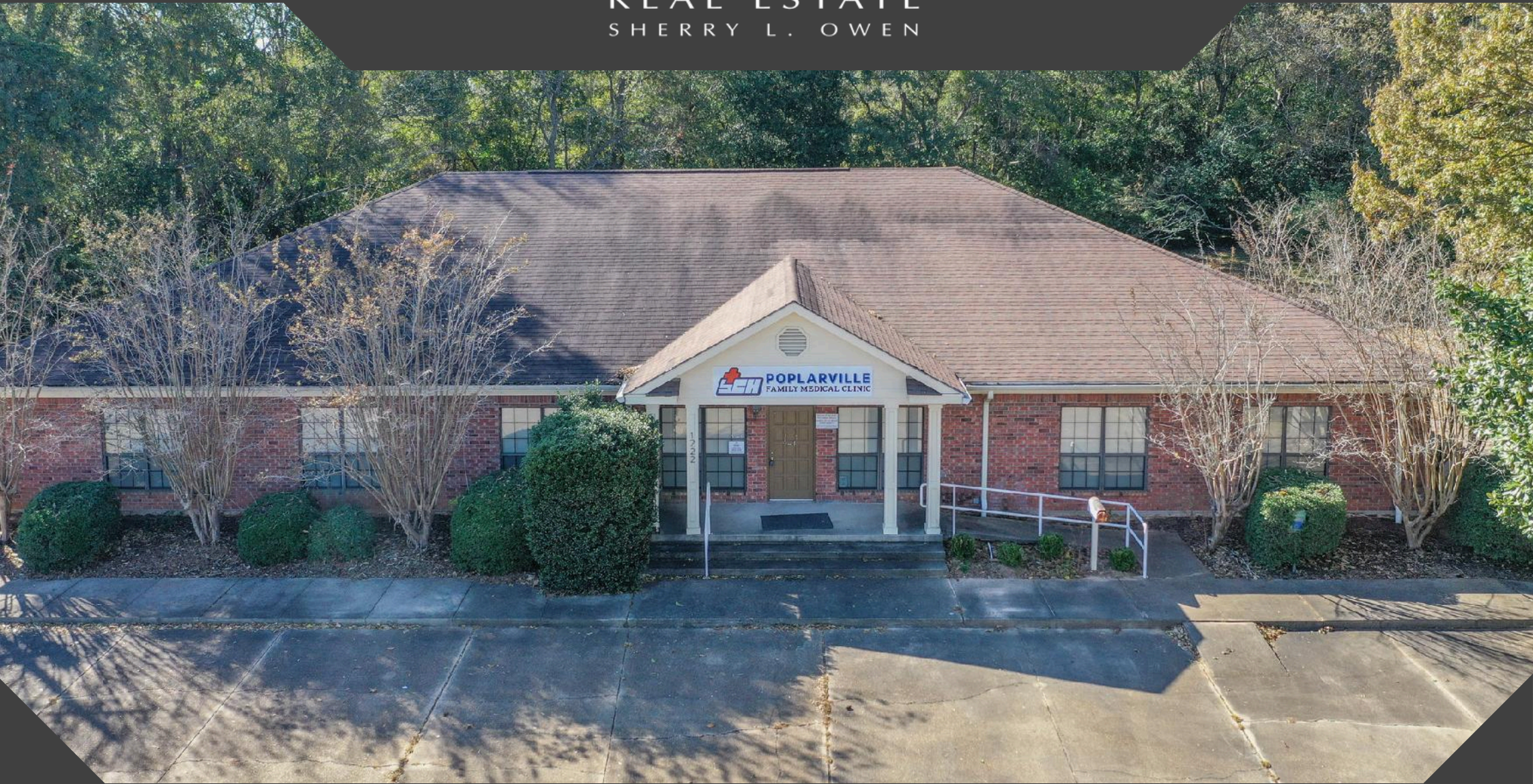


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
OFFICE BUILDING
1222 S Main St, Poplarville, MS 39470

