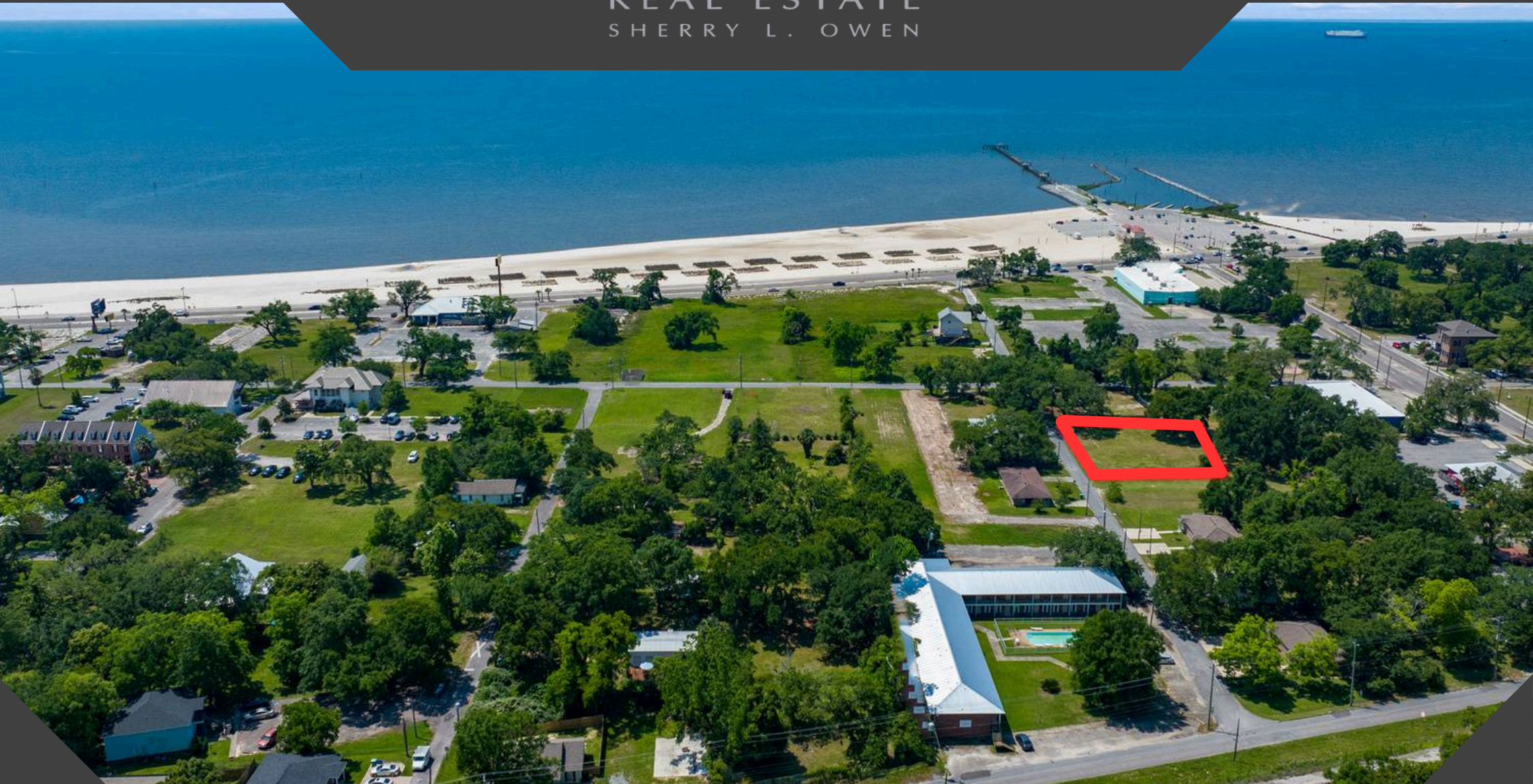
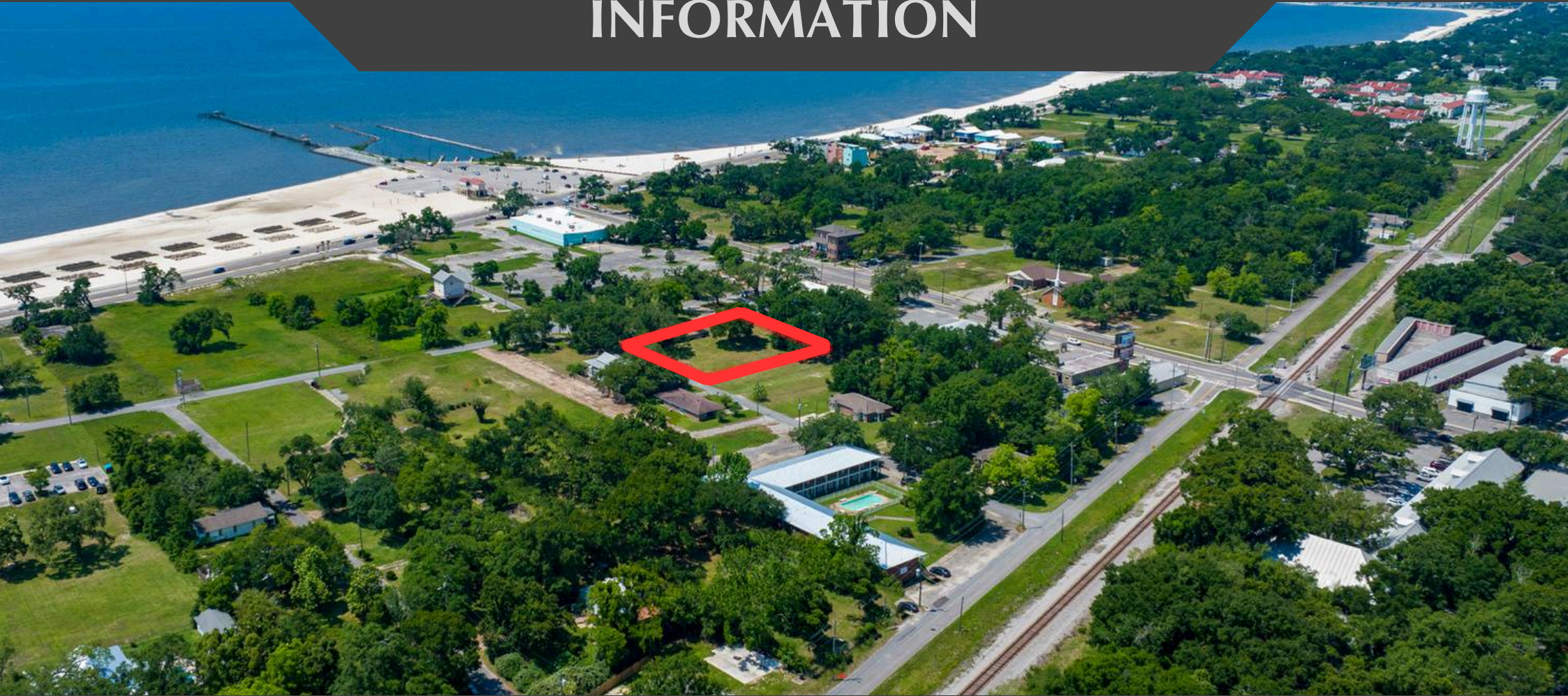


