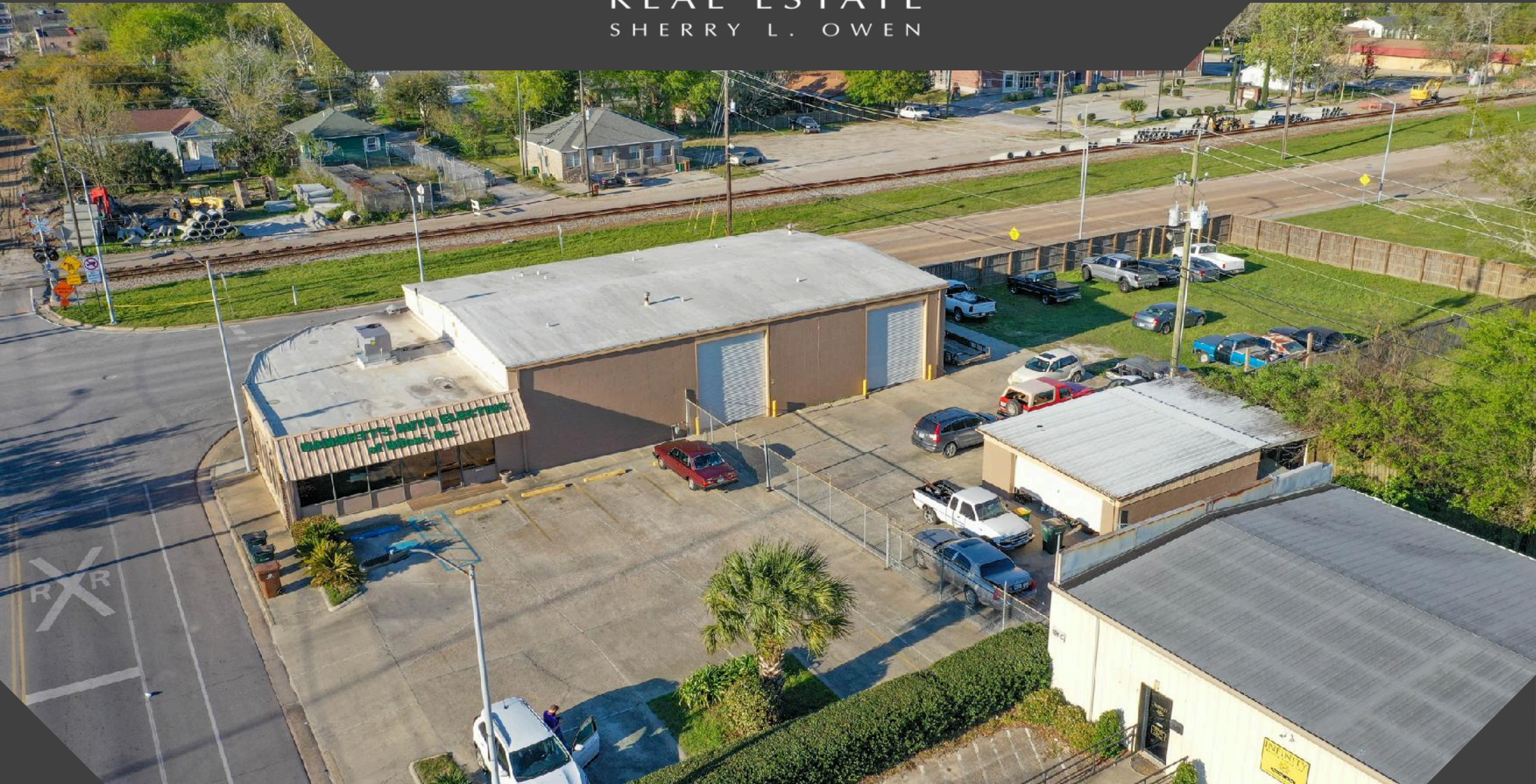
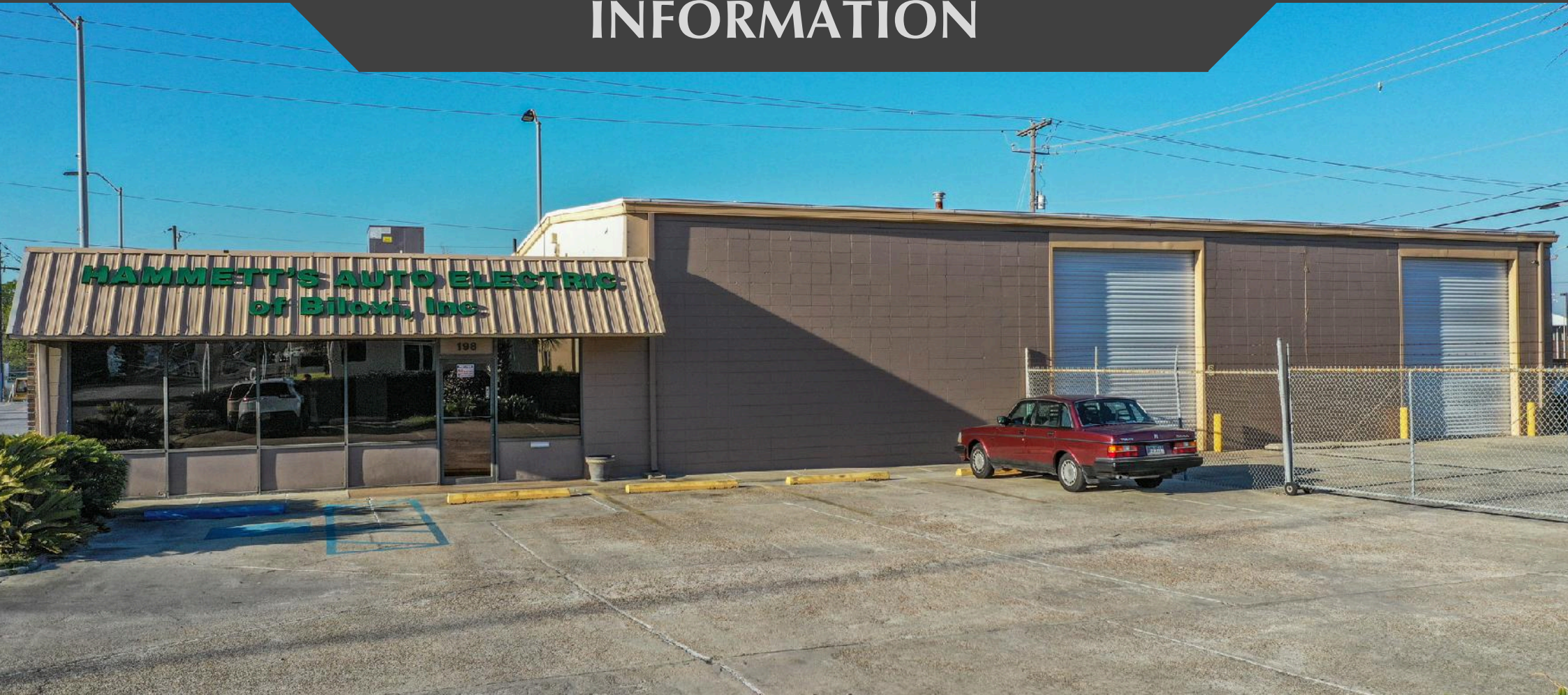


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
COMMERCIAL BUILDING
198 Main Street Biloxi, MS 39530

