

FOR SALE
COMMERCIAL LOT - PERFECT FOR DEVELOPMENT
538 Beach Dr, Gulfport, MS 39507

PROPERTY INFORMATION



ZONE

T5



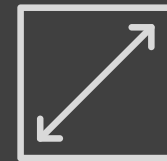
PRICE

\$239,000



LOCATION

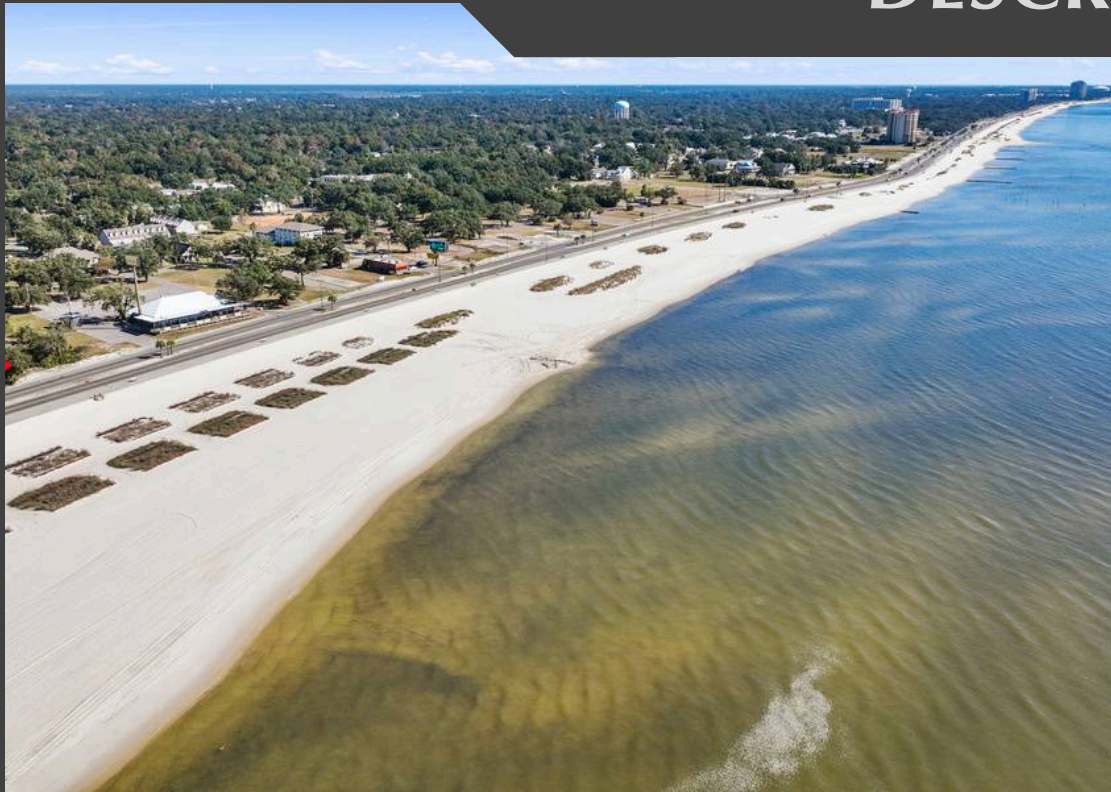
GULFPORT, MS



LOT SIZE

0.32 ACRES

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this incredible development opportunity!

Prime 0.32-acre beachfront lot zoned T5 Urban Center, allowing versatile commercial or mixed-use options like a restaurant, bar, retail, or office space. High-traffic area with exceptional views, ideal for businesses catering to locals and tourists. Previously housed a real estate and architecture office, making it ready for professional or creative ventures. The T5 zoning offers flexibility to build townhouses, apartments, or retail spaces in an urban-style layout, maximizing the potential of this scenic location. Perfect for an upscale beachfront lounge, café, or coworking space with oceanfront appeal.

Call Broker for additional information.

