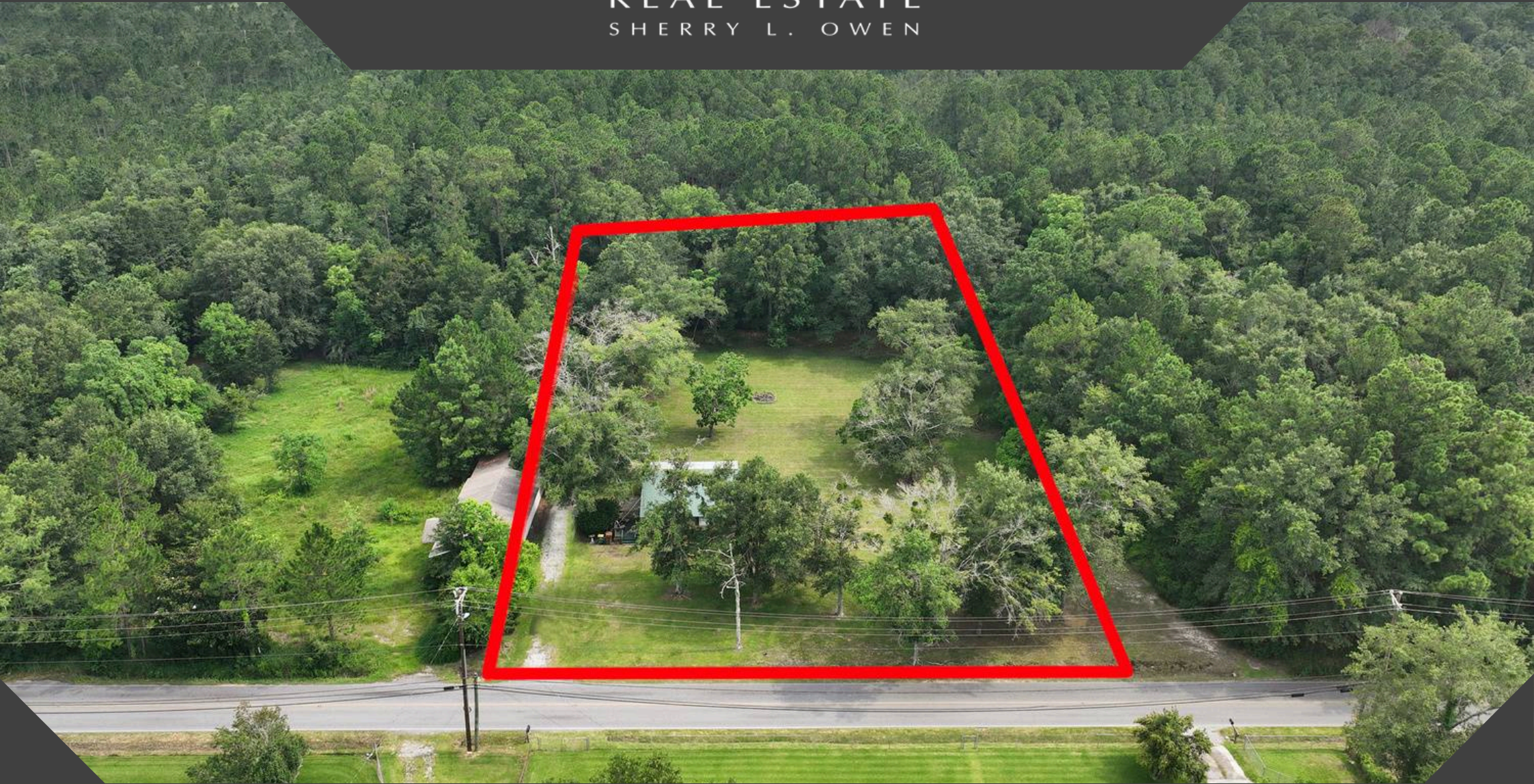
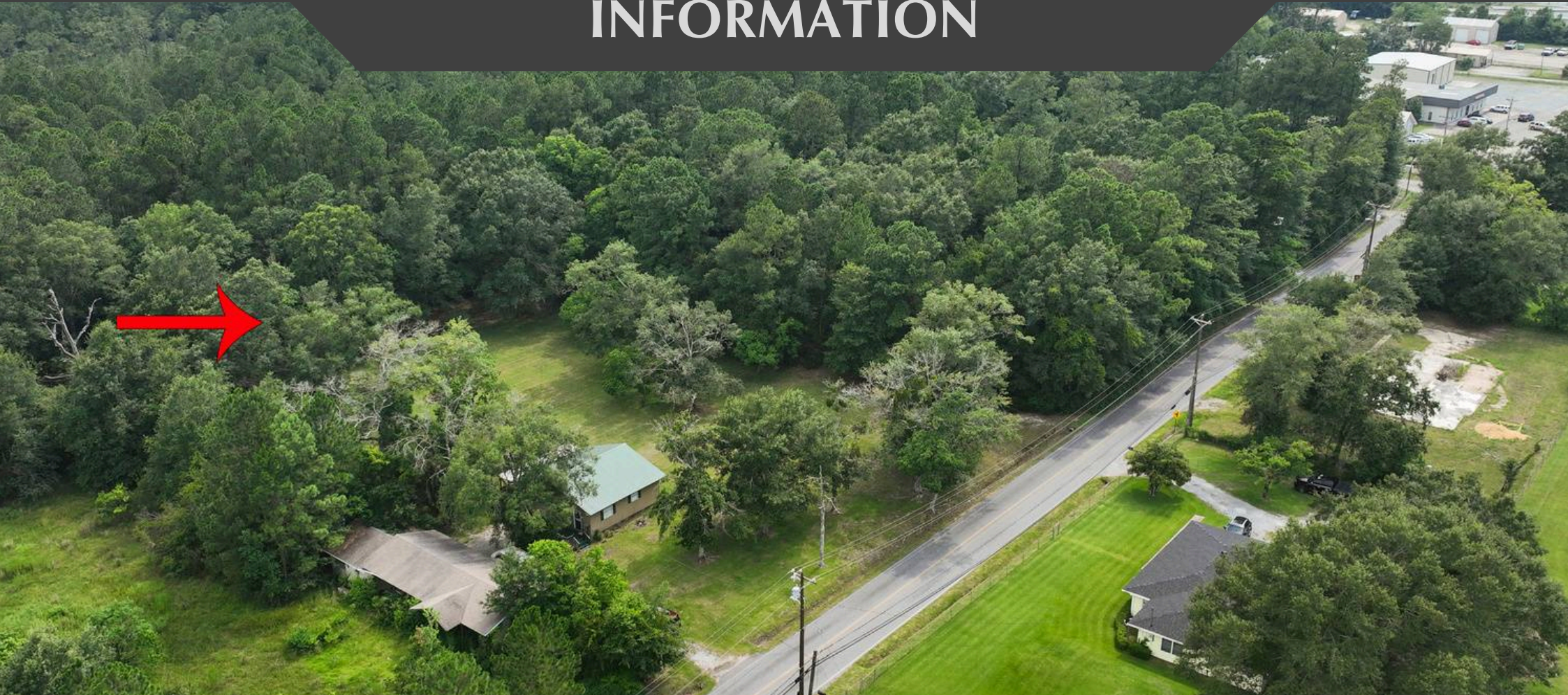