PROPERTY INFORMATION



ZONE

DT & RS-5



PRICE

\$648,000



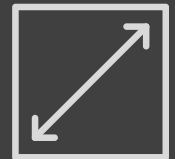
LOCATION

BILOXI, MS



BUILDING SIZE

6384 SF



LOT SIZE

112 x 345 x 91.085
x 227.2 x 35 x 117

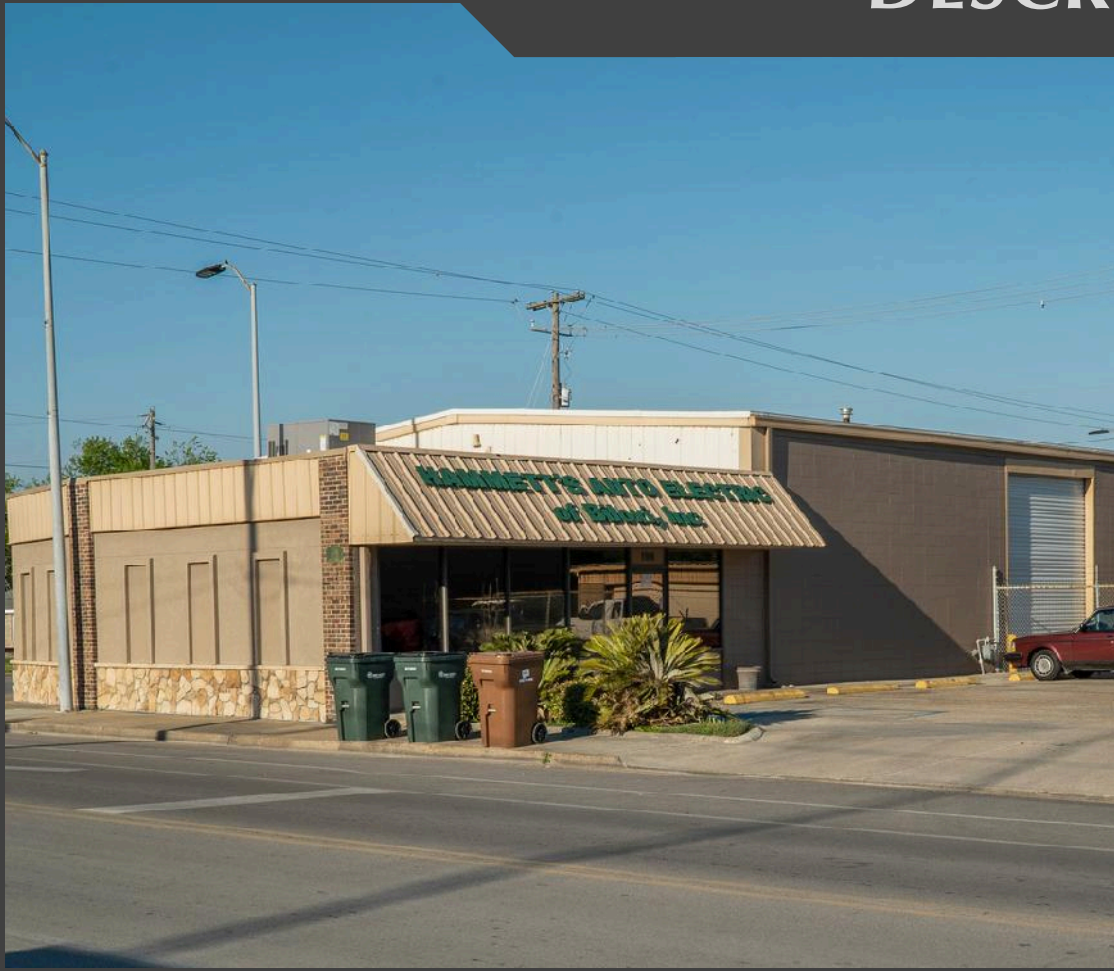
PROPERTY INFORMATION

List Price	\$648,000	Parcel #	1410k-01-040.000
Bathrooms Full	4	Additional Parcel #s	1410K-01-039.000
Total Square Footage	6,384		1410K-01-039.001
SqFt Source	Appraiser	Directions to Property	From Hwy 90 turn north at Main Street. Property is located at the southeast corner of Main Street and Esters Blvd. south side of RR
List Price Sqft	\$101.50		
Year Built	1974 (Assessor)	Association	No
Total Floors	2	Tax Year	2023
Sub Agency	No	Tax Annual Amount	\$2,967
Sub-Type	Other	Leasehold Y/N	No
Listing Service	Full Service	Flood Insurance Required?	No
Special Listing Conditions	Standard	Showing Requirements	Showing: Appointment Required; Call Listing Office
Approx Lot Size Acres	0.81	Accessibility Features	Yes
Lot Size Dimensions	122 x 345 x 91.085 x 227.2 x 35 x 117	Commercial Features	Display Window(s); Employee Restrooms; Security System; Truck Door
Subdivision	St Paul	Levels	One and One Half
County	Harrison	Square Footage	Industrial Bldg Over 5000 SF;
Zoning	Downtown & RS-5	Description	Warehouse 5000-20000 SF
N or S of CSX RR	S	Walls - Interior	Sheetrock
N or S of I-10	S	Flooring	Ceramic Tile; Other; See Remarks
Listing Agreement	Exclusive Right To Sell	Basement Features	Basement: No
New Construction	No	Foundation Details	Slab
Owner/Agent	No	Heating	Other; See Remarks
Legal Description	BEG S MAR NEW R/R ST (ESTERS BLVD) AND W LINE FORMER ELDER ST W 75.9 FT TO A CURVE ON E LINE MAIN ST SLY 46 FT S 99 FT E 117 FT TO FORMER ELDER ST N 125 FT TO POB S/B 96		

PROPERTY INFORMATION

Cooling	Other; See Remarks
Sewer	Public Sewer
Water Source	Public
Price Includes	Building and Land; Building Only; Signage
Possible Use	Bar/Tavern/Lounge; Industrial; Professional/Office; Restaurant; Retail
Exterior Construction/Siding	Aluminum Siding; Brick; Masonry; Steel Siding
Approx Age Code	Older 25+ Years
Parking Features	Parking Total: 25
Additional Transportation Location	City Street; Paved City Street
Lot Features	Cleared; Corner Lot; Level
Sale Options	Will Not Divide
Available Documents	Maps; Marketing Package; Survey; Traffic Count
Possession	Close Of Escrow

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this Commercial building/garage for SALE.

This property is comprised of 3 parcels located at the corner of Main St and Esters Blvd (south of RR). The lot is approximately 0.81 acres and is improved with a metal flex space type building. It has 3 roll-up doors. In addition, there is a detached 22'x22' metal building with a 18'x6'.6" roll-up door. The property has been utilized as an electric auto store for many years. However, this is a great property that has room to expand and a building that's usage is endless.

Call Broker for additional information.