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
OPEN CITY LOT NEAR THE BEACH
207 Palmetto Ln, Gulfport, MS 39507

PROPERTY INFORMATION



ZONE

T4+



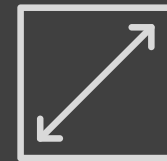
PRICE

\$69,500



LOCATION

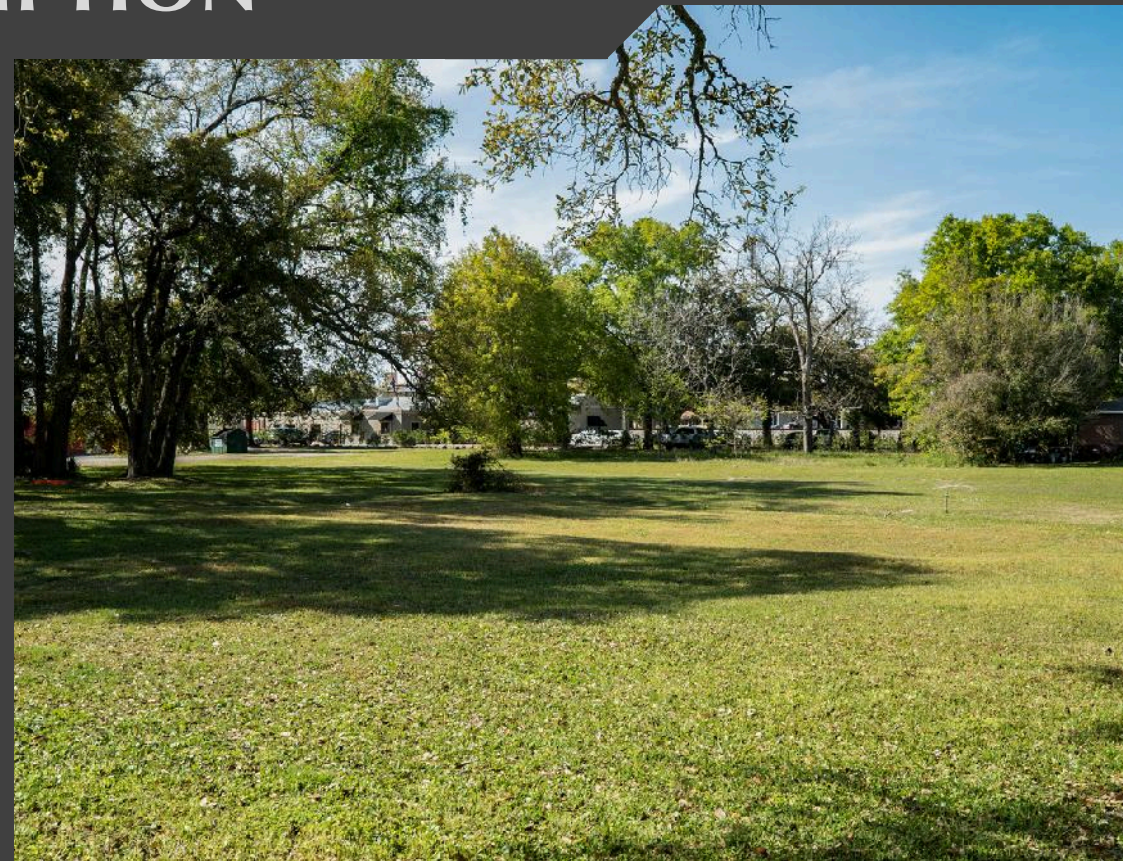
GULFPORT, MS



LOT SIZE

0.26 ACRES

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this great city lot FOR SALE!