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
DEVELOPMENT OPPORTUNITY
16027 Landon Rd, Gulfport, MS 39503

PROPERTY INFORMATION



ZONE

R-1



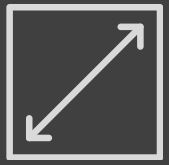
PRICE

\$250,000



LOCATION

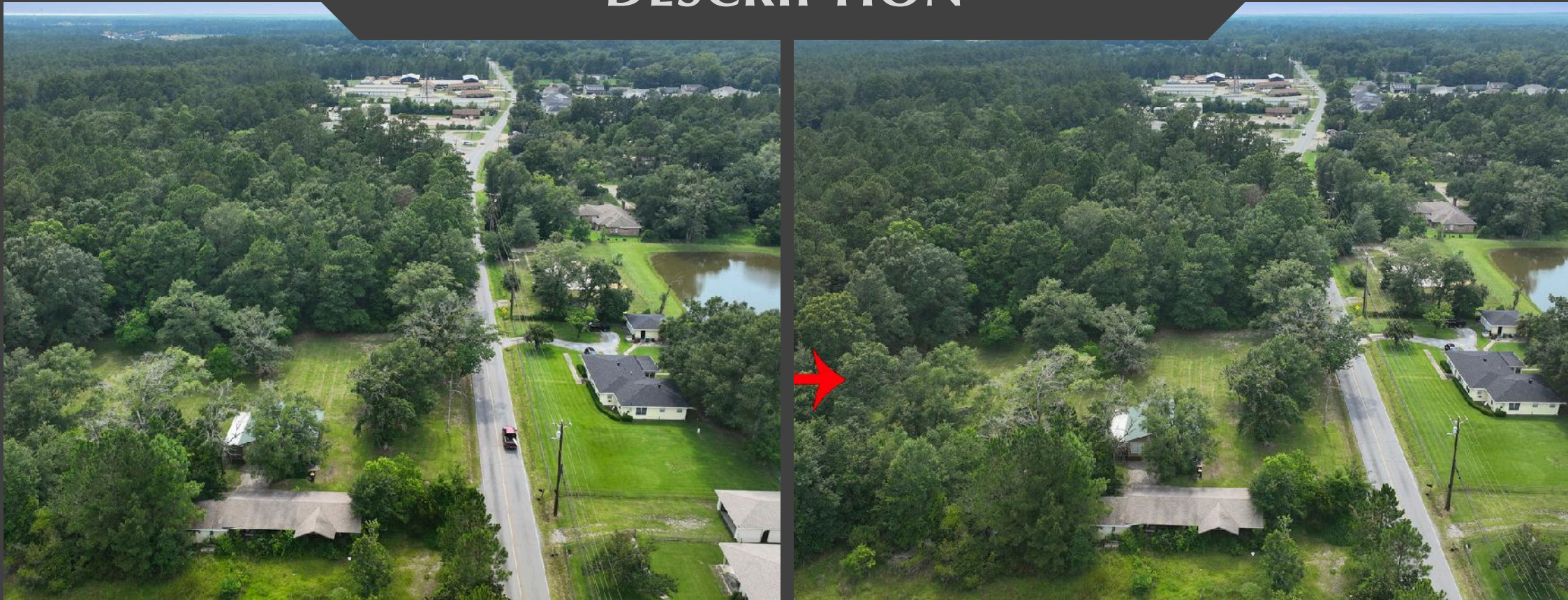
Gulfport, MS



LOT SIZE

0.7 Acres

PROPERTY DESCRIPTION



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

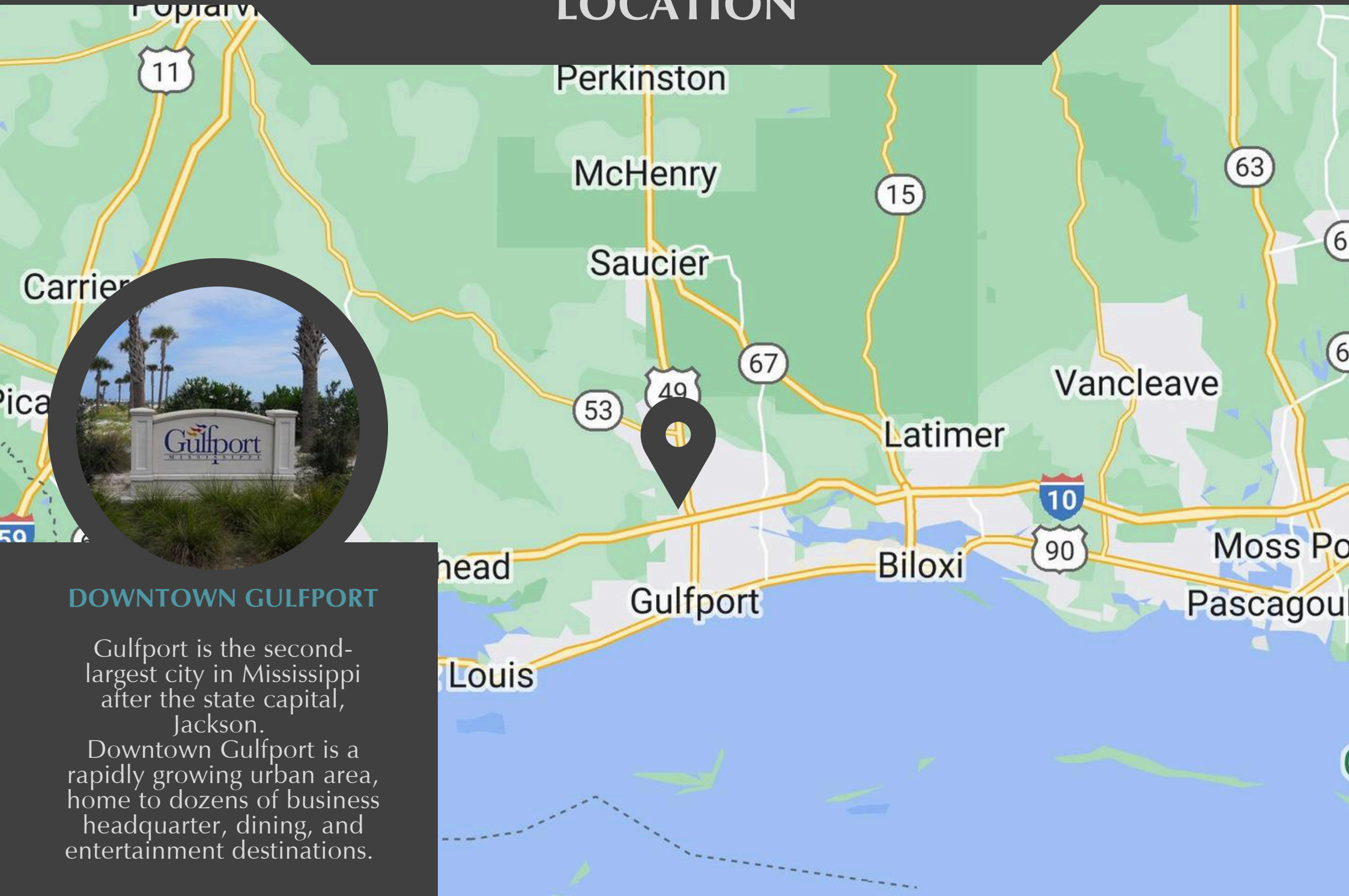
Prime 0.7-acre property located on Landon Road, just past Sam's Club and near Crossroads Center, in the Landon Grove subdivision. This high-traffic location ensures excellent visibility and accessibility, making it perfect for various commercial or residential developments. The county has indicated no issues with changing the zoning, providing flexibility for your development plans. Ideal for investors and developers looking to capitalize on this prime spot with ample potential.