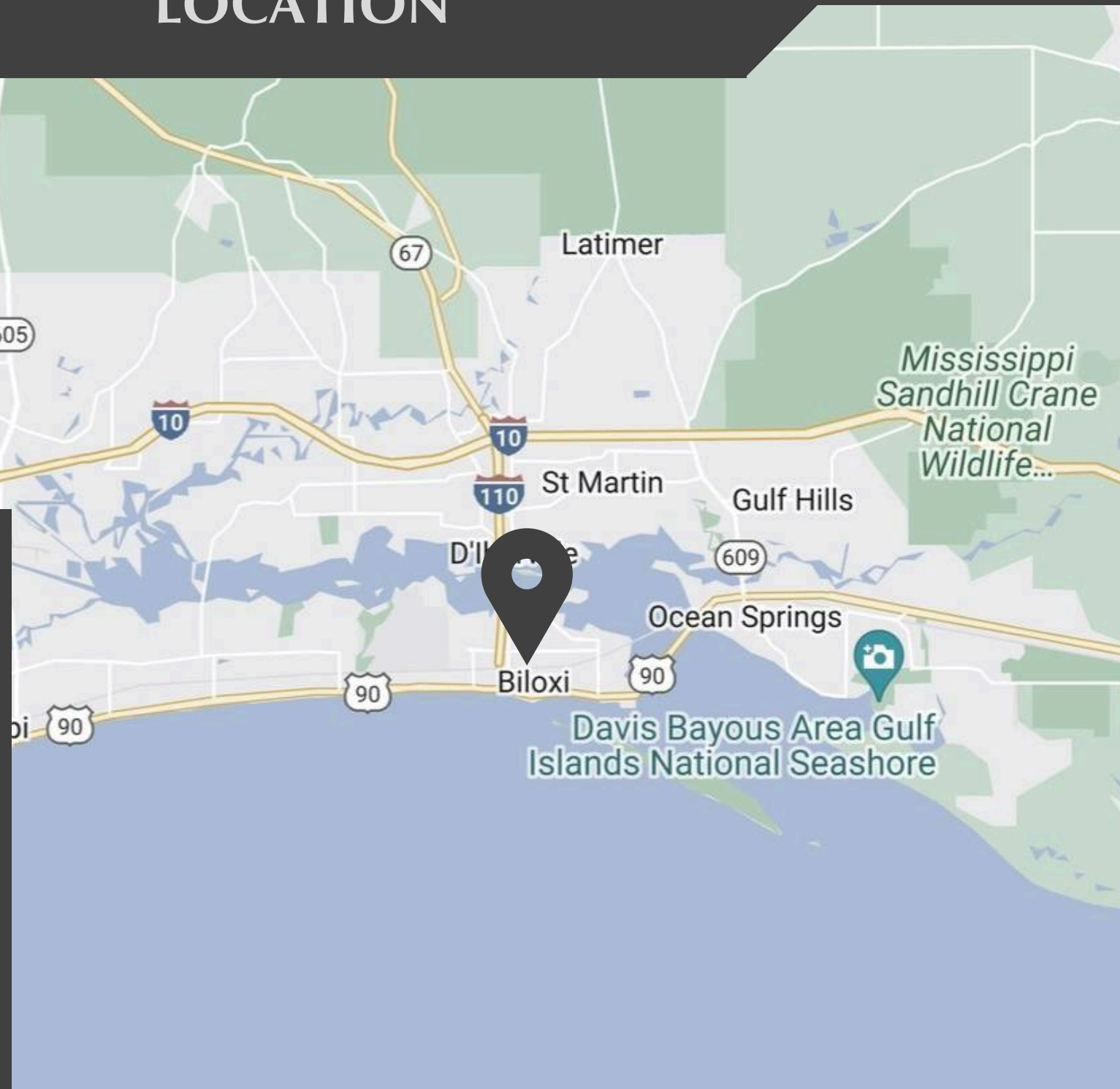
LOCATION



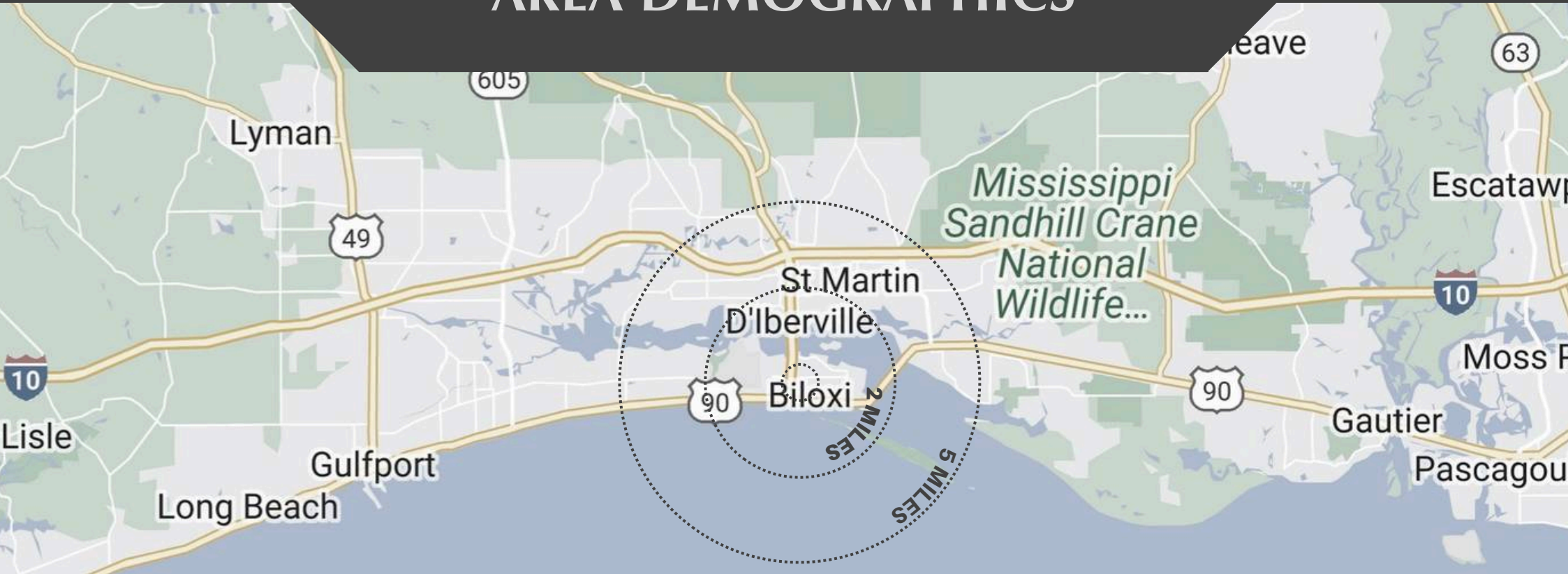
BILOXI

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.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	4,986	31,190	66,393
2023 PROJECTED POPULATION	5,330	33,878	70,635