This 0.26-acre lot is ideally located just one block from the beach, off Courthouse Rd. Zoned T4+ with an elevation ranging from 16 to 18 feet, it offers versatility and potential for residential or investment development. Cleared and level, the lot presents stunning panoramic views, providing an idyllic setting for a dream home, vacation retreat, or lucrative investment venture. With its prime location and serene ambiance, this parcel promises endless opportunities.

Call Broker for additional information.

PROPERTY INFORMATION

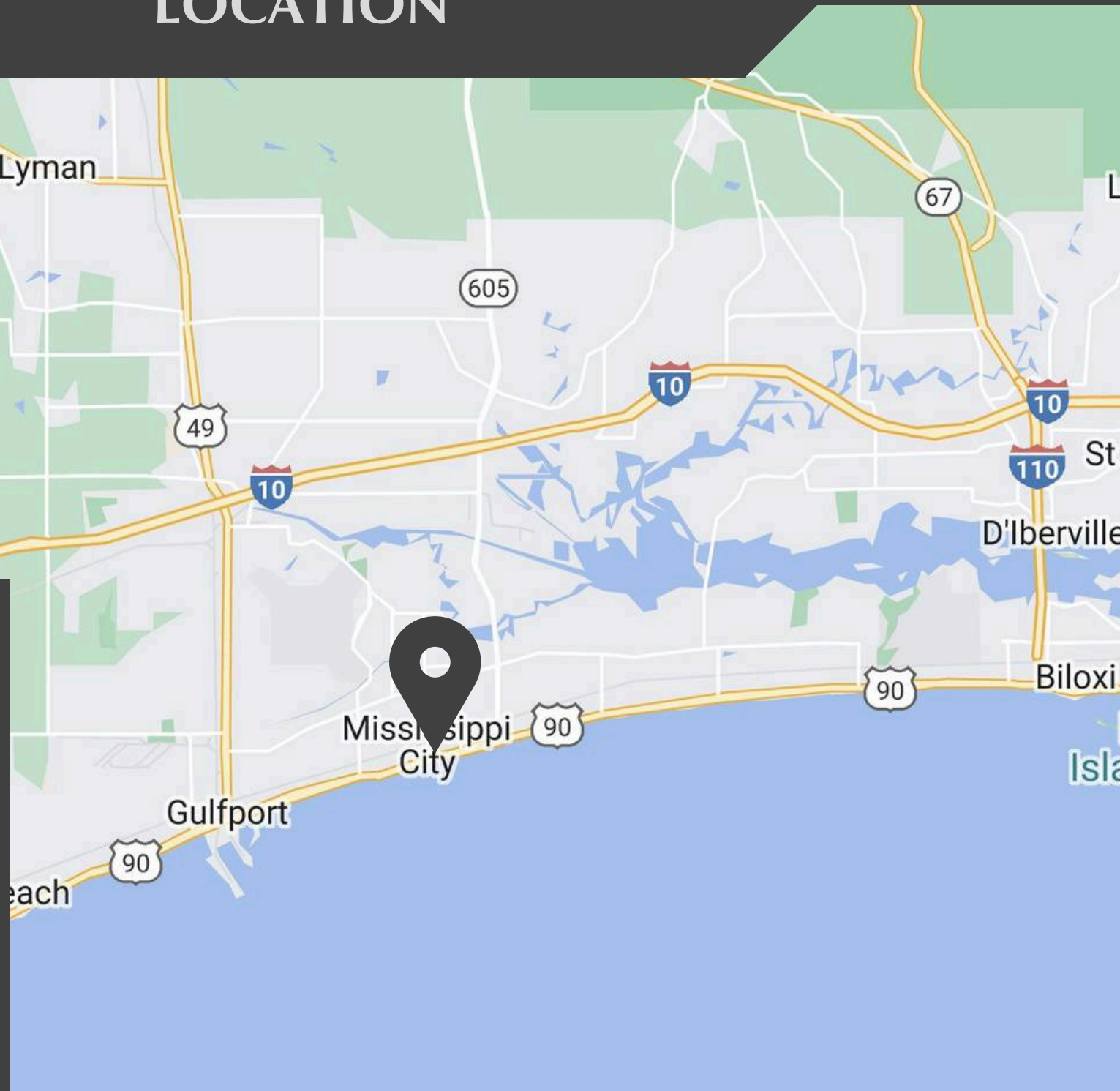
List Price	\$69,500	School District	Gulfport District
Divisible	No	Elementary School	Pass Road
Street Number Assigned?	Yes	Middle or Junior School	Bayou View Middle School
Sub-Type	Single Family Residence Lot	High School	Gulfport
Approx Lot Size Acres	0.26	Current Use	Single Family
Lot Size Dimensions	117x97x110x103	Possible Use	Multi-Family; Residential; Single
County	Harrison		Family
N or S of CSX RR	S	Additional Transportation	Airport 3+ Miles; City Street; Paved
N or S of I-10	S		No Minerals
List Price/Acre	\$	Mineral Rights	City Lot; Cleared; Level; Near Beach;
Legal Description	\$267,307.69	Lot Features	Open Lot; Views
	BEG 109 FT N OF INTER OF N MAR OF		Public Sewer
	16TH ST & W MAR OF PALMETTO LN N	Sewer	Cable; Electricity; Natural Gas; Sewer;
	86 DG W 97.2 FT N 35 FT W 6 FT N 75	Available Utilities	Water
	FT E 103 FT TO RD S ALONG RD 116 FT		Public
	TO POB PART OF NW1/4 OF NE1/4 SEC	Water Source	City Street
	1-8-11	Road Frontage Type	Asphalt
Parcel #	0911a-02-096.001	Road Surface Type	Other
Association	No	Covenants And Restrictions	Frontage Feet: 117
Tax Year	2022	Land Details	Legally Subdivided: Yes
Tax Annual Amount	893		Road Frontage: 117
Leasehold Y/N	No		Beach Access; View
Homestead Y/N	No	Waterfront Features	Cash; Conventional; Lease Purchase;
Flood Insurance Required?	Subject to Survey	Listing Terms	VA Loan
Covenants Y/N	No		As Is; None
		Disclosures	Legal Description; Marketing Package;
		Available Documents	Plat