PROPERTY INFORMATION

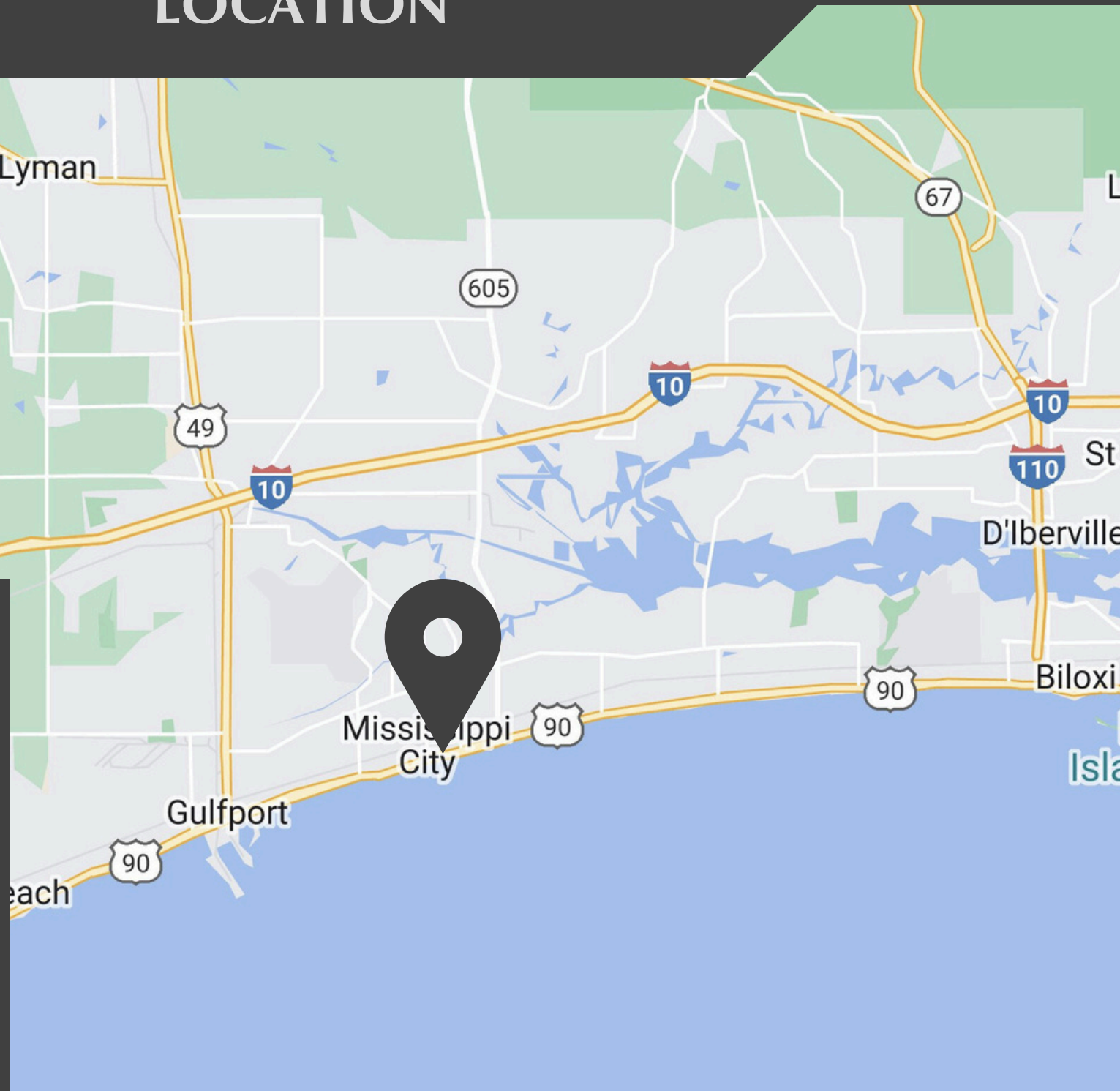
List Price	\$239,000	Flood Insurance Required?	Yes
Divisible	No	Covenants Y/N	No
Street Number Assigned?	Yes	School District	Gulfport Dist
Sub Agency	No	Elementary School	Bayou View
Legal Description	BEG 240 FT W OF INTER OF W MAR OF CHURCH ST & N MAR OF HWY 90 N TO PT 195 FT S OF 16TH ST W 70 FT S TO HWY E ALONG HWY 70 FT TO POB ALSO THAT PART LYING S OF HWY 90 TO GULF OF MEXICO BEING BOUNDED ON N BY BAYLOR E BY BERNARD S BY GULF OF MEXICO W BY FINKBINE PART OF SW 1/4 OF NE 1/4 OF SEC 1-8-11	Middle or Junior School	Bayou View Middle School
		High School	Gulfport
		Showing Requirements	Show Any Time; Vacant
		Current Use	Commercial; Vacant
		Possible Use	Commercial; Highway/Tourist Service; Recreational; Retail; Unimproved
		Additional Transportation	Airport 3+ Miles; Paved; State Highway; US Highway
		Mineral Rights	No Minerals
		Trees - Wooded	Oak
Parcel #	0911a-02-112.000	Lot Features	City Lot; Cleared; Near Beach; Views
Sub-Type	Unimproved Commercial Lot for Sale	Sewer	Public Sewer
Listing Service	Full Service	Utilities	Cable Available; Electricity Available; Phone Available; Sewer Available; Water Available; Underground Utilities
Approx Lot Size Acres	0.32		
Lot Size Dimensions	73x209x70x189		
Subdivision	Metes And Bounds		
County	Harrison	Water Source	Public
Zoning	Urban Center	Location	Resorts
N or S of CSX RR	S	Road Frontage Type	Highway
N or S of I-10	S	Road Surface Type	Asphalt
Listing Agreement	Exclusive Right To Sell	Community Features	Curbs; Near Entertainment; Street Lights
Owner/Agent	No	Covenants And Restrictions	No Mobile Home
Additional Exemptions Y/N	No	Land Details	Water Frontage: 73
List Price/Acre	\$746,875	Waterfront Features	Waterfront: Yes; Beach Access; Beach Front; Gulf Front; View; Waterfront
Association	No		Cash; Conventional
Tax Year	2023	Listing Terms	As Is
Tax Annual Amount	\$2,597	Disclosures	
Leasehold Y/N	No	Available Documents	Aerial Map/Photo; Legal Description; Marketing Package; Photographs
Homestead Y/N	No	Possession	Close Of Escrow