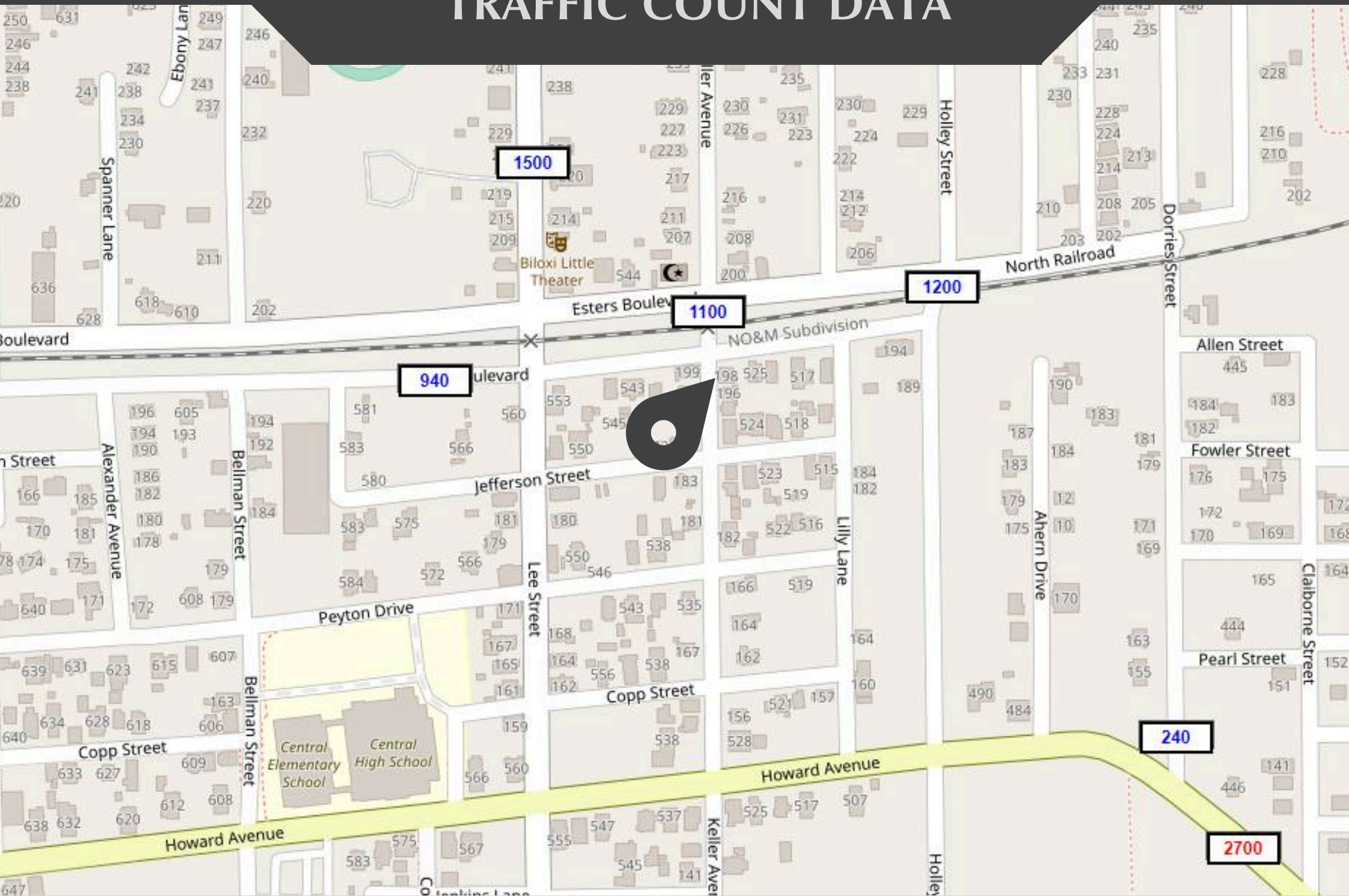


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	2,055	11,630	25,980
2023 PROJECTED HOUSEHOLDS	2,190	12,520	27,476



	1 MILE	3 MILES	5 MILES
2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$43,095	\$49,425	\$54,555
2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$42,172	\$49,291	\$54,166