LOCATION

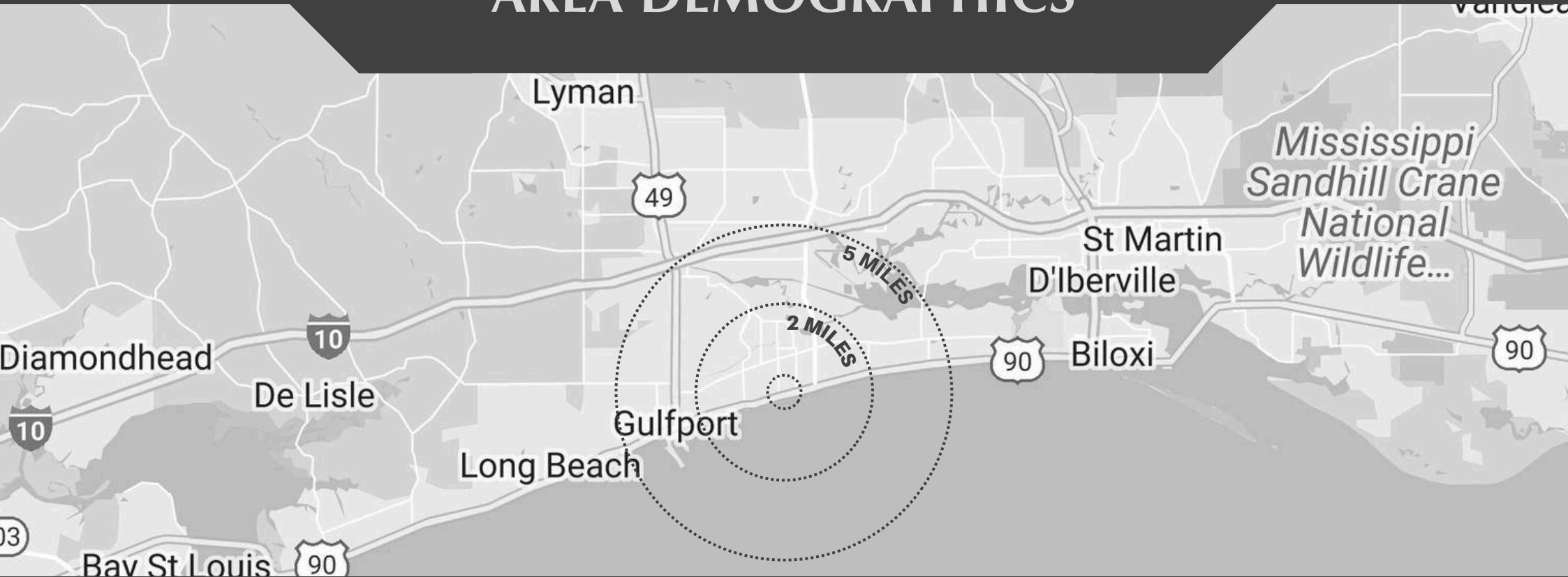


GULFPORT

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.