LOCATION

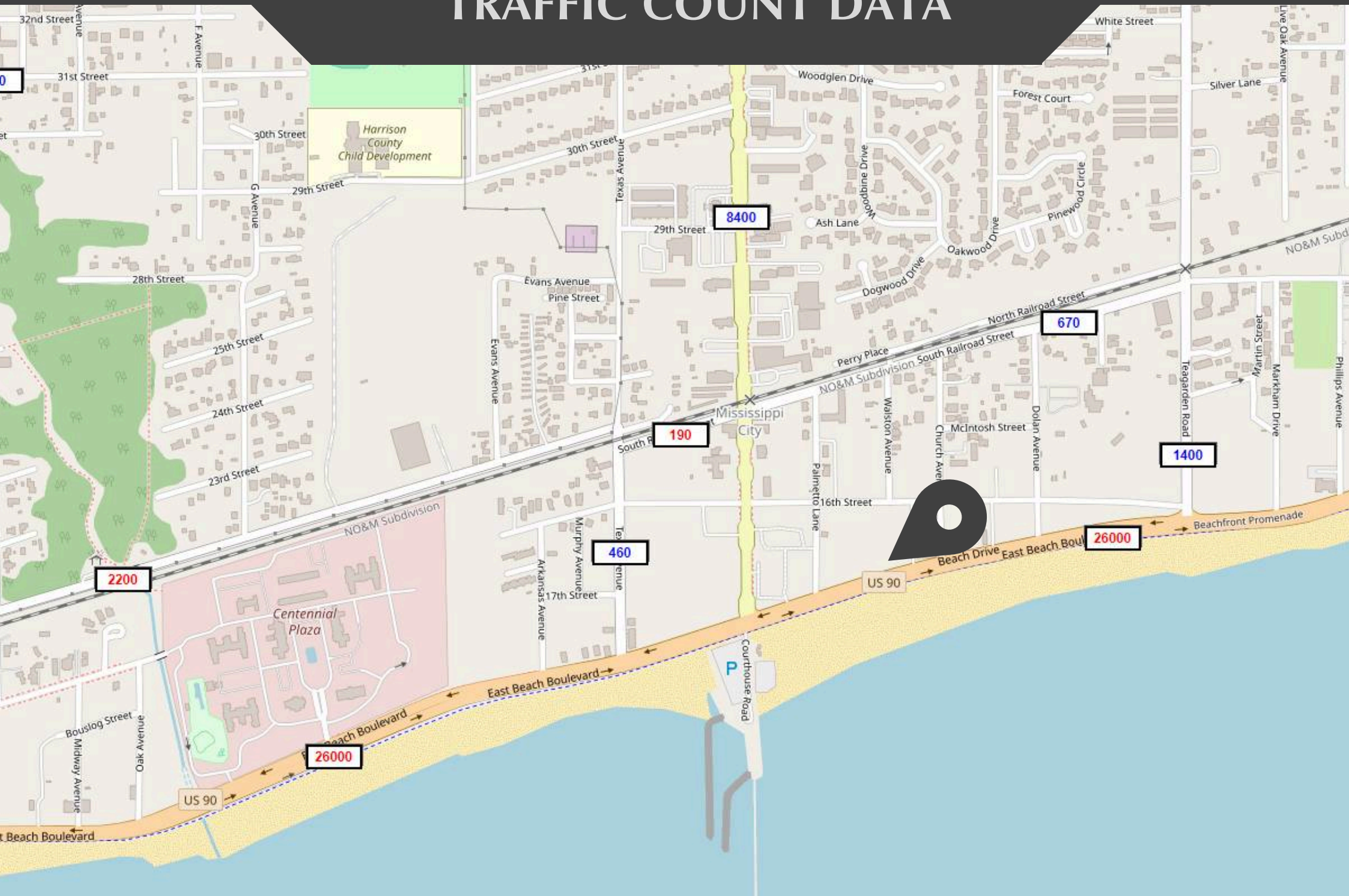


GULFPORT

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.