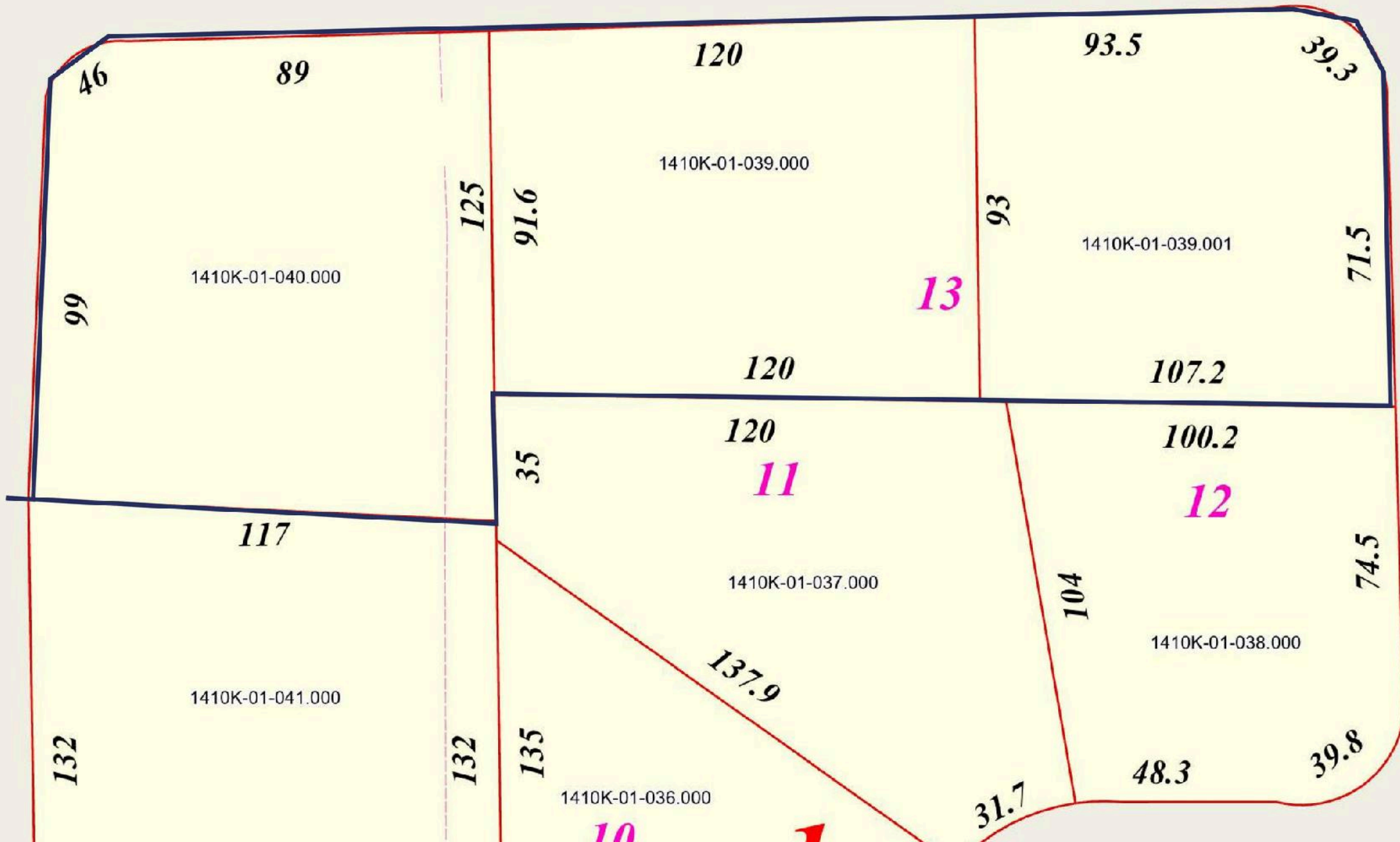
TRAFFIC COUNT DATA



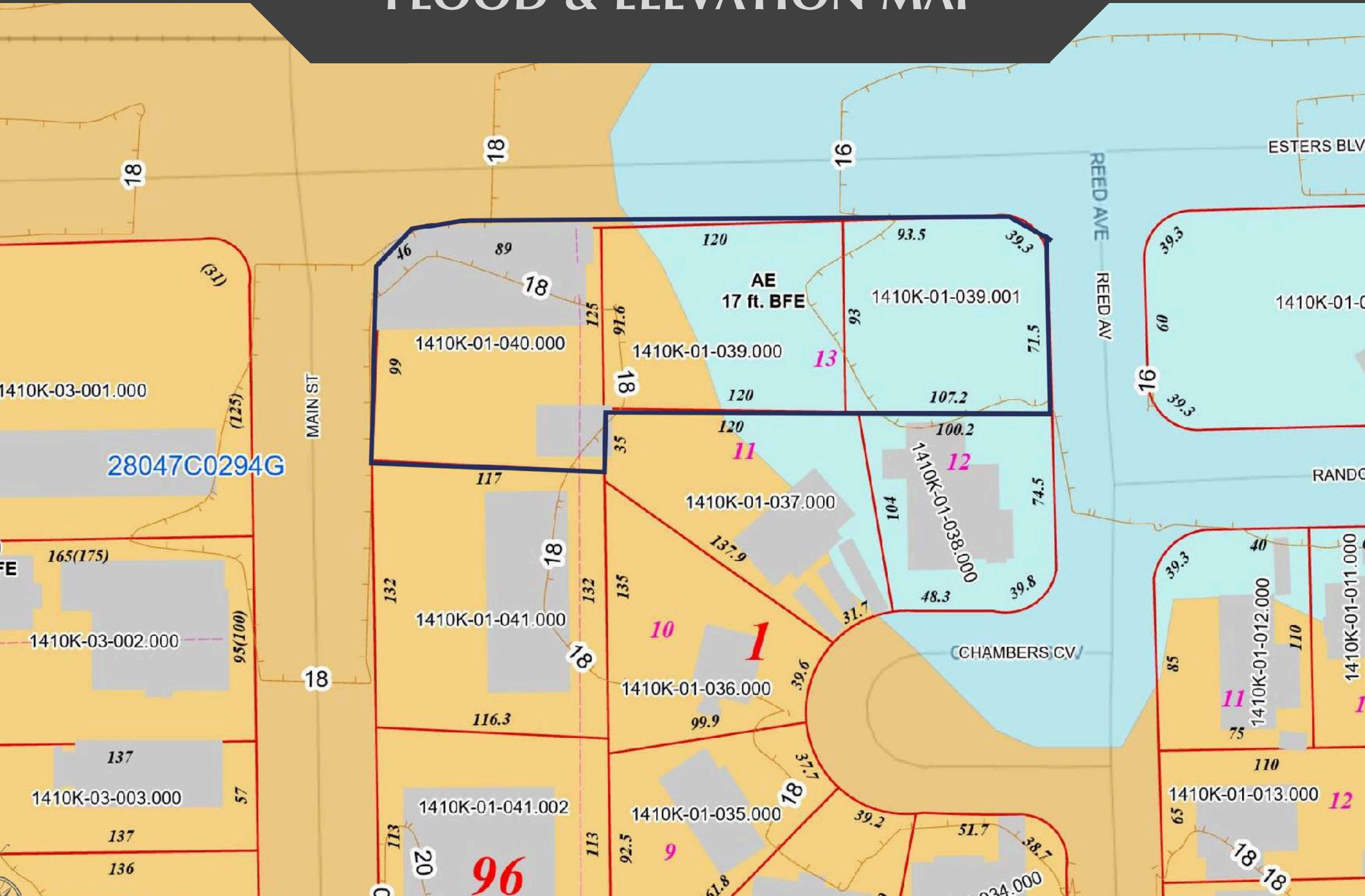
AERIAL MAP



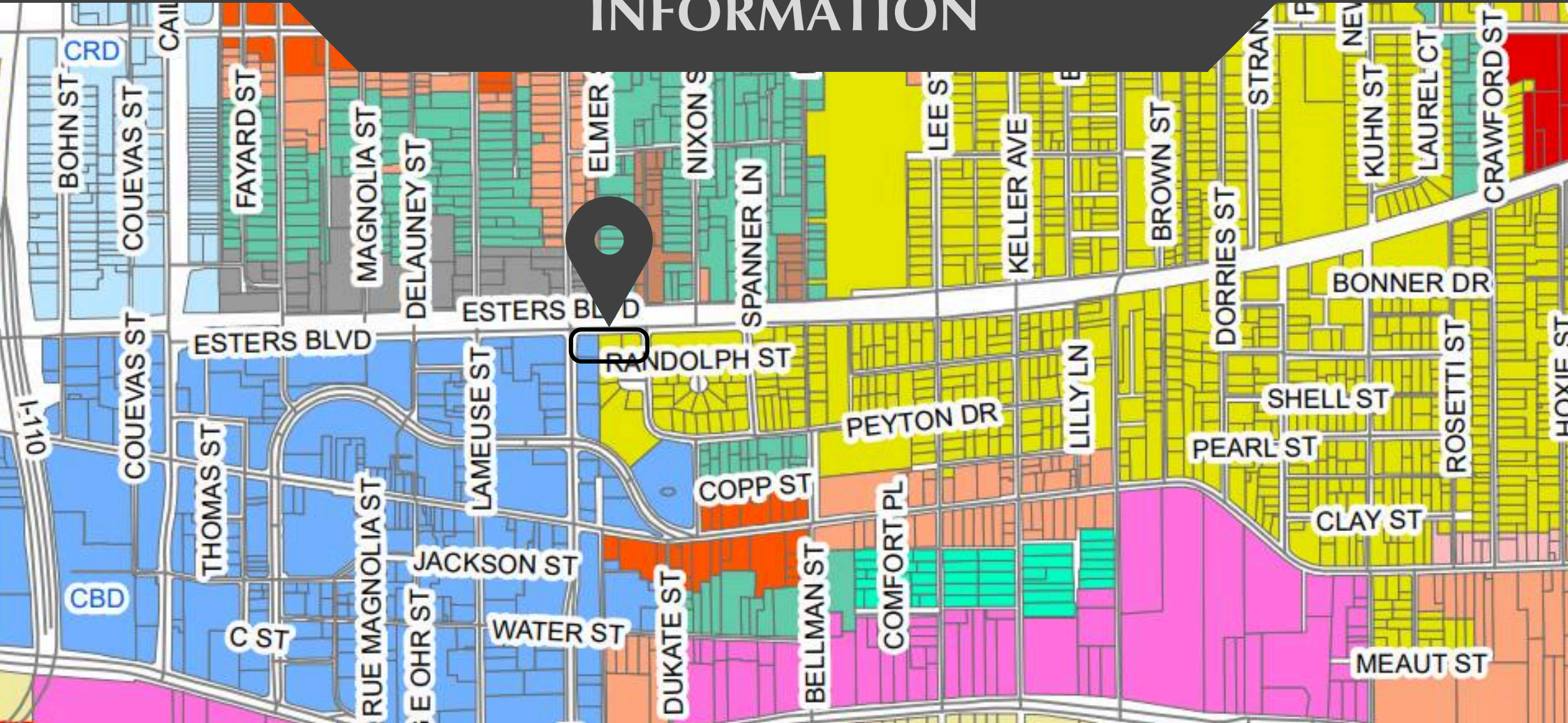
LOT MAP



FLOOD & ELEVATION MAP



ZONING INFORMATION



RS-5 - High-Density Single-Family Residential District
1410K-01-039.000 & 1410K-01-039.001 (Yellow)

DT: Downtown
1410K-01-040.000 (Blue)

ZONING INFORMATION

Article 23-3: Zoning Districts
 Section 23-3-2: Agricultural and Residential Base Zoning Districts
 Section 23-3-2(G): RS-5: High-Density Single-Family Residential District

(G) RS-5: HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT

The High-Density, Single-Family Residential (RS-5) District is established and intended to accommodate principally single-family detached dwellings at relatively high urban densities, as well as two-family and three- to four-family dwellings designed to look like large detached single-family dwellings, and single-family attached or townhouse dwellings, and limited nonresidential uses that complement urban residential development (e.g., parks, places of worship, and schools). RS-5 zoning is generally appropriate for established high-density single-family residential neighborhoods and areas near and conveniently accessible to regional business areas and activity centers designated on the comprehensive plan's future land use map.

