



# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



## PROPERTY DESCRIPTION

Southeast Commercial Real Estate is pleased to offer this mixed-use office/multifamily property in west Biloxi, in close proximity to Edgewater Mall, Mississippi Gulf Coast Junior College, and Biloxi Beachfront.

The first floor office is under full renovation and will feature new paint, flooring, and HVAC. The 2nd floor has three apartments leased to long-term tenants. This is an excellent opportunity for an owner/user.

Square Footage breakdown:

#201 (2bed-2bath) 1,297 SF

#202 (2bed-2bath) 1,502 SF

#203 (2bed-2bath) 1,297

## PROPERTY HIGHLIGHTS

- First Floor Office Renovation Nearing Completion
- Close Proximity to Retail Shopping & Grocery Options
- Easy Access to Pass Road

## OFFERING SUMMARY

Sale Price:	\$1,475,000
Lease Rate:	\$18.00/SF NNN
Lot Size:	0.59 Acres
Building Size:	8,190 SF

MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

## PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE







# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

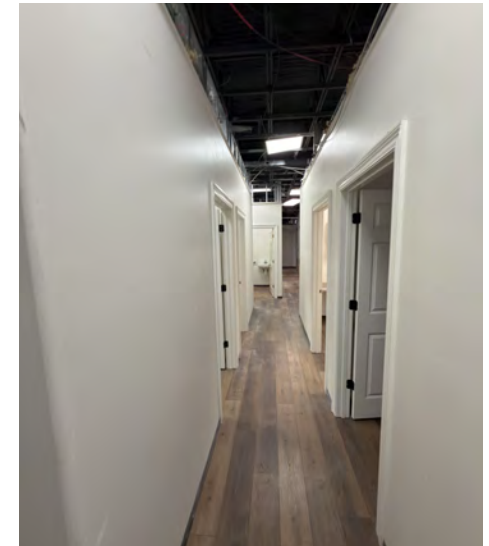
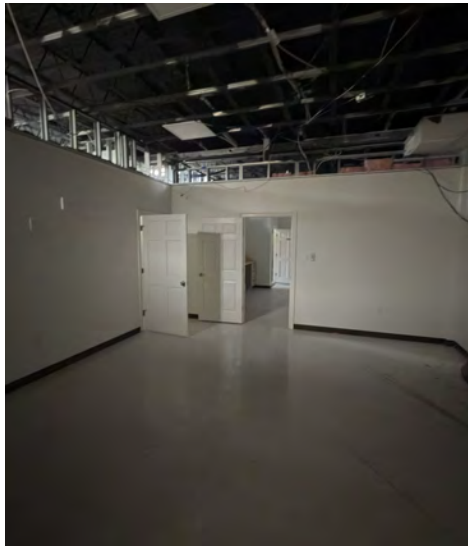
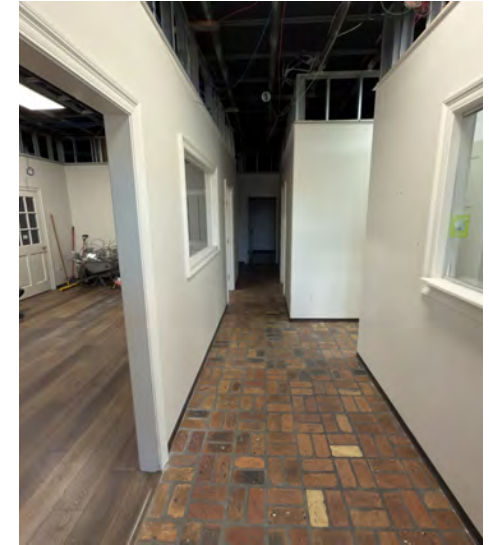
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



