



YOUR ISLAND PARADISE AWAITS

Horn Island Acreage

\$25,000,000



- Opportunities like this don't show up in the pipeline every day. This is Horn Island, 96 +/- acres of rare, privately owned property held for over 65 years and available now for the first time!
- Located just off the Mississippi Coast, Horn Island offers a strategic position for energy firms, marine operations, or long term investment holdings. Pure untapped potential.
- Whether you're looking for a private staging location, an exclusive coastal buffer zone, or a legacy asset with long-range upside - this island property delivers.
- With proximity to Gulf shipping lanes, strong coastal positioning, and a generational footprint.
- These owners have been faithful stewards of the land and the community for decades— and now they're opening the door for someone else to carry that legacy forward.
- Horn island.... Untouched. Unmatched. Unforgettable.



Janel Rand
Commercial Broker Associate
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Licensed in Florida and Mississippi

Marketed in collaboration with my Florida team, Innovation Group at LPT Realty

HORN ISLAND

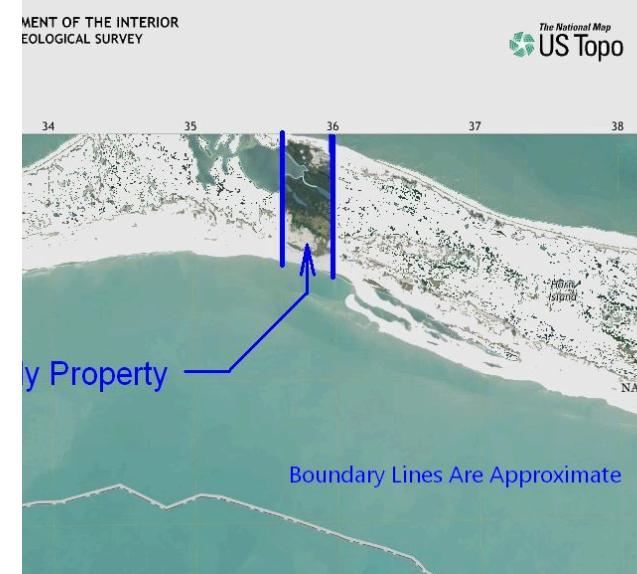
IN THE GULF OF MEXICO,
OFF THE CITY OF BILOXI, MISSISSIPPI



Approximately **96-acre undeveloped private parcel of land** on the 12-mile- long barrier island, Horn Island, Mississippi, the so-called **crown jewel of the Gulf Islands National Seashore**. Horn Island is natural, undeveloped, and tree- covered and separates the Mississippi Sound to its north and the Gulf of Mexico to its south. The subject parcel traverses the width of the island from Gulf to Sound and includes a quarter-mile water frontage along each. Attached are images of the island including one with approximate property boundaries marked.

The subject island property is one of few privately held parcels on the island and the only one to cross-shore to shore. It features white sugar-sand beaches, beautiful sand dunes, and a large artesian-fed pond. Surrounded by warm aquamarine waters, the island is 7-8 miles from the mainland.

In addition to the property's many obvious qualities, **two internationally renowned figures are known for their association with the island, making it unique**. The quintessential American singer, **Jimmy Buffett** wrote in his autobiography that fishing the waters off of Horn Island as a boy was an inspiration for his magical **"Margaritaville,"** one of his biggest hit songs. The American painter **Walter Inglis Anderson's** inspiration for his renderings of island life came from his countless solitary sojourns to Horn Island over decades. His art is now collected internationally and the nationally accredited **Walter Anderson Museum of Art** is located in nearby historic Ocean Springs, MS.



- Centered around Biloxi, MS, which was founded in the 1600s.
- The Mississippi Gulf Coast today has a population of over 400,000.
- It features a dozen Las Vegas-style casino resorts, 18 golf courses, yachting and charter services, and three of the six oldest yacht clubs in the US.
- With over 15,000 hotel rooms, the Coast serves almost 15 million visitors annually, spending nearly \$ 3 billion on the local economy.
- The area airport is served by five major airlines.