TABLE 23-3-2(G): RS-5 DISTRICT BASIC INTENSITY AND DIMENSIONAL STANDARDS¹

sf = square feet	ft = feet	n/a = not applicable
Lot area per dwelling unit, min. (sf)	5,000 ²	
Lot width, min. (ft)	50 ³	
Lot depth, min. (ft)	80	
Impervious surface area, max. (% of lot area)	60	
Height, max. (ft)	35 ⁴	
Front setback, min. (ft)	20	
Corner side setback, min. (ft)	10 ⁵	
Side setback, min. (ft)	5 ^{5a}	
Rear setback, min. (ft)	20 ⁶	

NOTES:

1. Zero lot line residential development is subject to modification of some standards (Sec. 23-4-3(B)(1)d).
2. For townhouse development, used only to establish overall density of the development; individual townhouse lots require a min. lot area of 1,800 sf.
3. 18 ft for townhouse lots.
4. 16 ft for accessory buildings.
5. For townhouses, applicable only to outer side of end unit.
6. 3 ft for accessory structures.
5. 3 ft for accessory structures.

Fig. 23-3-2(G)(1): RS-5 Example Lot Pattern



Fig. 23-3-2(G)(2): RS-5 Example Building Form



Fig. 23-3-2(G)(3): RS-5 Example Building Form



Article 23-3: Zoning Districts
 Section 23-3-3: Nonresidential Base Zoning Districts
 Section 23-3-3(F): DT: Downtown District

(F) DT: DOWNTOWN DISTRICT

The Downtown (DT) District is established and intended to foster vibrant, walkable, mixed-use, and economically-sustainable development and redevelopment in Biloxi's traditional core. The DT district is intended to accommodate a wide range of retail, service, office, healthcare, dining, entertainment, and upper-floor residential uses that generate daytime and nighttime activity on weekdays and weekends. Standards applicable in the DT district are intended to encourage development or redevelopment that complements the downtown area's unique architectural and historical character and encourages pedestrian activity and connections within the downtown and between it and nearby key destinations (e.g. medical center, casinos, and the beach). The need to meet parking demands created by new development is intended to be balanced with the need to protect and enhance the downtown's character and pedestrian orientation. DT district standards also are intended to enhance storm resiliency.

TABLE 23-3-3(F): DT DISTRICT BASIC INTENSITY AND DIMENSIONAL STANDARDS

sf = square feet	ft = feet	n/a = not applicable
Dwelling units per acre, max.	60	
Floor area ratio (FAR), max.	5.00	
Lot width, min. (ft)	n/a	
Lot depth, min. (ft)	n/a	
Impervious surface area, max. (% of lot area)	100	
Height, max. (ft)	75 ^{1,2}	
Front setback, min. (ft)	0 ³	
Corner side setback, min. (ft)	0 ³	
Side setback, min. (ft)	0 ³	
Rear setback, min. (ft)	0 ³	

NOTES:

1. 90 ft for mixed-use development in which at least 25% of total floor area is devoted to residential uses.
2. 16 ft for accessory buildings.
3. 3 ft if any setback is provided.