SOUTHEAST  
COMMERCIAL  
REAL ESTATE





# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

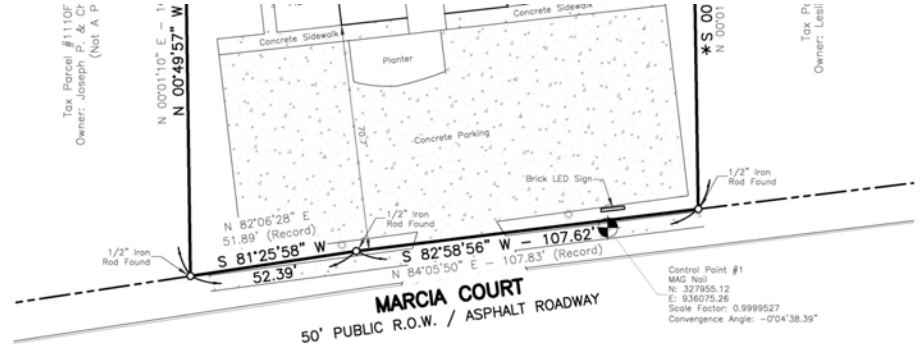
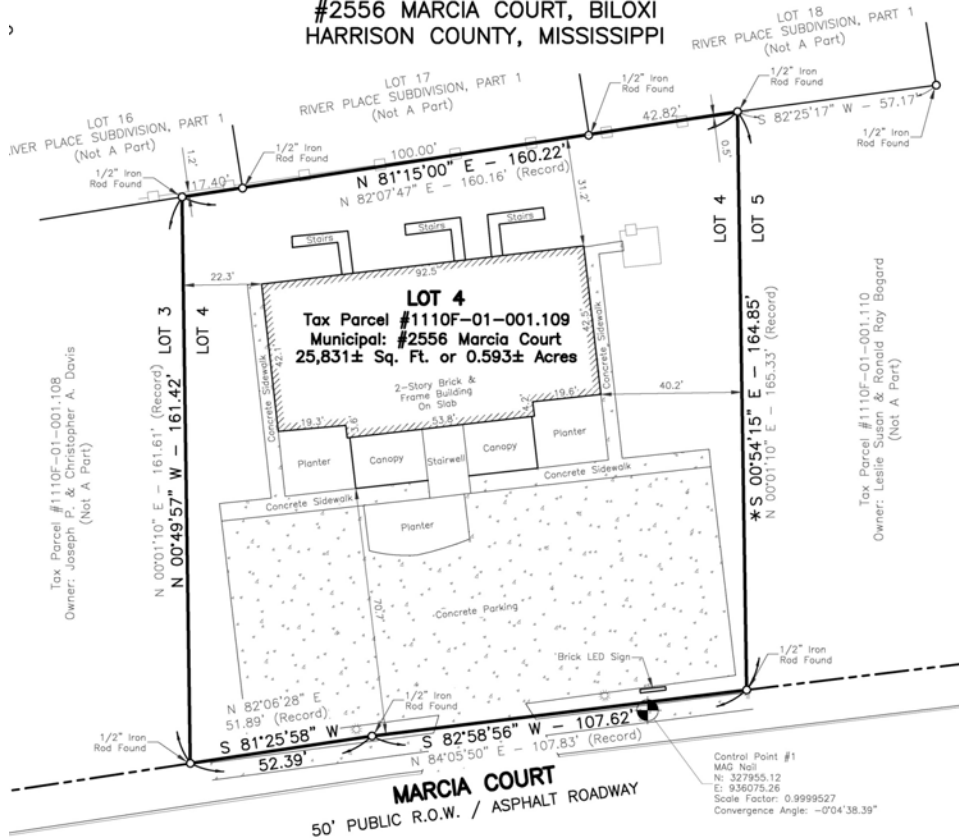
TIM CARLSON • PRINCIPAL  
OFFICE: 228.276.2700  
MOBILE: 228.547.0707  
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL  
OFFICE: 228.276.2700  
MOBILE: 228.547.1953  
mluffey@southeastcre.com

## PLAT SHOWING BOUNDARY SURVEY

### OF LOT 4, THE PEOPLES PLAZA SUBDIVISION

TAX PARCEL #1110F-01-001.109  
LOCATED IN SECTION 28, TOWNSHIP 7 SOUTH, RANGE 10 WEST,  
#2556 MARCIA COURT, BILOXI  
HARRISON COUNTY, MISSISSIPPI



**REFERENCE MAPS:**  
A) Official plat of THE PEOPLES PLAZA SUBDIVISION by Lawrence C. Rumsey, dated December 3, 1999 (Plat Book 16, Page 15).