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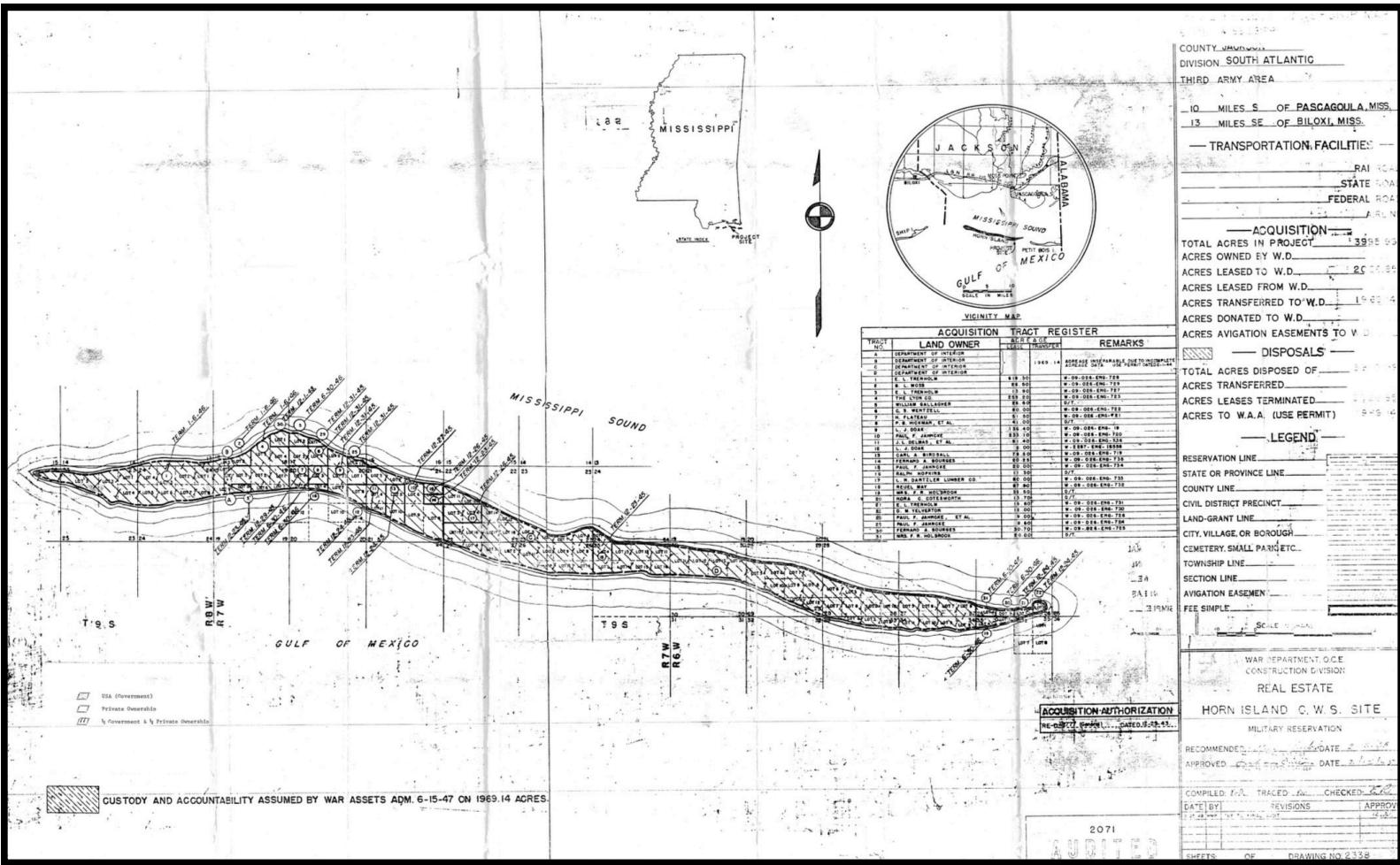
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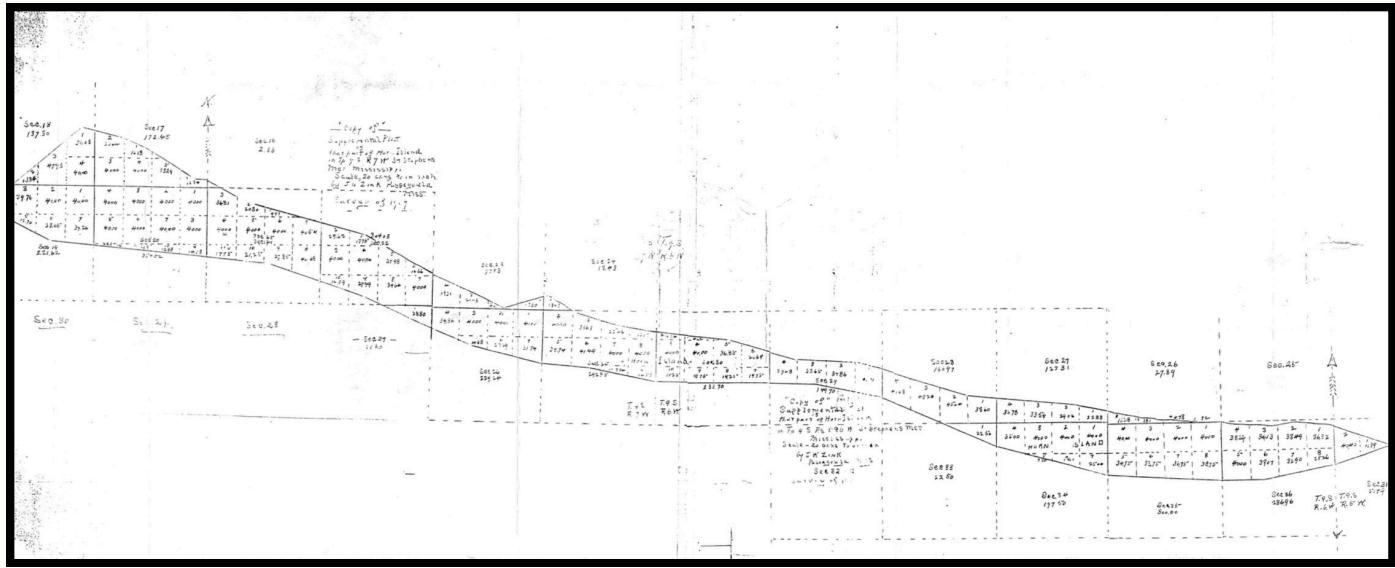
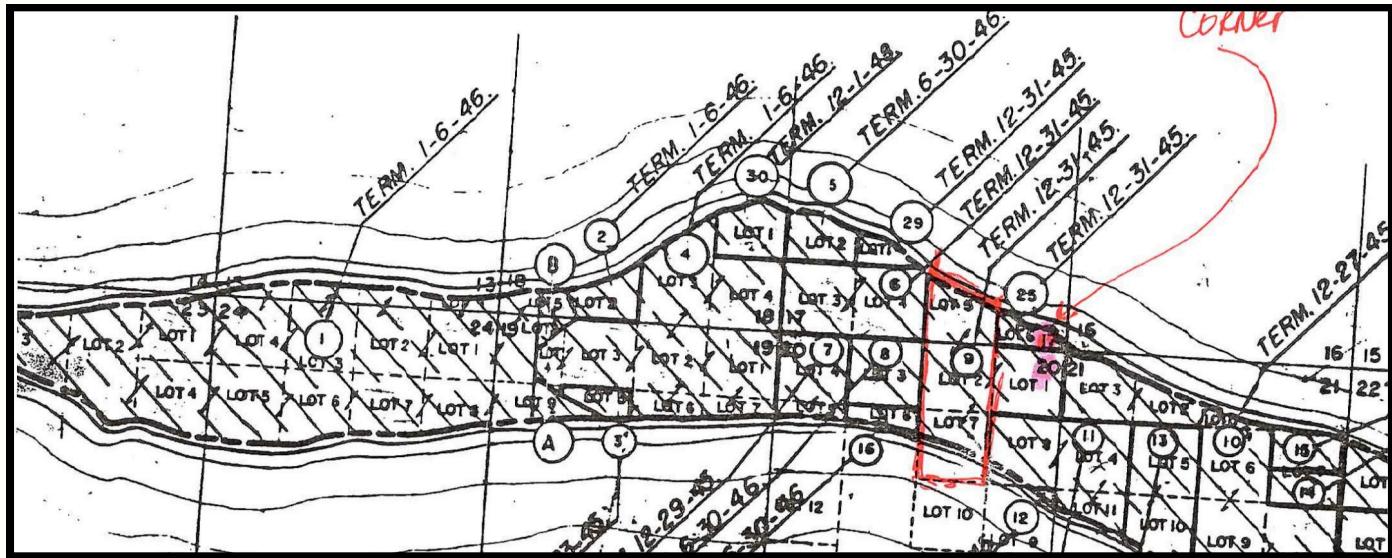
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May 6, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



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As a native Floridian with deep roots in the community, I bring both local insight and a strong passion for real estate to every transaction.

Broker associate of commercial real estate and investment sales with over 16 years of experience specializing in helping clients navigate complex deals with clarity and confidence.

My approach is both strategic and personalized. It is designed to maximize value, uncover opportunities, and deliver results.

My expertise spans a variety of asset types, including sale leasebacks, mobile home parks, apartments, office spaces, multifamily properties, medical facilities, assisted living facilities, storage facilities, 1031's and Delaware Statutory Trusts.



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