Fig. 23-3-3(F)(1): DT Example Lot Pattern

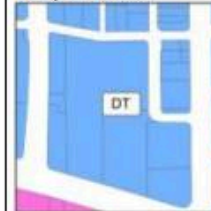


Fig. 23-3-3(F)(2): DT Example Building Form

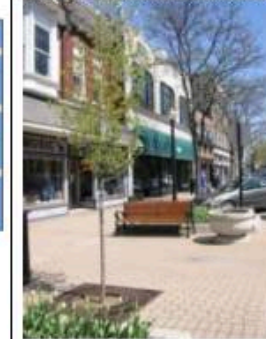


Fig. 23-3-3(F)(3): DT Example Building Form



PHOTOS



PHOTOS



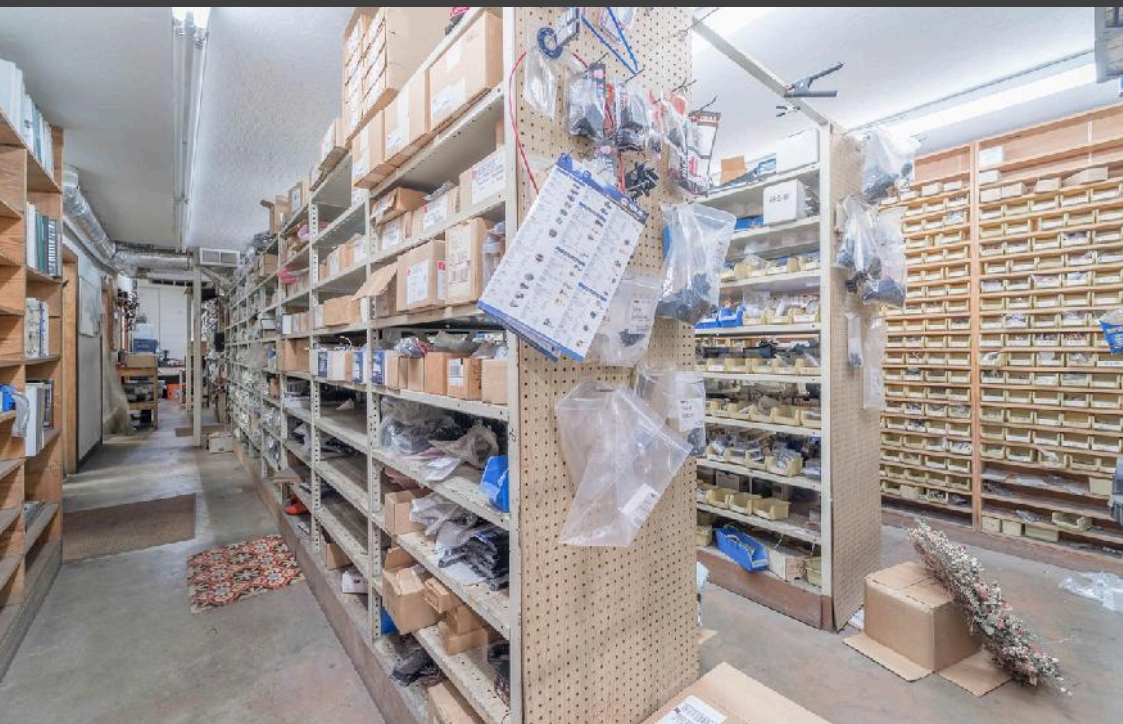
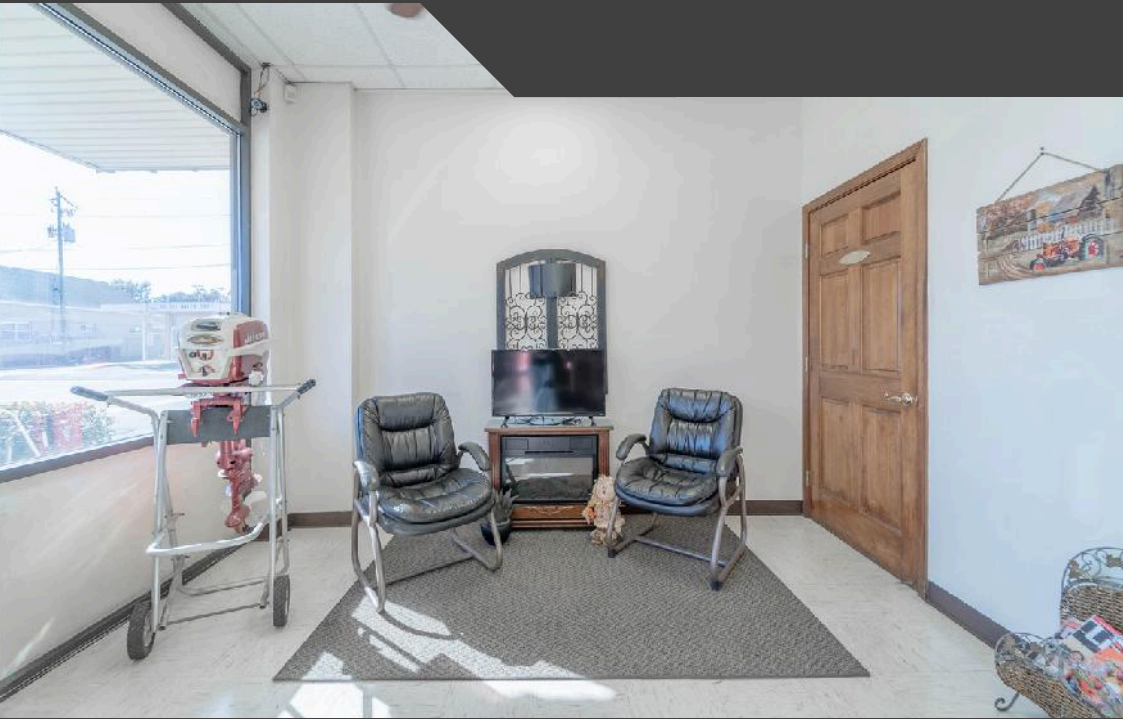
PHOTOS



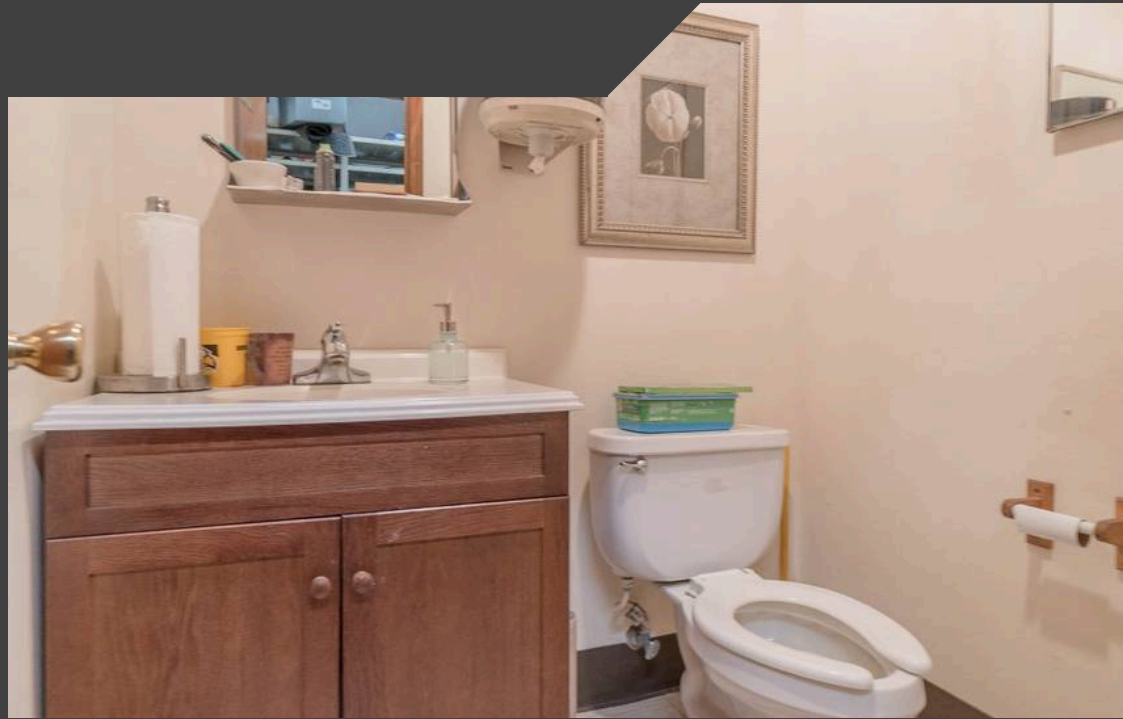
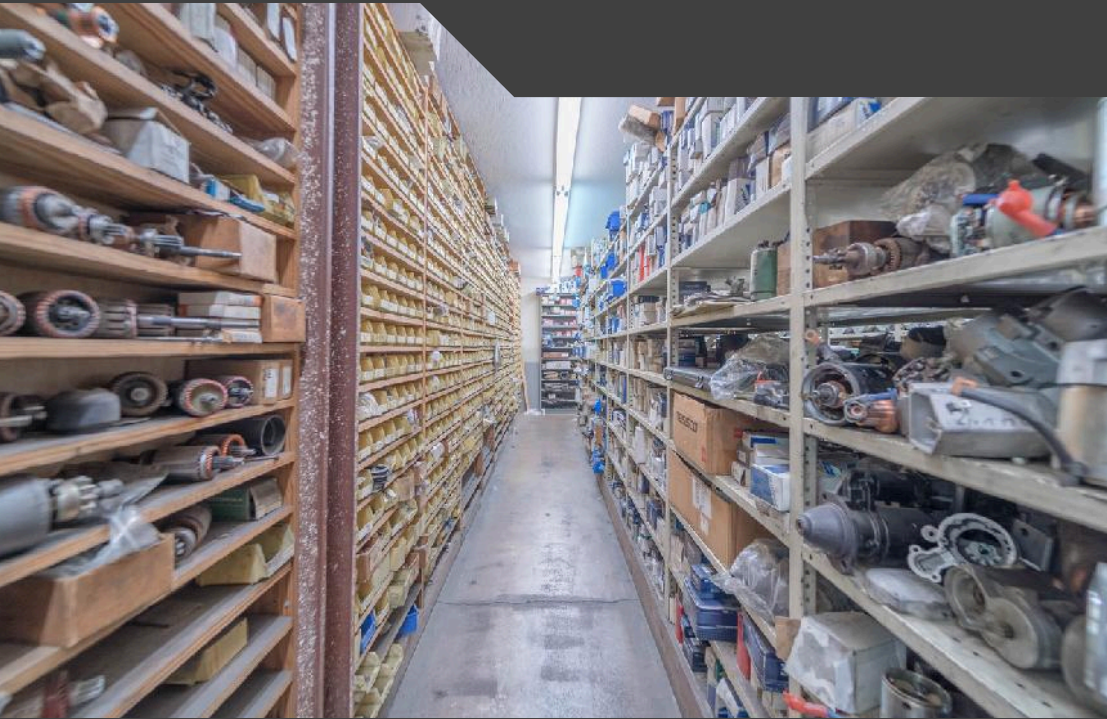
PHOTOS