**REFERENCE BEARINGS:**  
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGG-RTN System accessed on January 15, 2024  
(\* ) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

**FEMA FLOOD ZONE AND HAZARDS:**  
This lot is located in Flood Zone "X" Area(s) of per FEMA Map Community Panel Number 28047C0288G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

**NOTES:**  
1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.  
2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

**CERTIFICATION:**  
This is to certify to INTEGRATED MEDICAL AND WELLNESS CLINIC OF MISSISSIPPI, LLC, VELOCITY COMMERCIAL CAPITAL, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vace, Jr., PS.  
Reg. No. 32711  
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SCALE: 1" = 30'  
SCALE IN FEET

**LEGEND**

- FOUND PROPERTY MARKER (AS NOTED) ○
- EXISTING WOOD FENCE LINE □
- EXISTING PARKING LOT LIGHT ⊙

**CASSADY-ACADIA**  
LAND SURVEYING, LLC  
Louisiana • Mississippi • Texas • Alabama  
1714 22nd Avenue, Gulfport, Mississippi 39501  
Phone • (228)898-7155 Fax • (228)898-8405  
Email • SurveyseCassady-Acadia.com

FIELD WORK COMPLETED ON: JANUARY 17, 2024

MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

**ADDITIONAL PHOTOS**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**





# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

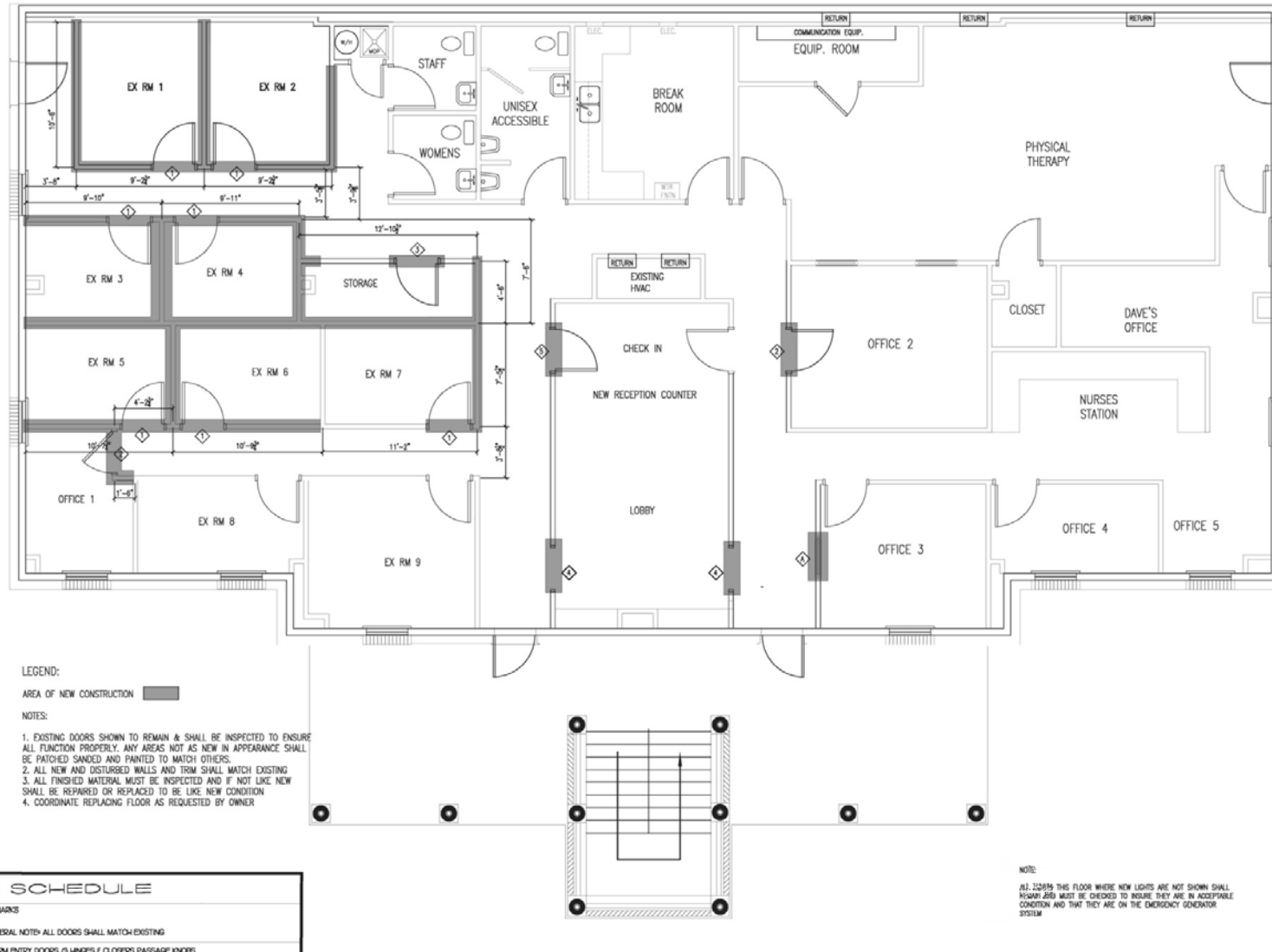
tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

