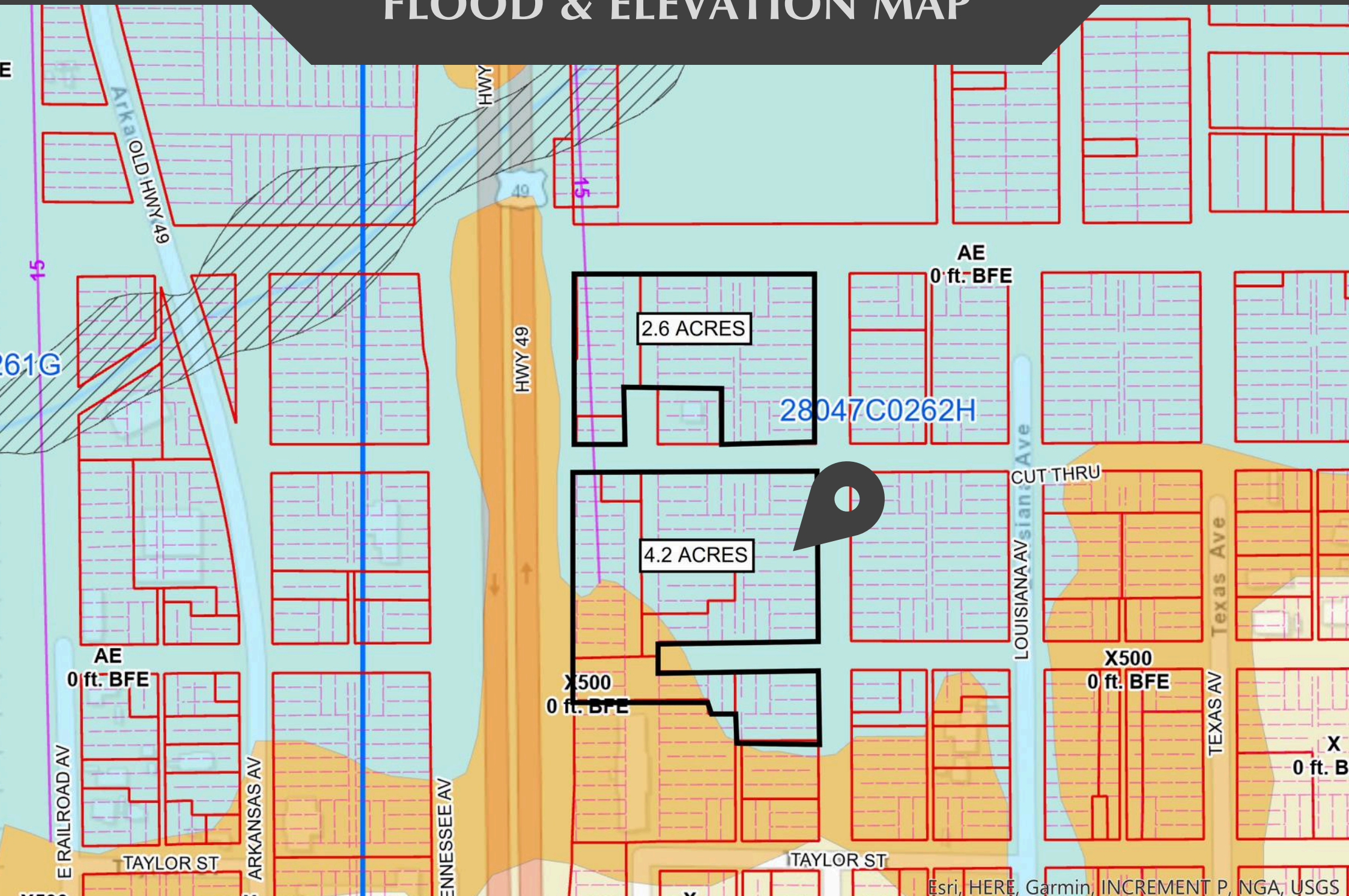
AERIAL MAP

4.2 ACRES

LOT MAP



FLOOD & ELEVATION MAP



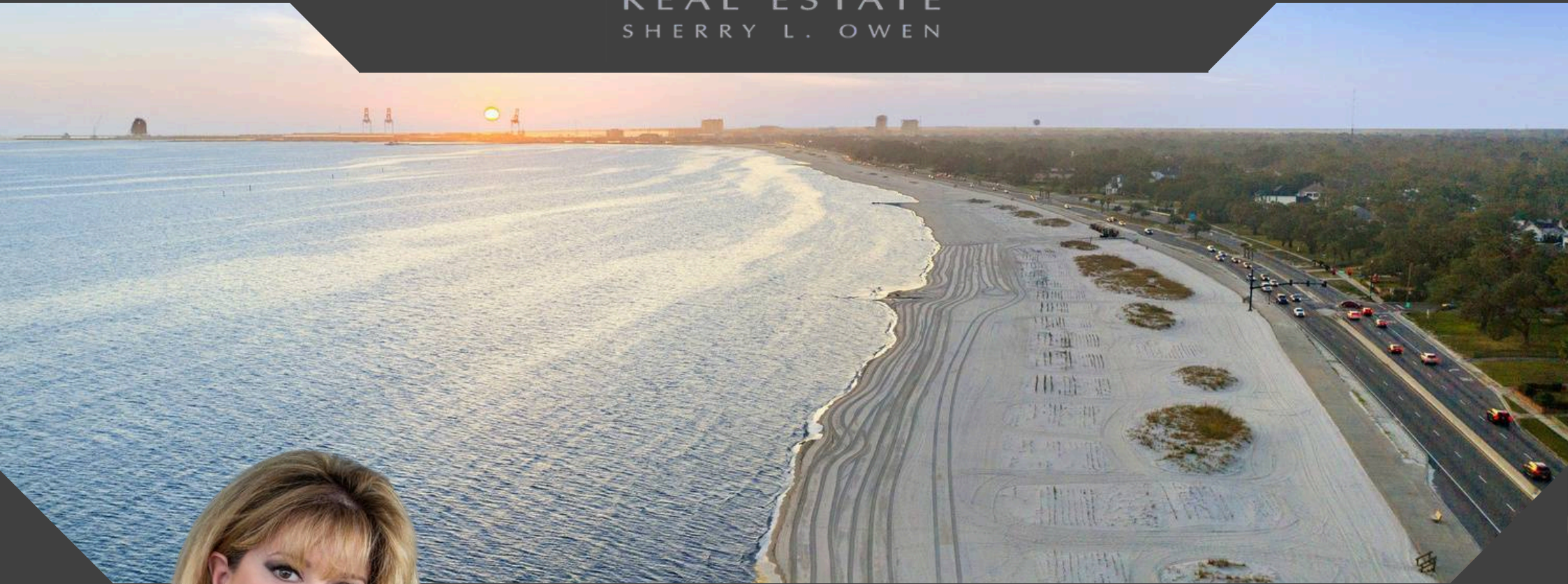
ZONING MAP



B-4 HIGHWAY BUSINESS DISTRICT

This district is intended to include high intensity commercial activities requiring, high visibility and accessibility in which all or some of the business is conducted outdoors. This includes such activities as automobile, truck or other vehicle dealerships; heavy equipment dealers; recreational vehicle sales, mobile home sales; yard and garden centers; building material dealers; truck stops; bus terminals; outdoor recreational enterprises such as recreational vehicle campgrounds, water parks, drive-in theaters, amusement parks, etc. Also included in this district would be uses which cater to the motoring public such as fast food restaurants, service stations, motels, and similar uses.

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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