Call Broker for additional information.

PROPERTY INFORMATION

List Price	\$250,000	Covenants Y/N	No
List Date	7/1/2024	School District	Harrison CO Dist
Expiration Date	12/17/2024	High School	West Harrison
SqFt Source	Public Records	Showing Requirements	Show Any Time; Call Listing Office
Divisible	No	Current Use	Residential
Street Number Assigned?	Yes	Possible Use	Development; Retail; Vacant; Other
Buyer Agency Comp	3%	Workshop Features	No Workshop
Sub Agency	No	Additional Transportation	Airport 3+ Miles
Variable Rate Commission	No	Mineral Rights	No Minerals
Sub-Type	Unimproved Commercial Lot	Trees - Wooded	Lightly Wooded
Approx Lot Size Acres	0.7	Lot Features	City Lot; Interior Lot; Level
Lot Size Dimensions	149x228	Sewer	Public Sewer
Subdivision	Landon Grove	Utilities	Cable Available; Electricity Available; Sewer Available; Water Available
County	Harrison	Water Source	Public
N or S of CSX RR	N	Location	Commercial Retail
N or S of I-10	N	Road Frontage Type	City Street
Listing Agreement	Exclusive Right To Sell	Road Surface Type	Asphalt
Owner/Agent	No	Community Features	Near Entertainment; Restaurant; Street Lights
Additional Exemptions Y/N	No	Covenants And Restrictions	None
List Price/Acre	\$357142.86	Horse Amenities	Horse Amenities: No
Legal Description	E 75 FT LOTS 21-26 INC BLK 6 LANDON GROVE	Land Details	Frontage Feet: 149 Road Frontage: 149
Parcel #	0709a-02-002.001	Waterfront Features	No
Additional Parcel #s	0709a-02-002.000	Listing Terms	1031 Exchange; Cash; Conventional; FHA
Directions to Property	Hwy 49 to Landon Rd.- Go west 1/4 mile on your left.	Disclosures	As Is
Association	No	Possession	Close Of Escrow
Tax Year	2023		
Tax Annual Amount	\$736		
Leasehold Y/N	No		
Homestead Y/N	No		
Flood Insurance Required?	No		