**ADDITIONAL PHOTOS**

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**





# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL MONTE LUFFEY • PRINCIPAL

OFFICE: 228.276.2700

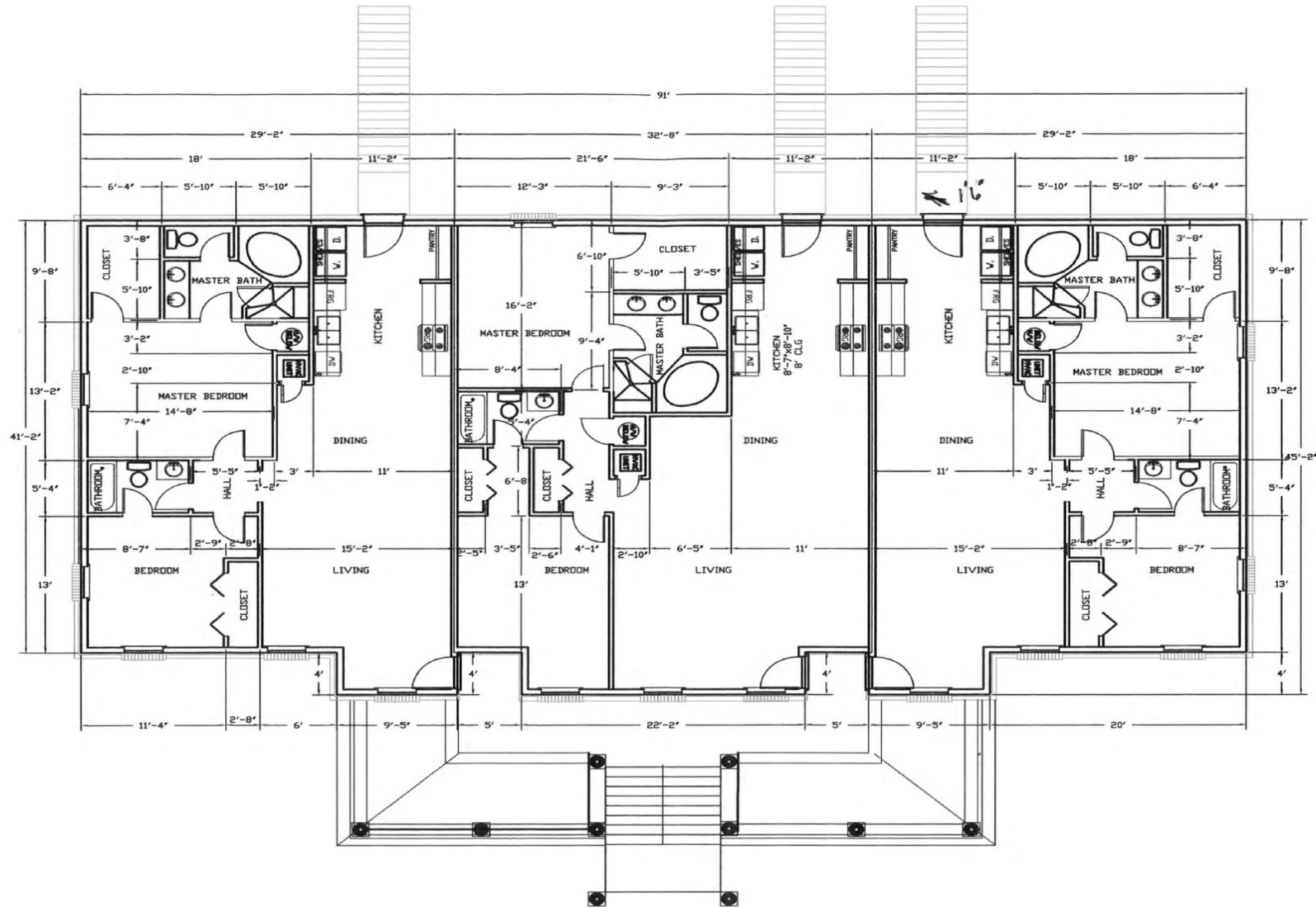
MOBILE: 228.547.0707

tcarlson@southeastcre.com

OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com



MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

[ADDITIONAL PHOTOS](#)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)