AREA DEMOGRAPHICS



2018 ESTIMATED
POPULATION

2023 PROJECTED
POPULATION

1 MILE

3 MILES

5 MILES

3,546

32,111

71,373

3,745

34,007

76,071



2018 ESTIMATED
HOUSEHOLDS

2023 PROJECTED
HOUSEHOLDS

1 MILE

3 MILES

5 MILES

1,590

13,842

28,373

1,677

14,672

30,020



2018 ESTIMATED
HOUSEHOLD INCOME

2023 PROJECTED
HOUSEHOLD INCOME

1 MILE

3 MILES

5 MILES

\$38,665

\$55,256

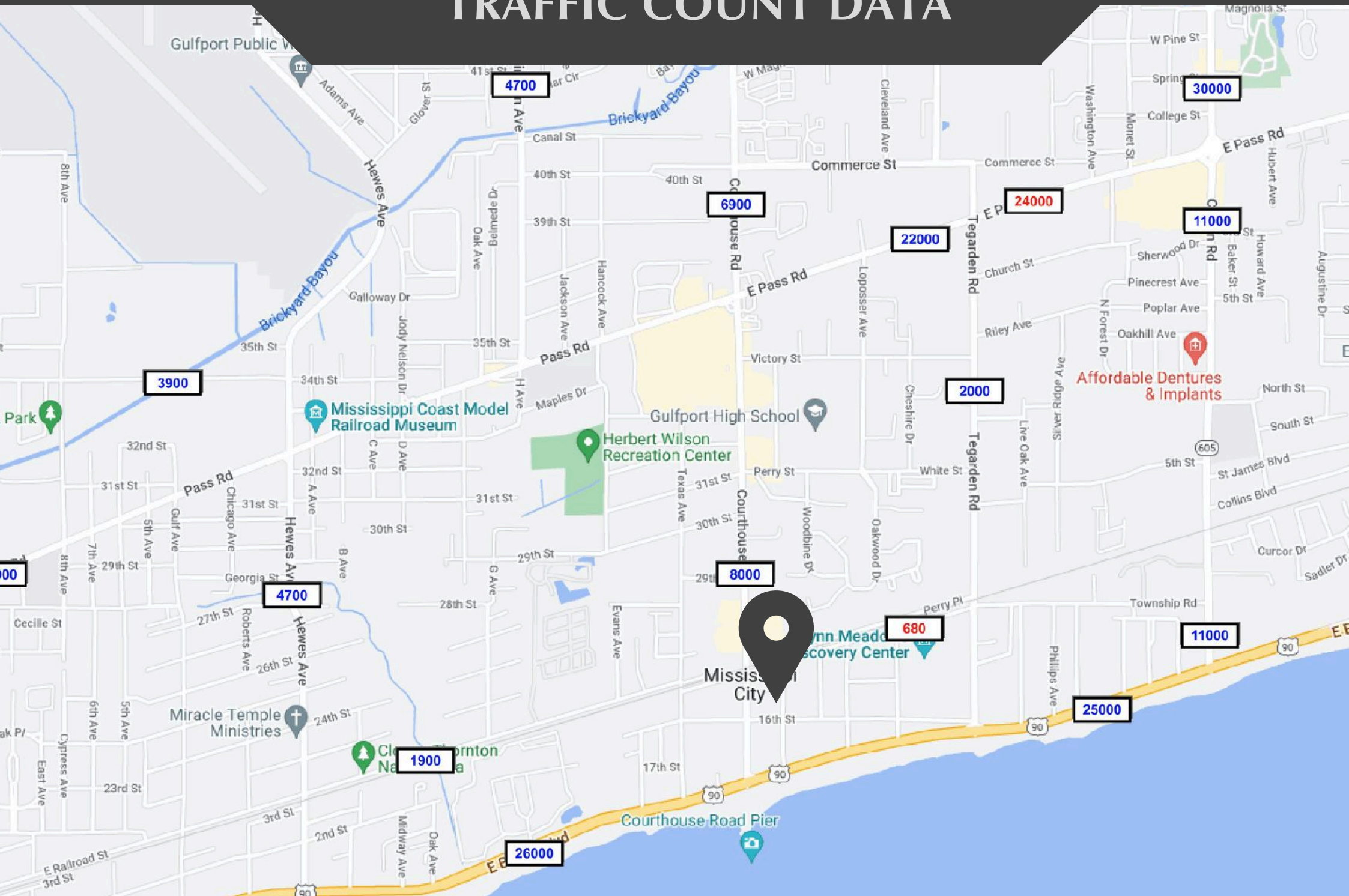
\$53,534

\$38,699

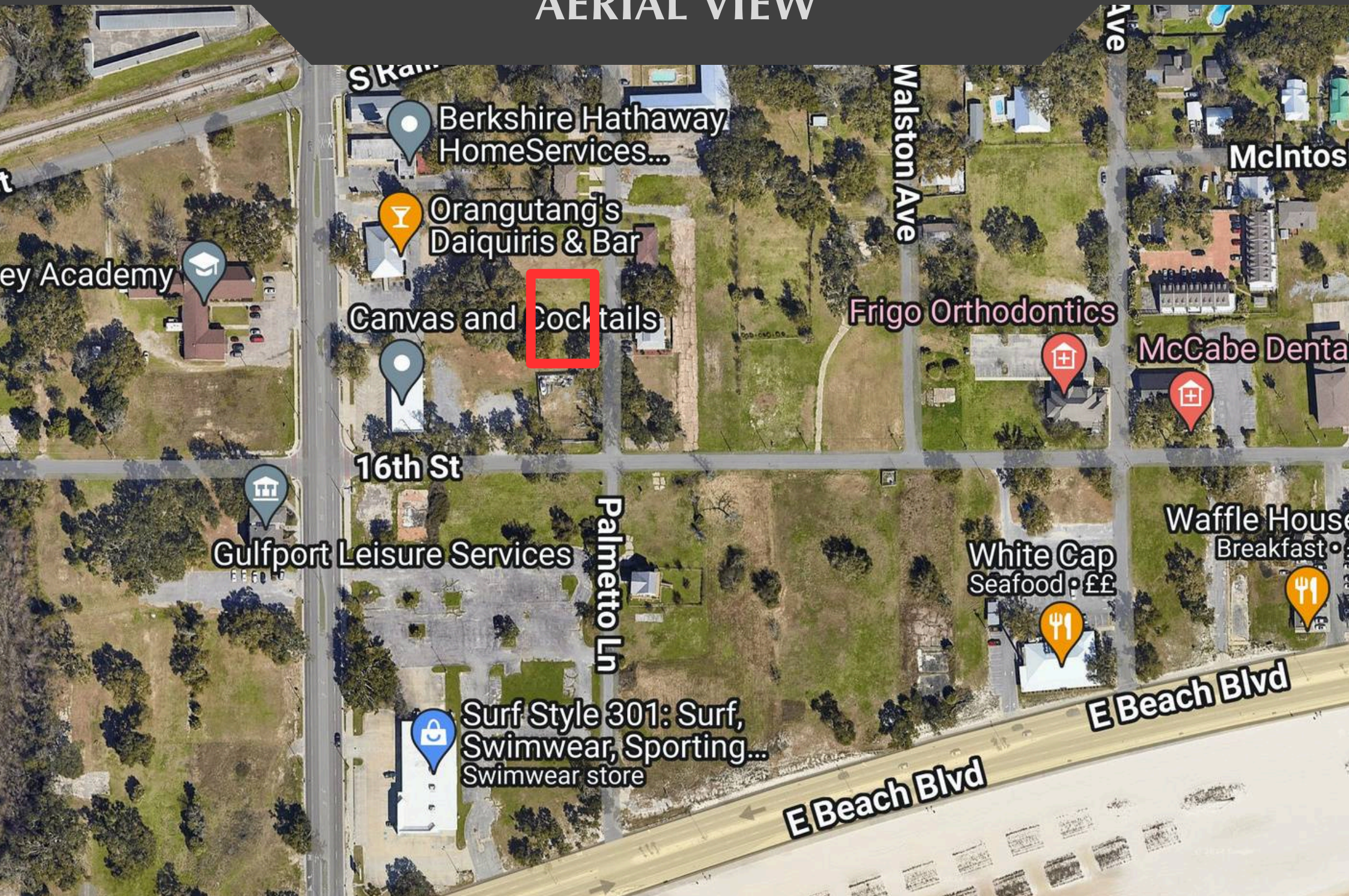
\$54,670

\$53,203

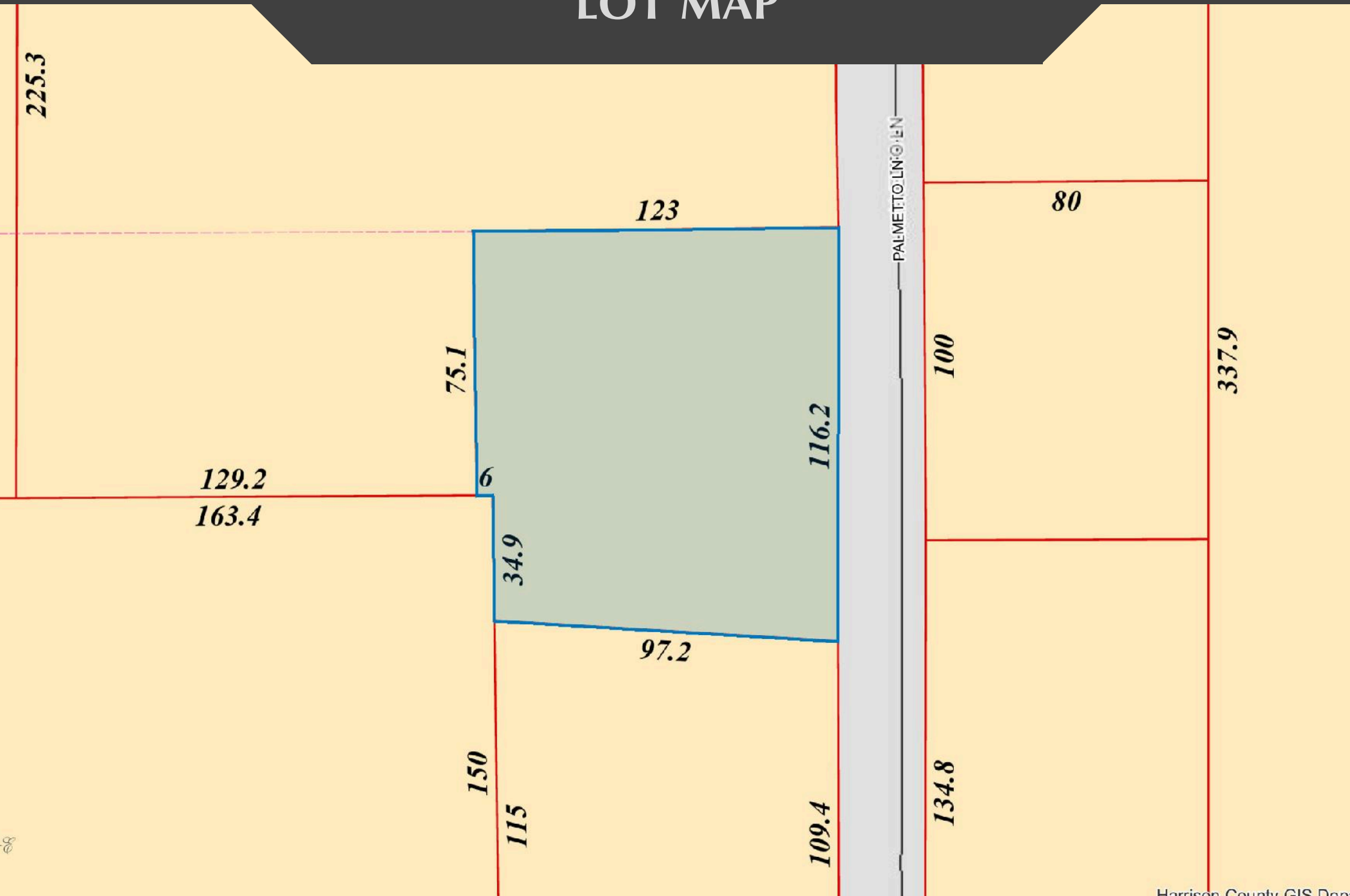
TRAFFIC COUNT DATA