LOCATION

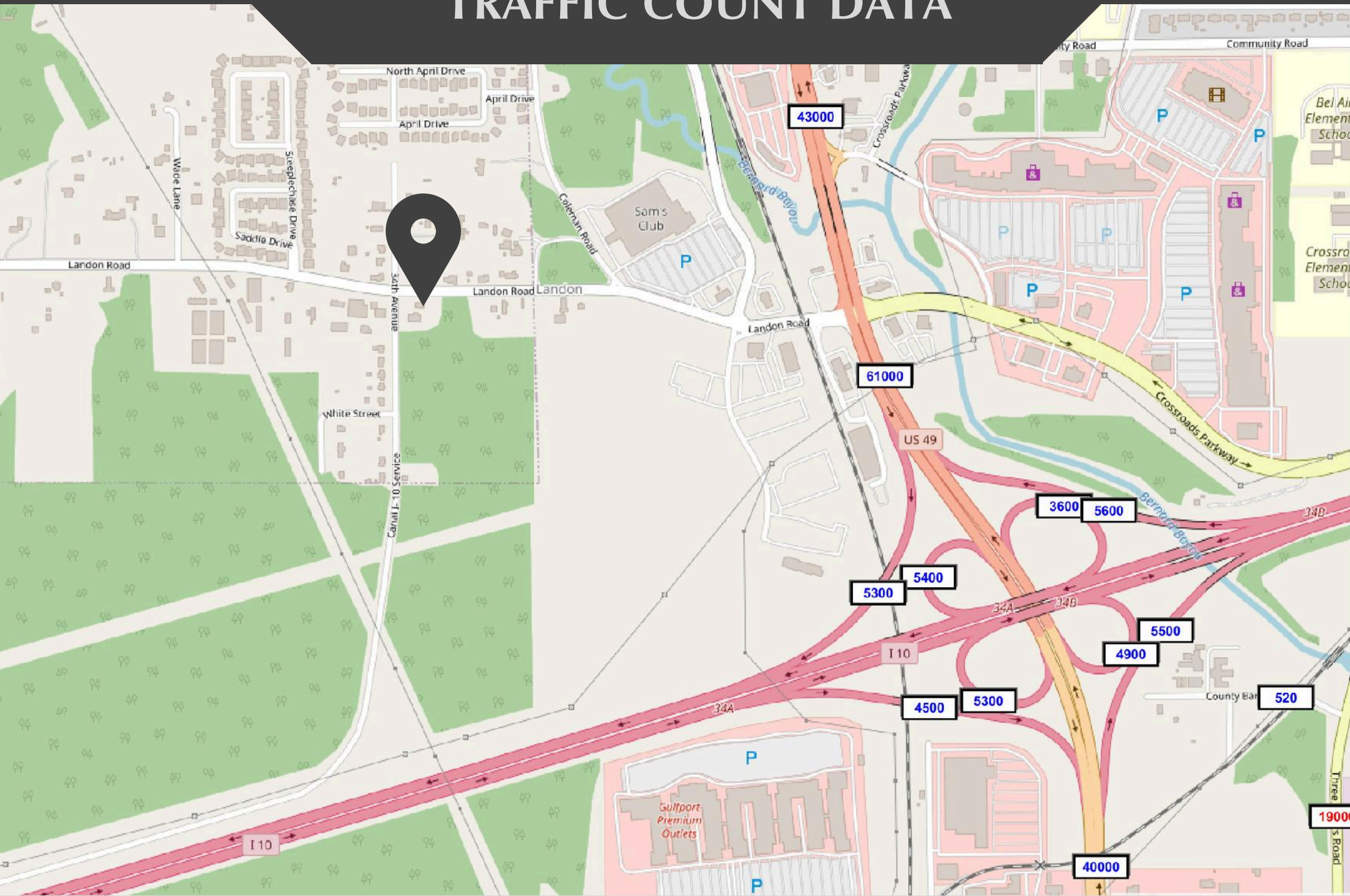


DOWNTOWN GULFPORT

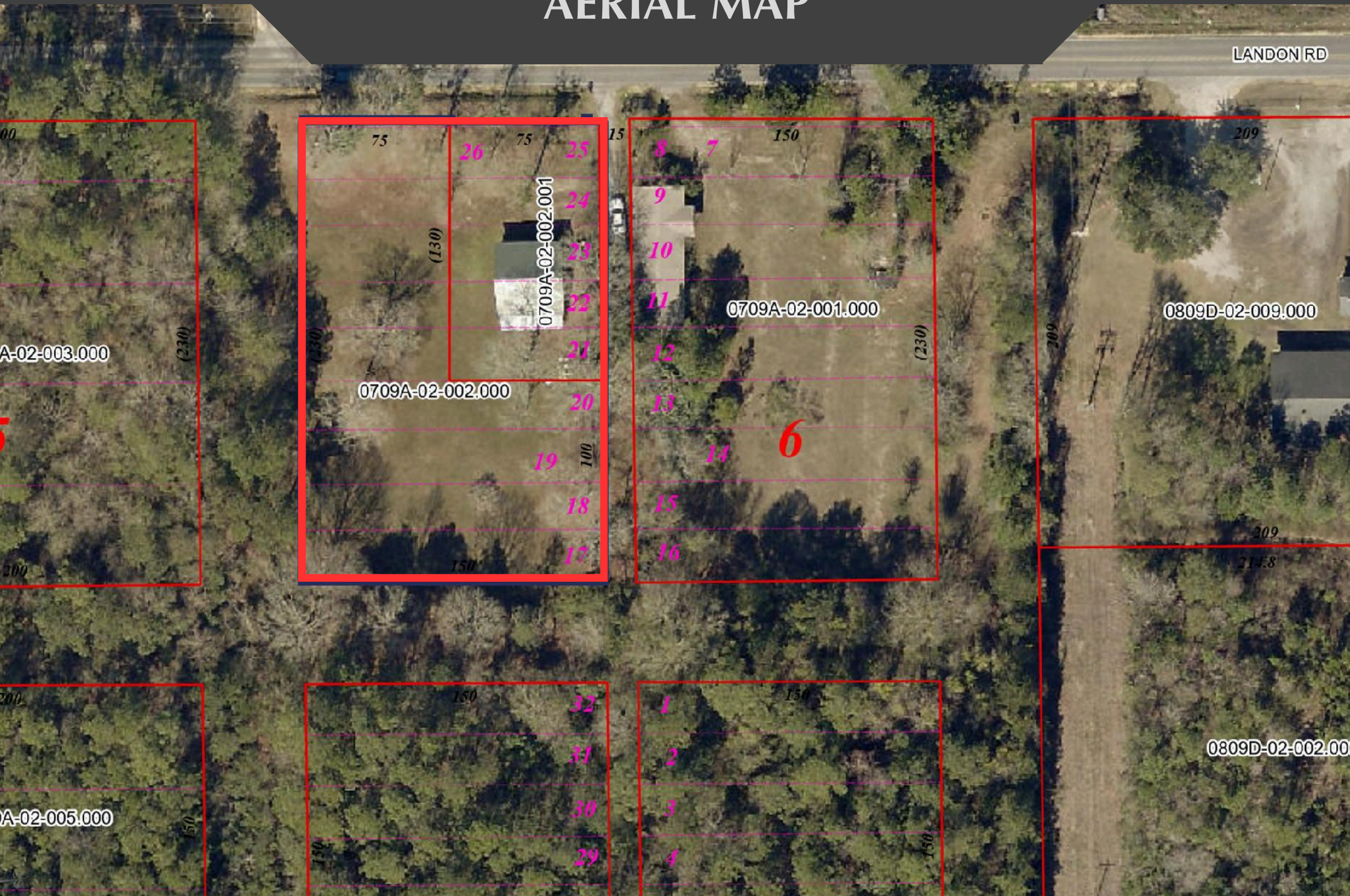
Gulfport is the second-largest city in Mississippi after the state capital, Jackson.

Downtown Gulfport is a rapidly growing urban area, home to dozens of business headquarter, dining, and entertainment destinations.

TRAFFIC COUNT DATA



AERIAL MAP



LOT MAP

0709A-01-009.001 10

324.2

LONDON RD

02-003.000 (230)