PROPERTY INFORMATION



ZONE

C4



PRICE

\$500,000



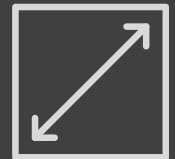
LOCATION

POPLARVILLE, MS



BUILDING SIZE

5480 SF



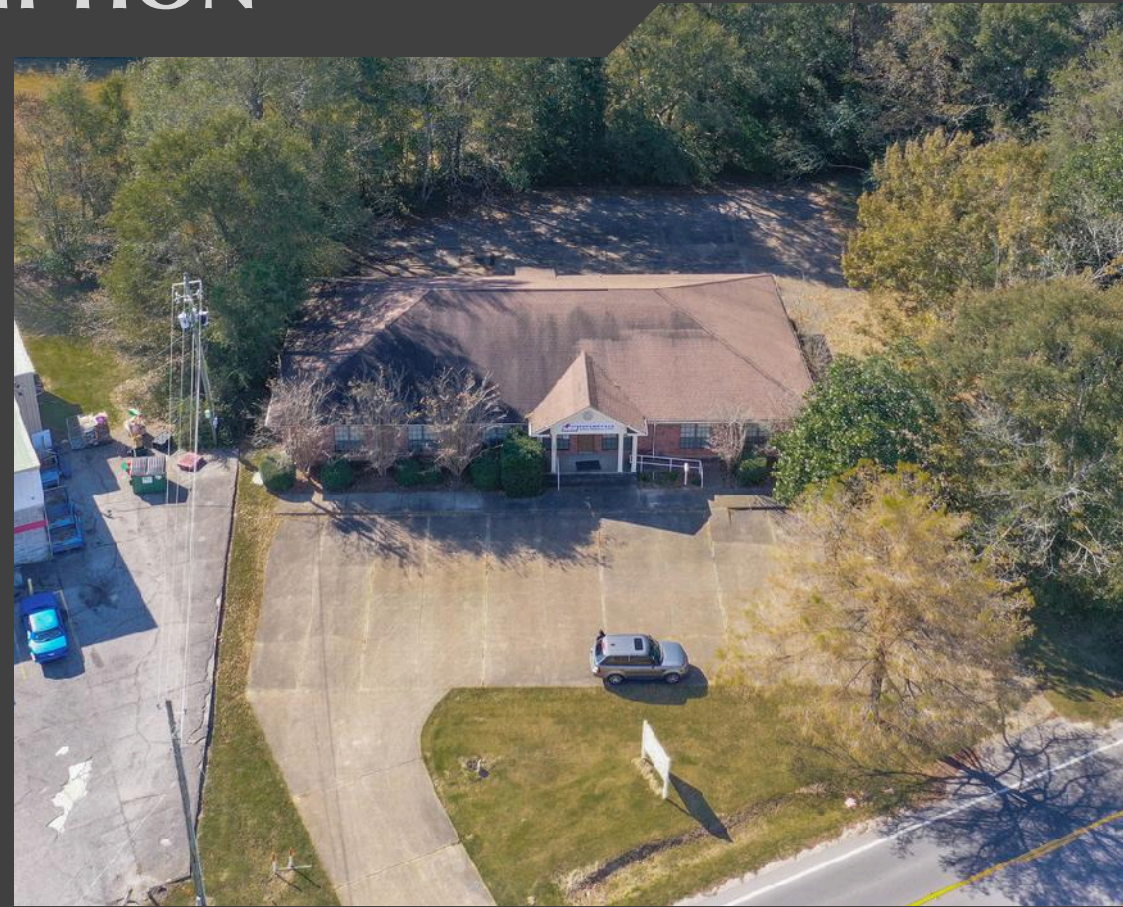
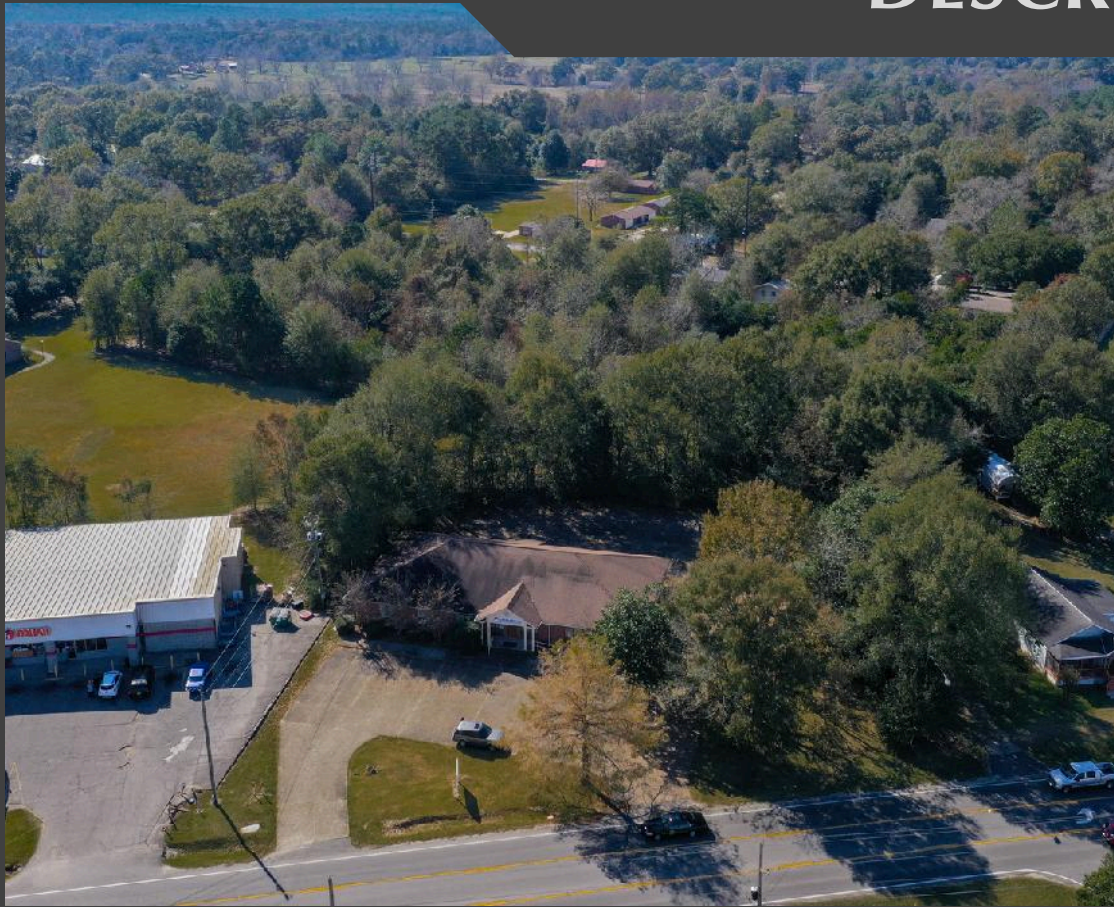
LOT SIZE