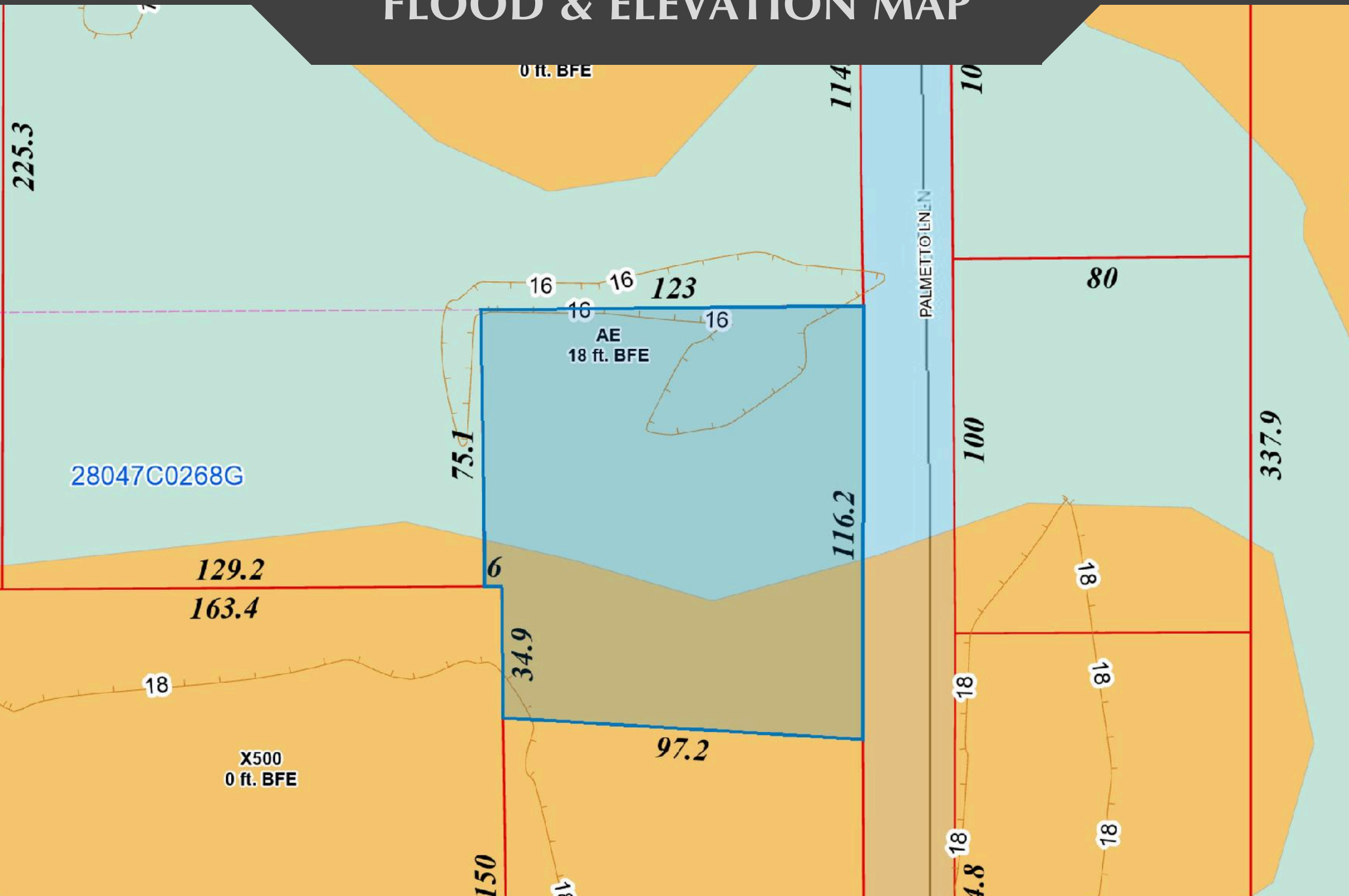
AERIAL VIEW



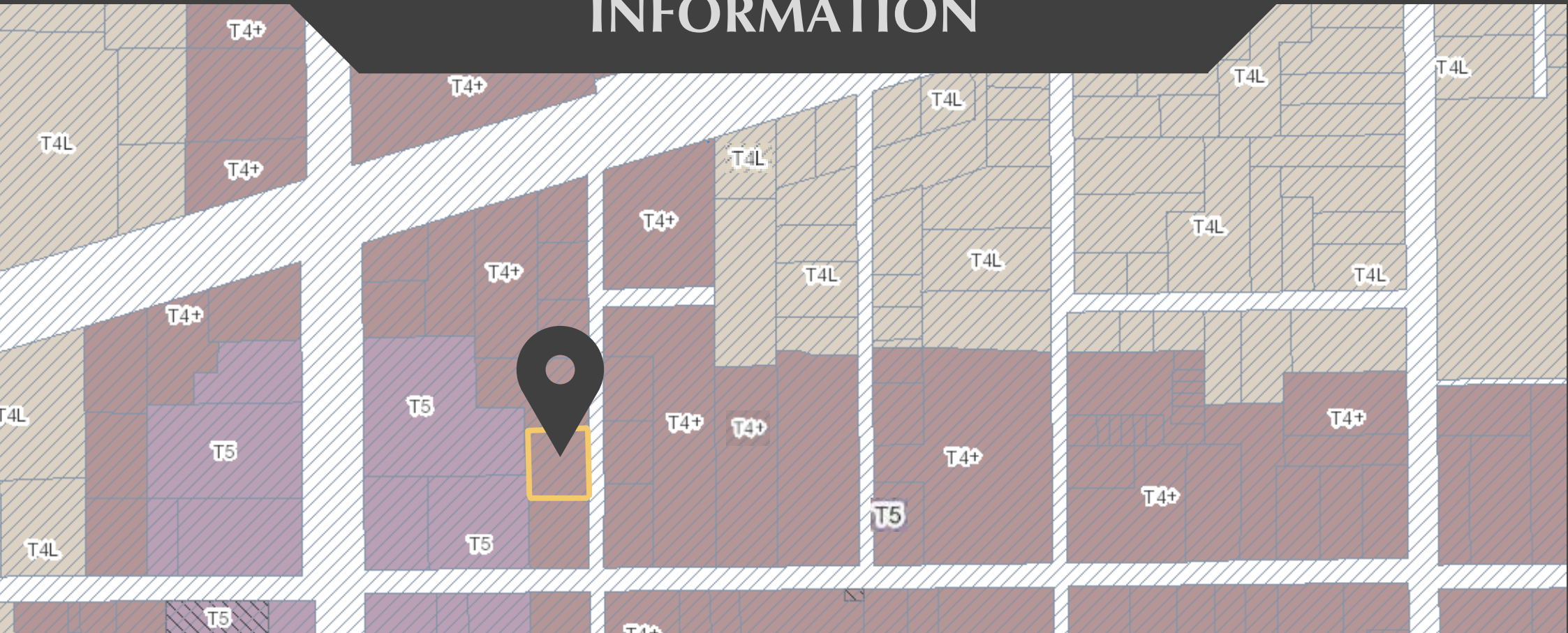
LOT MAP



FLOOD & ELEVATION MAP



ZONING INFORMATION



T4+ (T4 “Plus”)

General Urban Zone “Plus” Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential or small lodging (12 rooms max.) depending on market demand. Buildings are 2-4 stories max. Building height may not be increased due to development transfers but density may be increased.

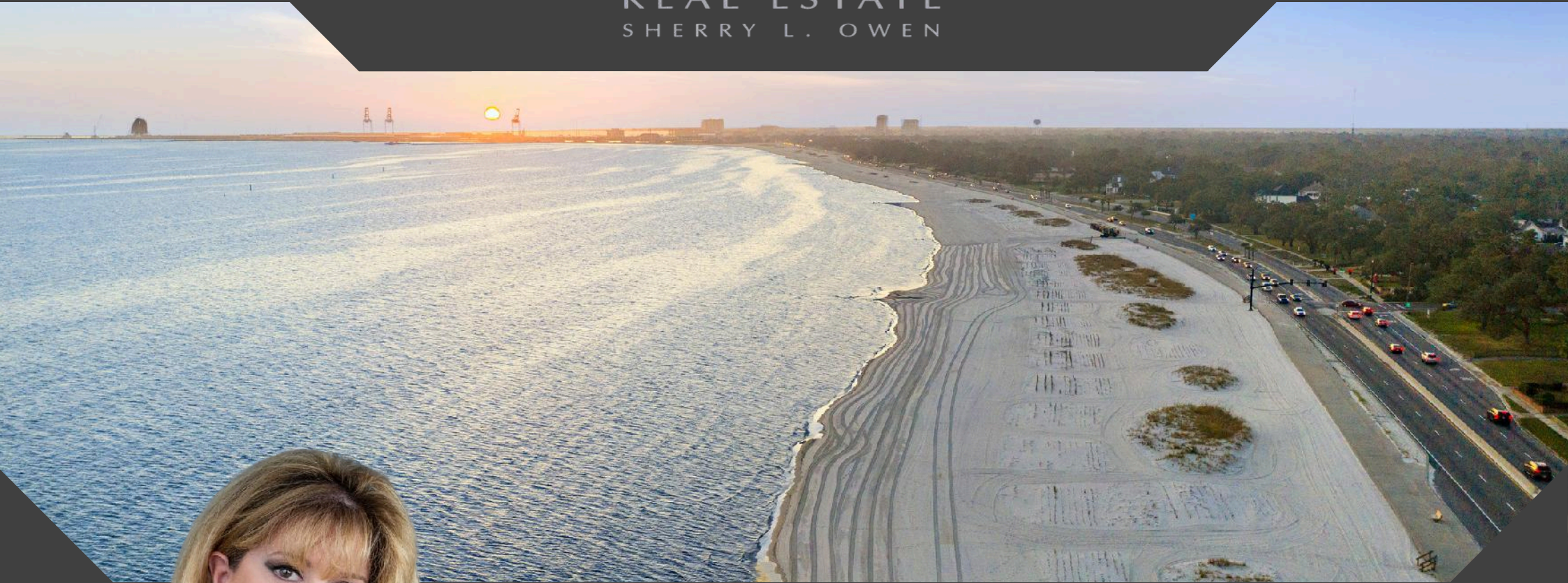
Chart of Permitted Uses available upon request

DISTRICT REGULATIONS

T4+ - GENERAL URBAN ZONE PLUS

- Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential.
- The regulations in the T4+ district generally conform to the requirements in the R-B district unless otherwise specified.
- Permitted uses - Chart available on request.
- Building site area - Except as provided in section IV, the minimum building site area shall be:
 - For one-family dwelling - 7,500 square feet
 - For two-family dwelling units - 8,000 square feet
 - For a multiple-family dwelling:
 - First two (2) dwelling units - 8,000 square feet
 - Each additional dwelling unit - 2,222 square feet (a maximum of 18 dwelling units per acre)
 - For any other permitted uses - 10,000 square feet
- Building site coverage - The maximum building site coverage by all buildings shall be seventy (70) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed forty-five (45) feet in height.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:
 - Front yard - 15 feet
 - Side yard - 6 feet
 - On 2nd frontage - 6 feet
 - Rear yard - 6 feet

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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