75 26 75 25 15
(130) 0709A-02-002.001
(230) 0709A-02-002.000
19 100
18
17 150

8 7 150
9
10
11 0709A-02-001.000 (230)
12
13
14 6
15
16

209
0809D-02-009.000
209
214.8

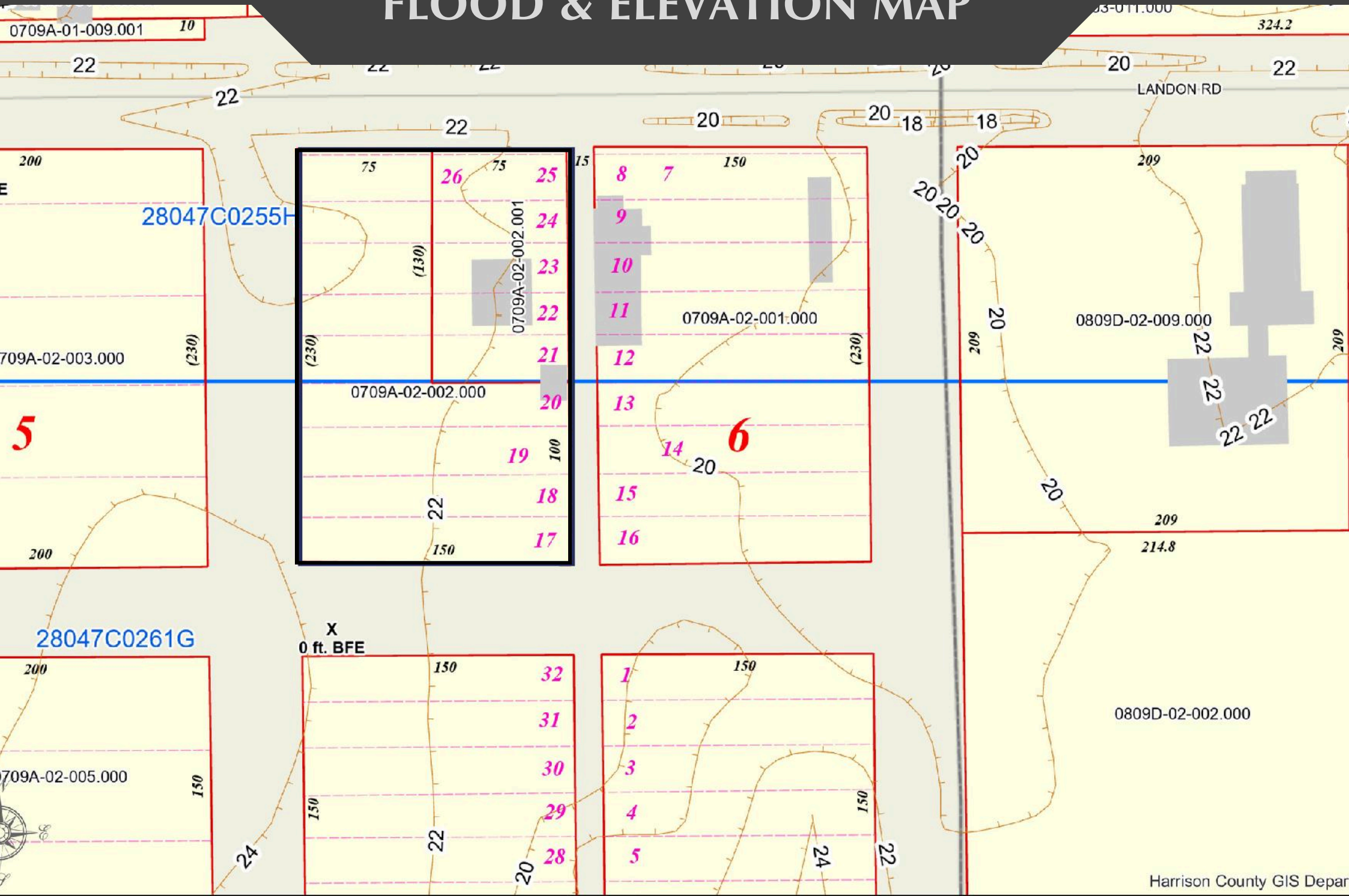
02-005.000 150

150 32
31
30
29
150

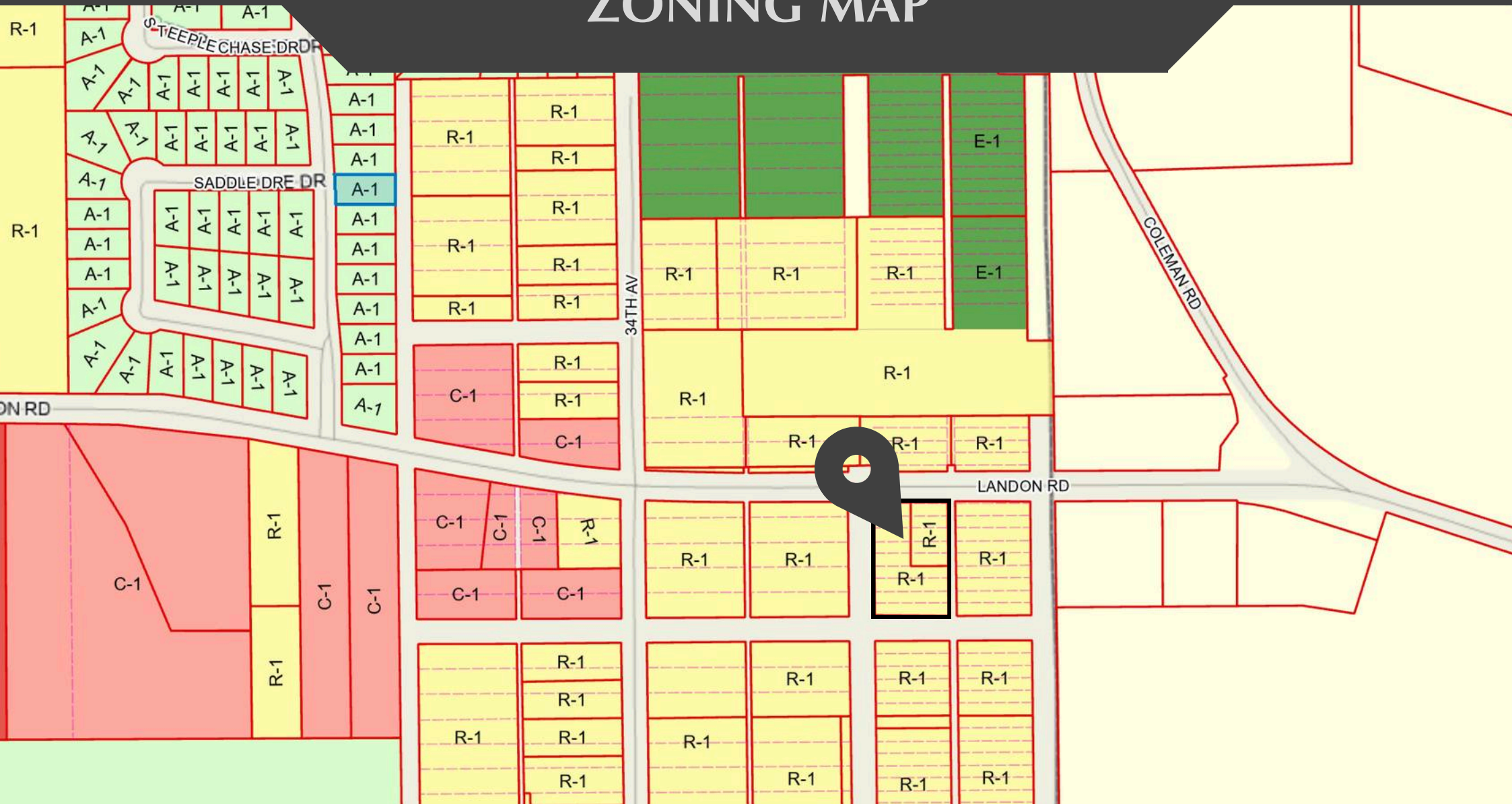
1 150
2
3