215x207x213x198

PROPERTY INFORMATION

List Price:	\$500,000	Flood Insurance Required?:	No
Total Square Footage:	5,480	Showing Requirements:	Appointment Required; Call Listing Office
SqFt Source:	Appraiser	Accessibility Features:	No
List Price Sqft:	\$91.24	Commercial Features:	Number of Public Restrooms: 2
Year Built:	1988 (Public Records)	Walls - Interior:	Sheetrock
Total Floors:	1	Flooring:	Carpet; Vinyl
Sub Agency:	No	Foundation Details:	Slab
Legal Description:	1 AC BEING PT OF SW1/4 OF NE1/4 OF NE1/4 BK 896 PG 36702/09/2006	Heating:	Electric
Parcel #:	2-15-9-31-001-040-2600	Cooling:	Electric
Directions to Property:	I-59 North to Hwy 53 exit (Main Street), continue on S Main Street. Building is on West side of street shortly before Hwy 26 intersection.	Sewer:	Public Sewer
Listing Service:	Full Service	Water Source:	Public
Special Listing Conditions:	Standard	Price Includes:	Building and Land
Approx Lot Size Acres:	1.01	Possible Use:	Dental; Medical; Professional/Office
Lot Size Dimensions:	215x207x213x198	Exterior Construction/Siding:	Brick
Subdivision:	Metes And Bounds	Parking Features:	Parking Total: 25
County:	Pearl River	Additional Transportation:	Airport 3+ Miles; City Street; Paved
Zoning:	Central Business	Location:	Central Business District; City Street; State Road
Listing Agreement:	Exclusive Right To Sell	Lot Features:	Level; Other
New Construction:	No	Sale Options:	Will Not Divide
Owner/Agent:	No	Listing Terms:	Conventional
Tax Year:	2023	Available Documents:	Appraisal; Marketing Package; Wetlands Study
Tax Annual Amount:	\$9,083		
Leasehold Y/N:	No		

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this office building for SALE.

Seize this outstanding opportunity to own a 5,480-square-foot commercial building with an effective age of 19 years, strategically located on busy Hwy 53 in the heart of the central business district. This high-visibility property benefits from excellent traffic counts and is just minutes from Pearl River Community College. Zoned C4, it offers flexibility for a variety of business uses, making it perfect for retail, office, or service-oriented enterprises. With its prime location and easy access to major routes and amenities, this property is a fantastic investment for businesses looking to thrive in a bustling area.

Call Broker for additional information.