# MIXED-USE OFFICE W/THREE APARTMENT RENTALS

2556 Marcia Court, Biloxi, MS 39531

TIM CARLSON • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.547.0707

tcarlson@southeastcre.com

MONTE LUFFEY • PRINCIPAL

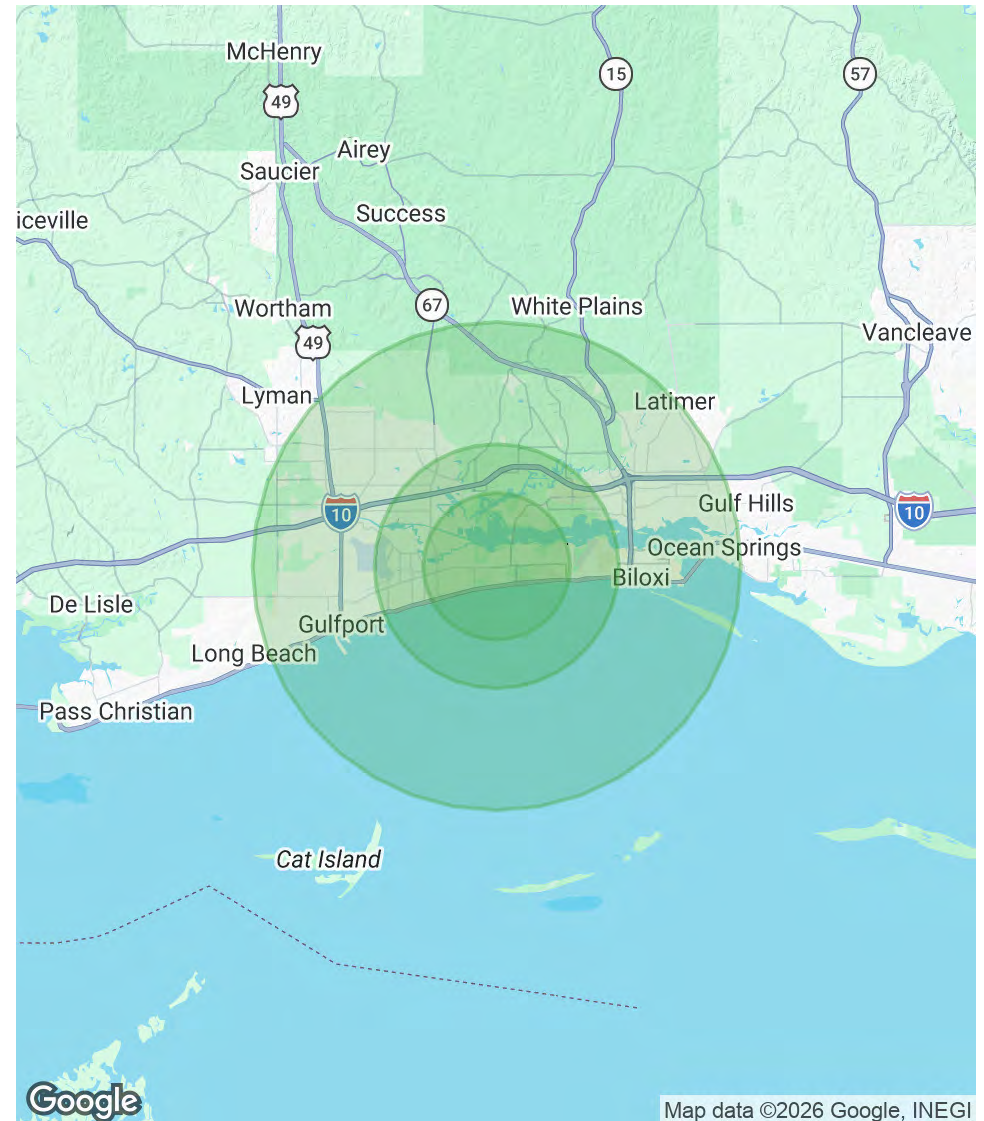
OFFICE: 228.276.2700

MOBILE: 228.547.1953

mluffey@southeastcre.com

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	35,470	66,723	178,192
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	14,986	27,179	70,642
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,199	\$83,510	\$76,764
Average House Value	\$306,271	\$279,586	\$237,744

Demographics data derived from AlphaMap



MIXED-USE - OFFICE/MULTI-FAMILY BUILDING FOR SALE

## DEMOGRAPHICS MAP & REPORT



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com