4
150

0809D-02-002.000

FLOOD & ELEVATION MAP

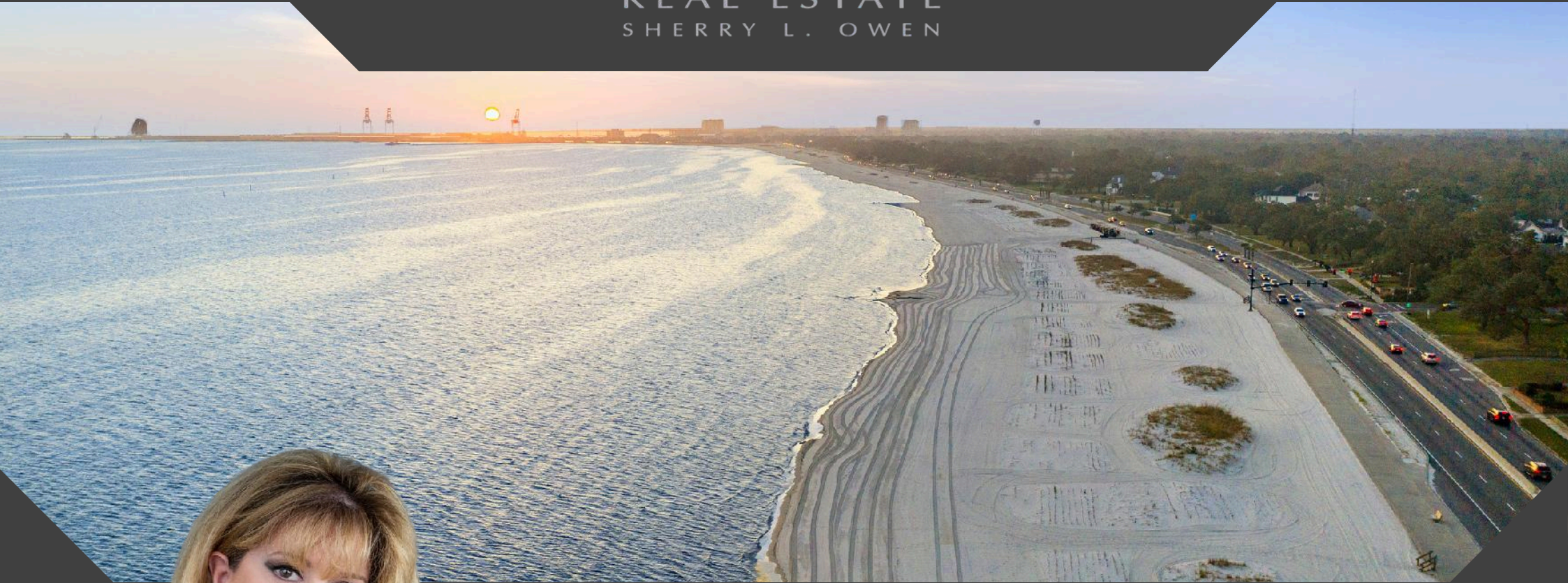


ZONING MAP



R1 - LOW DENSITY RESIDENTIAL

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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Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501