LOCATION

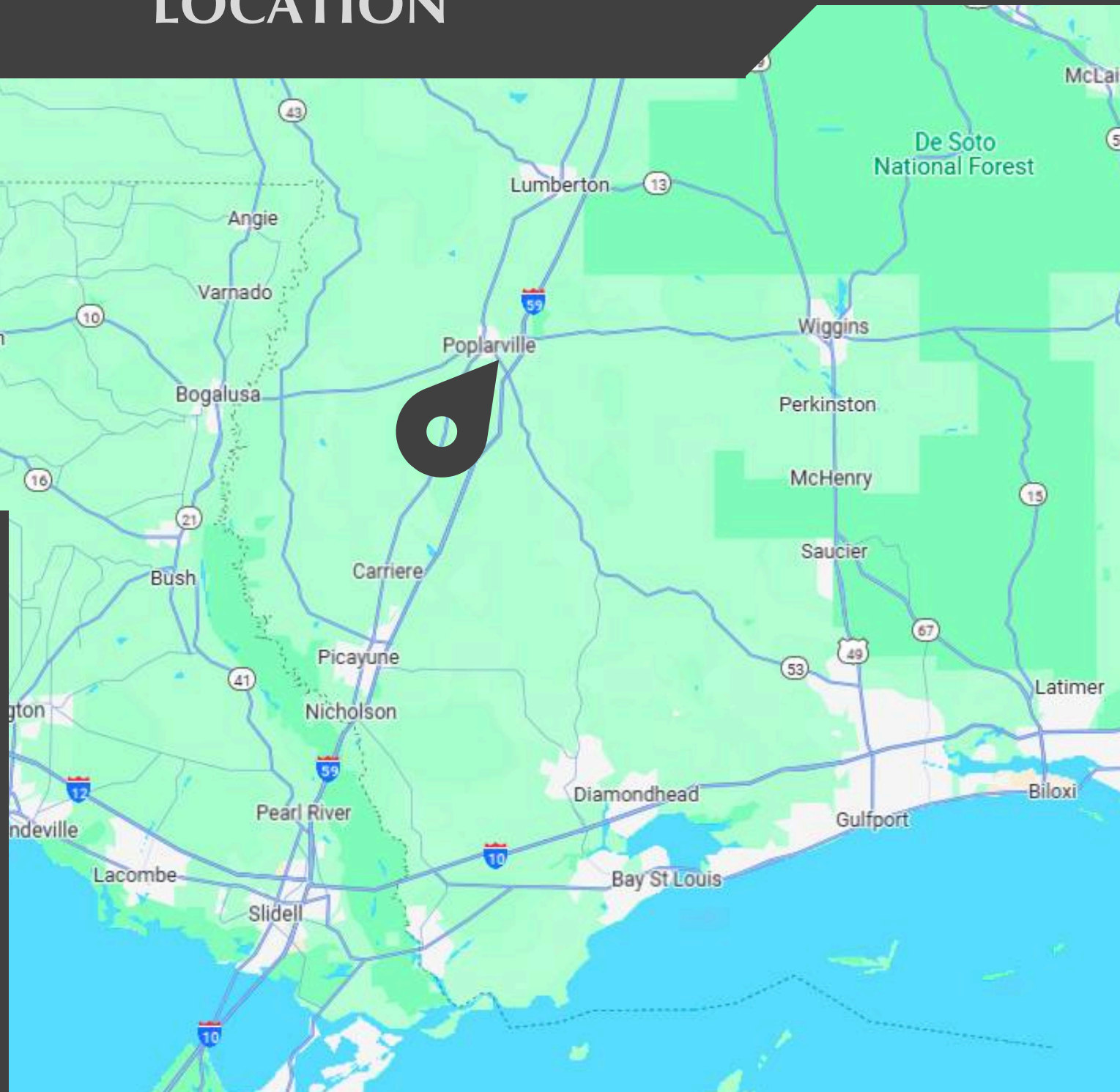


POPLARVILLE

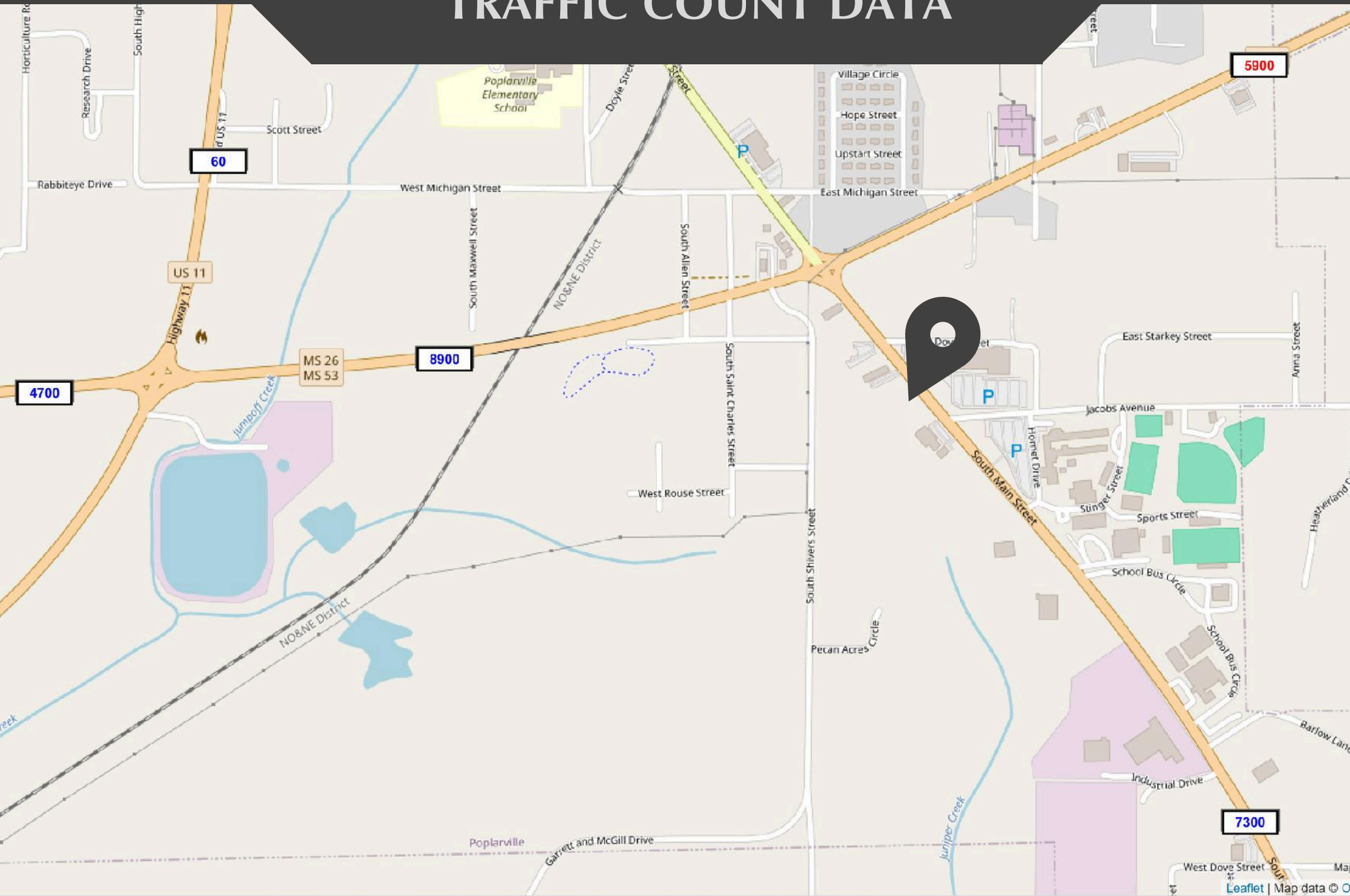
A charming small town in Pearl River County, Poplarville is known for its friendly community, scenic surroundings, and rich agricultural heritage. Home to Pearl River Community College, it offers a blend of educational opportunities and southern hospitality.

Poplarville hosts the annual Blueberry Jubilee, celebrating the local blueberry industry.

Conveniently located near major highways, it provides easy access to larger cities while maintaining its quaint, rural appeal.