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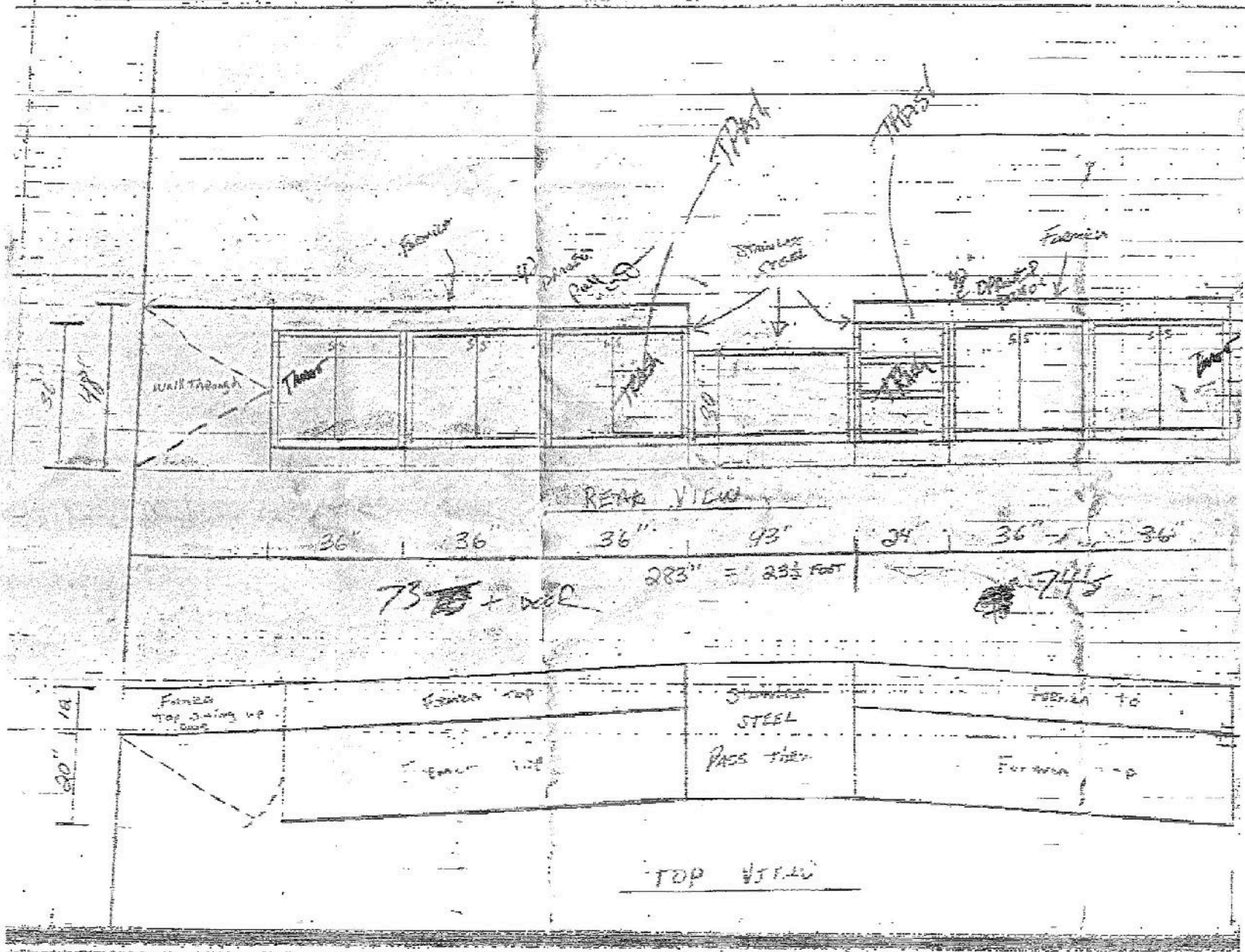
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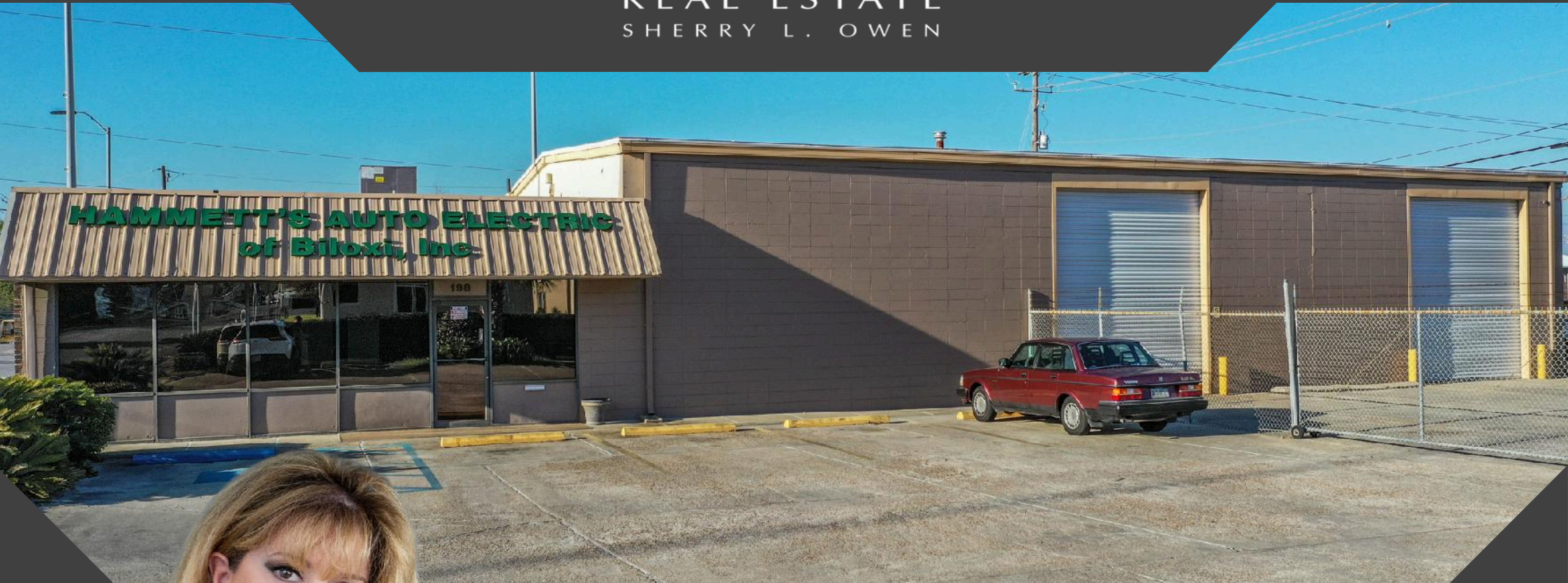
PHOTOS



BUILDING SKETCH



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



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen
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Owner/Broker

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