TRAFFIC COUNT DATA

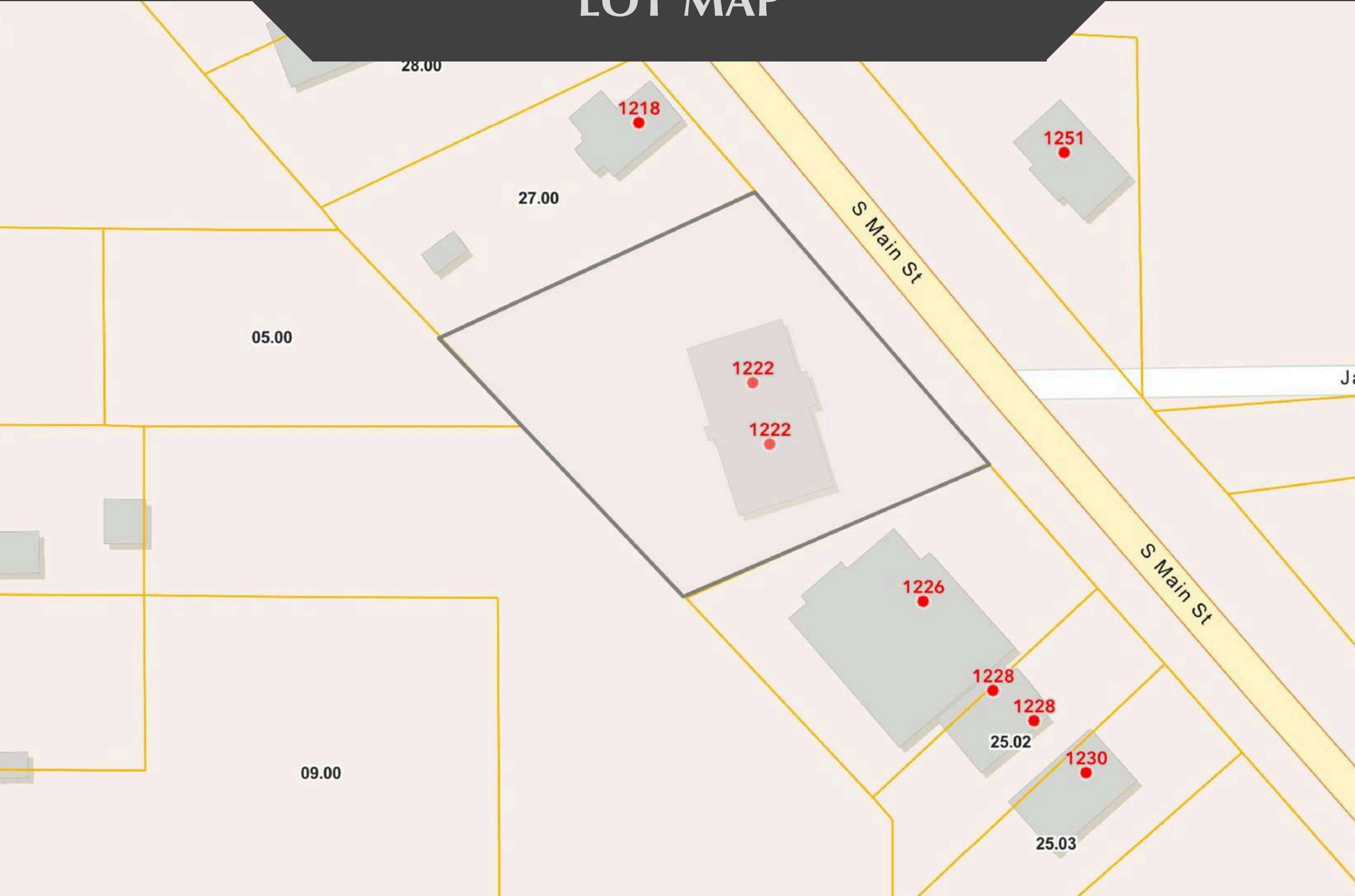


AERIAL MAP

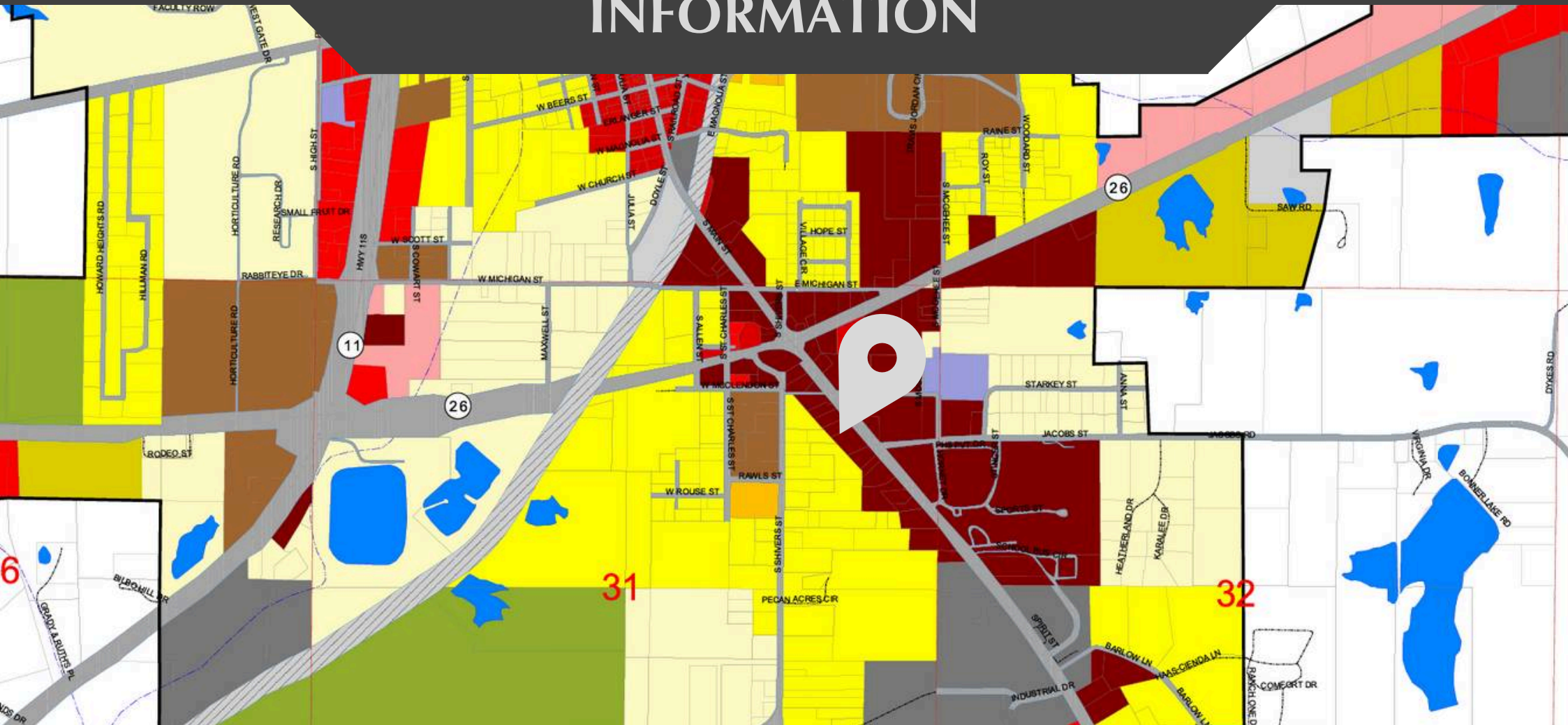


100 ft

LOT MAP



ZONING INFORMATION



D4 - General Commercial

The purpose of the C-4 General Commercial District is to provide areas for those heavier types of commercial uses which generate significant amounts of truck traffic, require outdoor storage or because of other characteristics are not compatible when located adjacent to other types of commercial uses.

ZONING INFORMATION

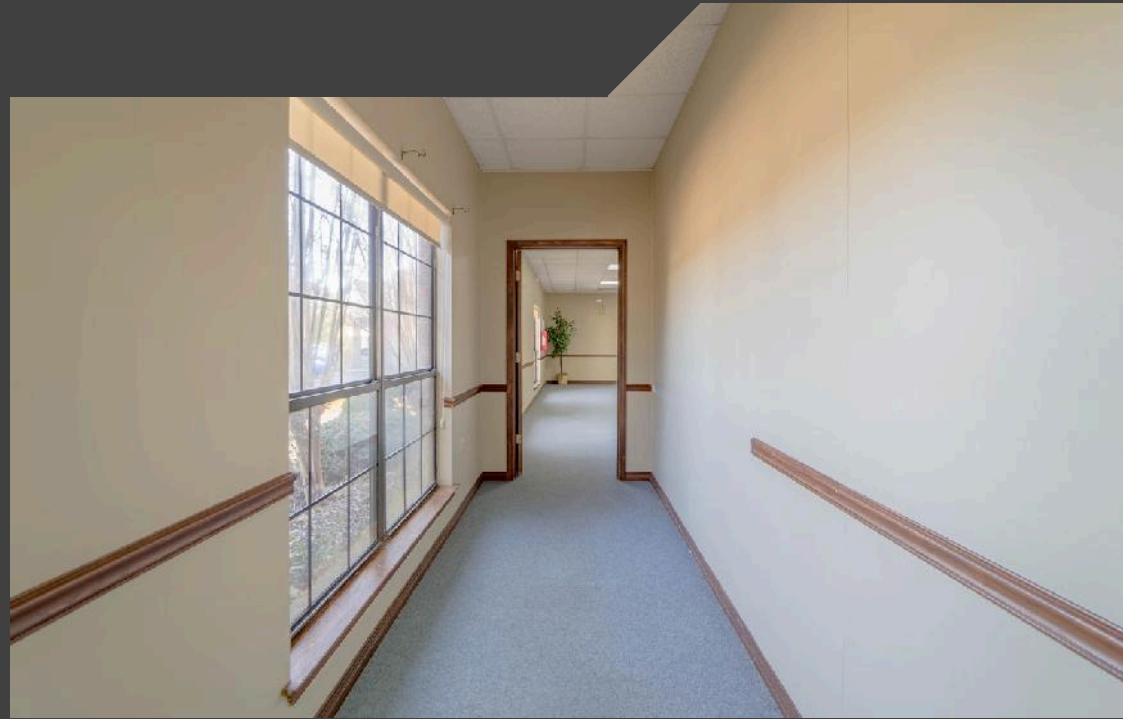
Sec. 48-34. Dimensional requirements.

The following minimum dimension requirements shall apply as indicated, subject to the notes following the table:

<i>Table 48-34. Zoning District Dimensional Requirements</i>								
District	Minimum Requirements					Maximum Allowable		
	Lot Area (sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Percent Building Coverage	Gross Density ¹ (units/ac)
R-1 Single-Family	10,000	80	30	10 ^{2,4}	25 ^{3,4}	35	30	4
R-2 Single-Family	7,500	60	30	10 ^{2,4}	25 ^{3,4}	35	35	5
R-3 Single-Family	5,000	50	30	5 ^{2,4}	25 ^{3,4}	35	35	7.5
R-4 Two-Family								
Single-family and other uses	5,000	50	30	10 ^{2,4}	25 ^{3,4}	35	40	7.5
Two-family (duplex)	8,000	75	30	10 ^{2,4}	25 ^{3,4}	35	40	8
R-5 Multifamily								
Multifamily	9,600 ⁵	80	30	15 ^{2,4}	25 ^{3,4}	45	30	12
Single-family and other uses	5,000	50	30	15 ^{2,4}	25 ^{3,4}	45	30	7.5
Two-family (duplex)	8,000	80	30	15 ^{2,4}	25 ^{3,4}	45	30	8
RMHP - Manufactured Home Park	5.0 ac ⁶	100 ⁷						
Manufactured home units	5,000	40	20	10/18 ^{8,4}	25 ⁴	25	35	7.5
C-1 Neighborhood Commercial	None	None	65	None ⁹	25 ^{4,9}	35	45	None
C-2 Highway Commercial	10 ac	None	75	None ⁹	None ^{8,4}	35	35	None
C-3 Central Business Commercial	None	None	None	None ¹¹	None ^{8,4}	None	100	None
C-4 General Commercial	None	None	None	None ¹¹	None ^{8,4}	None	100	None
MSOP Medical Service/Office Professional	None	None	25	10	20	35	55 ¹⁸	None
L-1 Light Industrial	1 ac	None	75	25 ¹²	50 ^{13,4}	None	50	
L-2 Heavy Industrial	2 ac	200	100	25 ¹⁴	None ⁴	None	50	None
A-1 Agricultural								
With public sewer	10,000	80	30	10 ^{2,4}	25 ^{3,4}	35	30	4
Without public sewer ¹⁵	43,560	150	30	10 ^{2,4}	25 ^{3,4}	35	30	1

Notes:

PHOTOS



PHOTOS



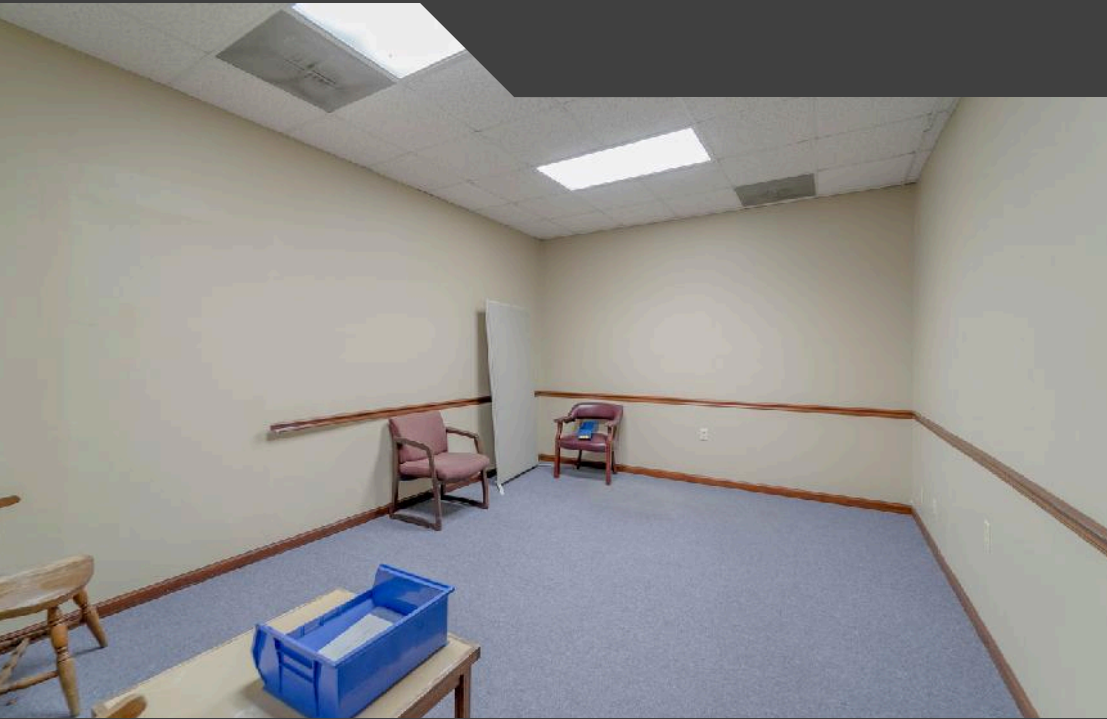
PHOTOS



PHOTOS



PHOTOS

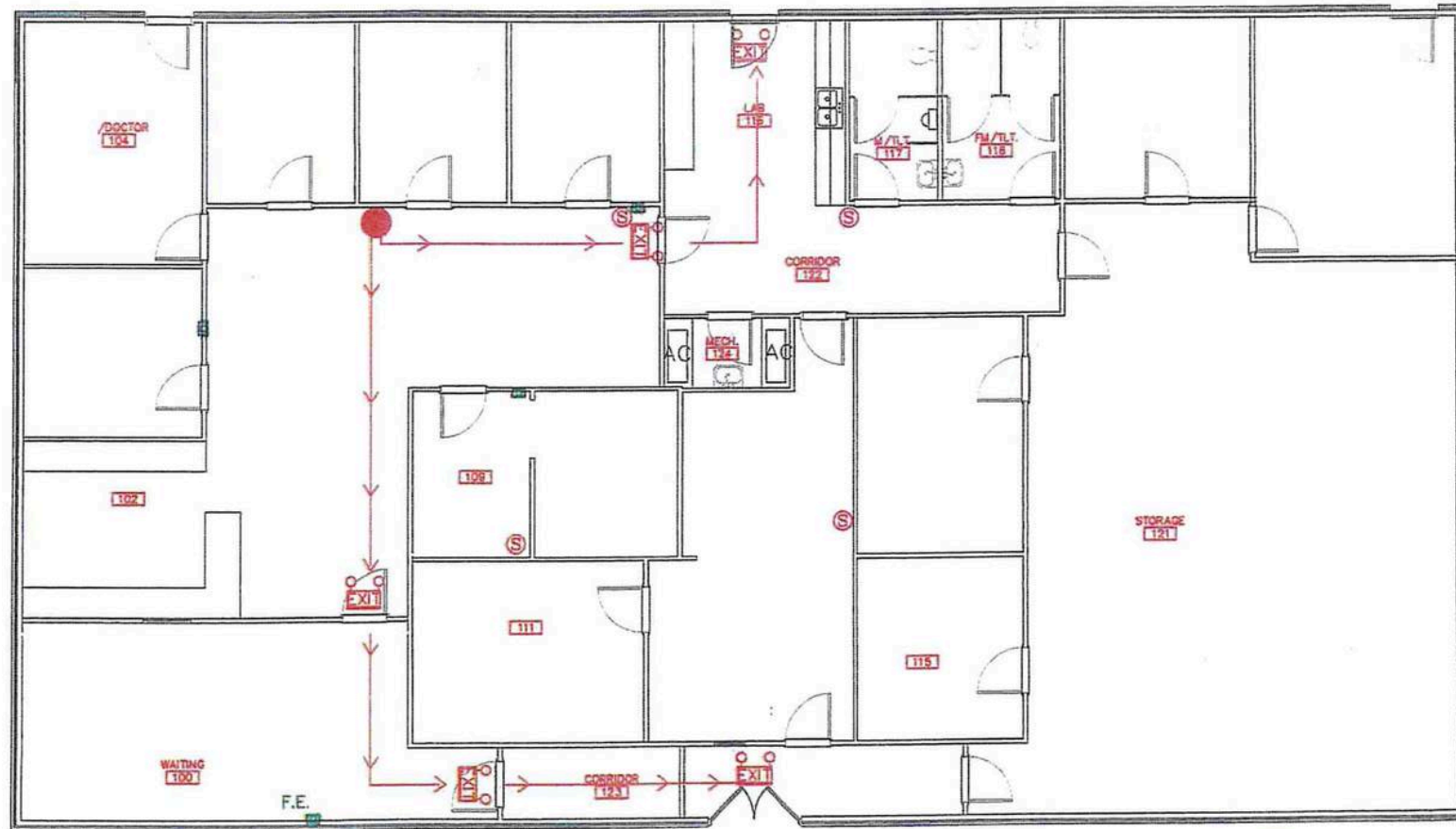


PHOTOS



BUILDING SKETCH

Poplarville Family Medical Center
Evacuation Plan Exam Room

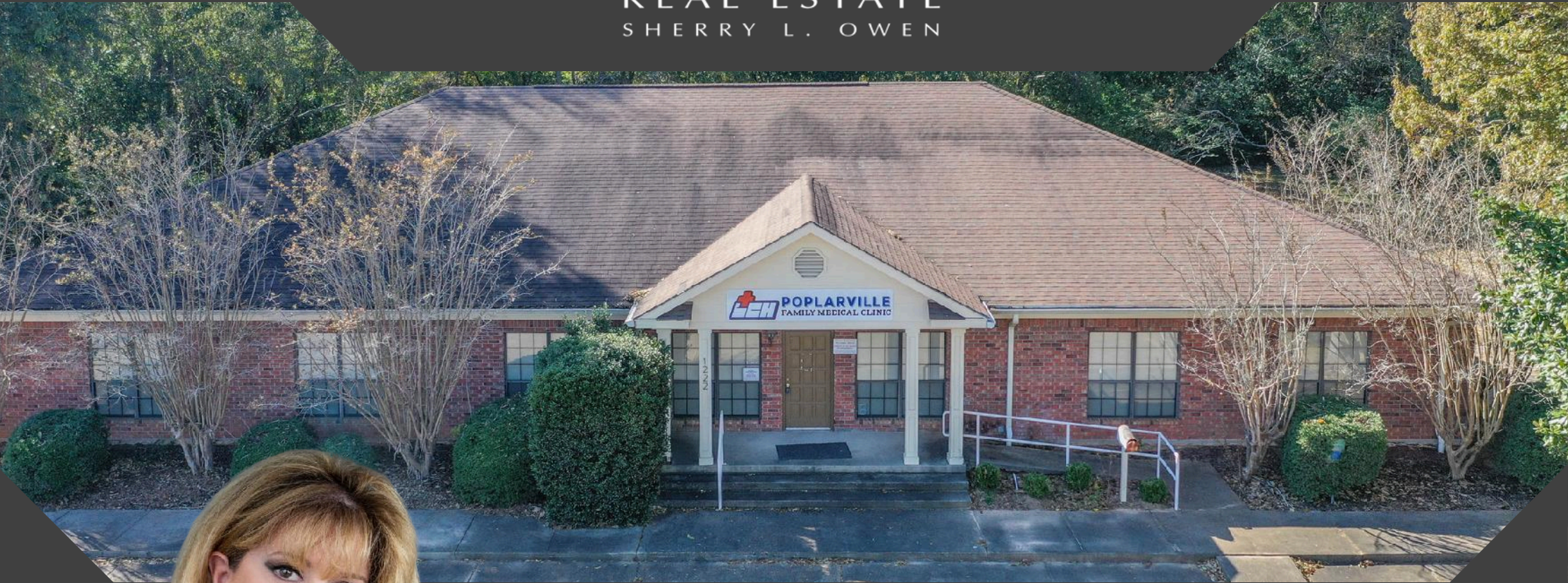


SUBJECT IMPROVEMENT SKETCH
5,480 SQUARE FEET

54.8'

100'

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



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen
CRS, GRI, SFR, ABR
Owner/Broker

Website: www.owenandco.com
Email: OwenSherryL@aol.com
Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501