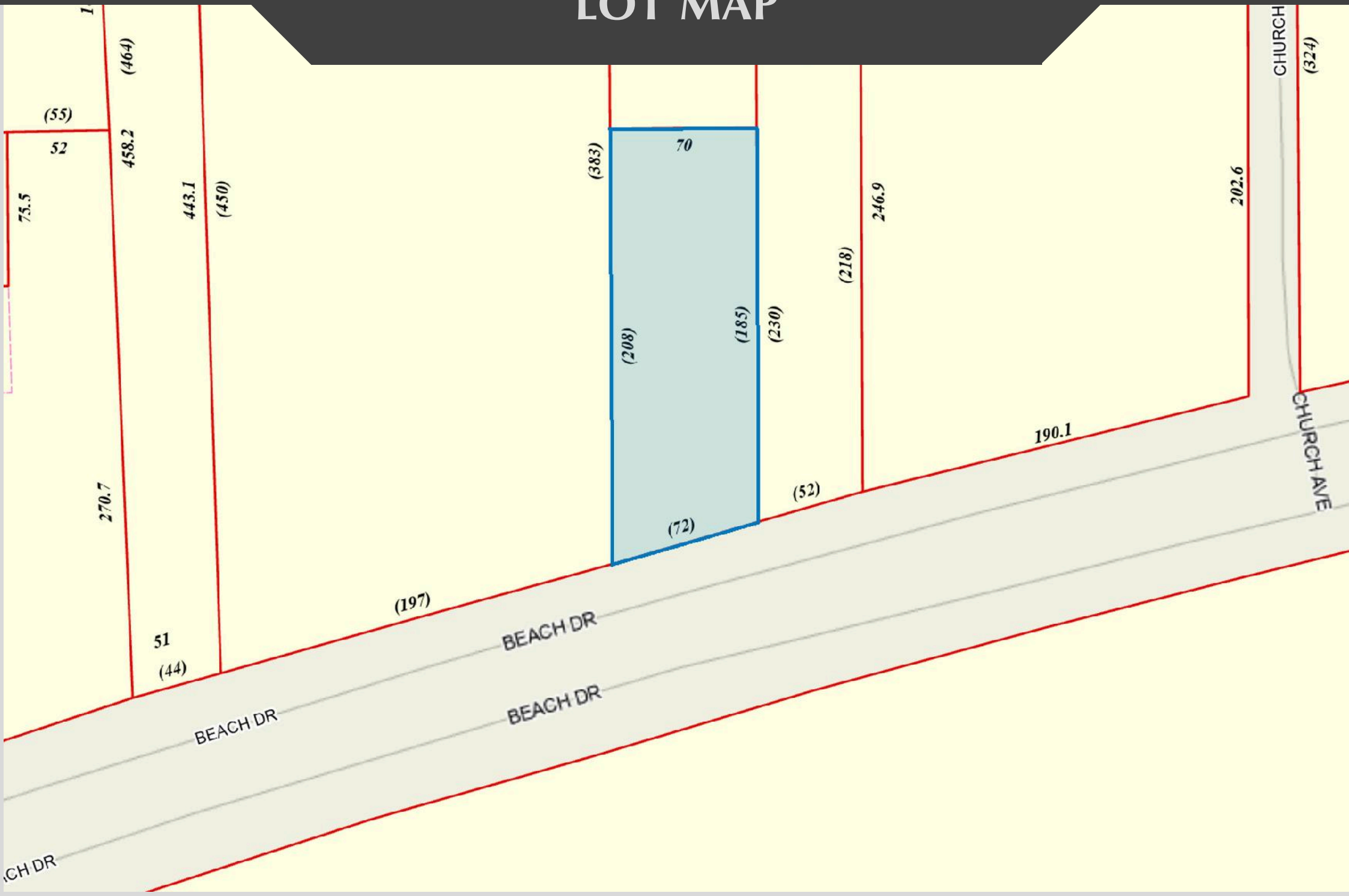
TRAFFIC COUNT DATA



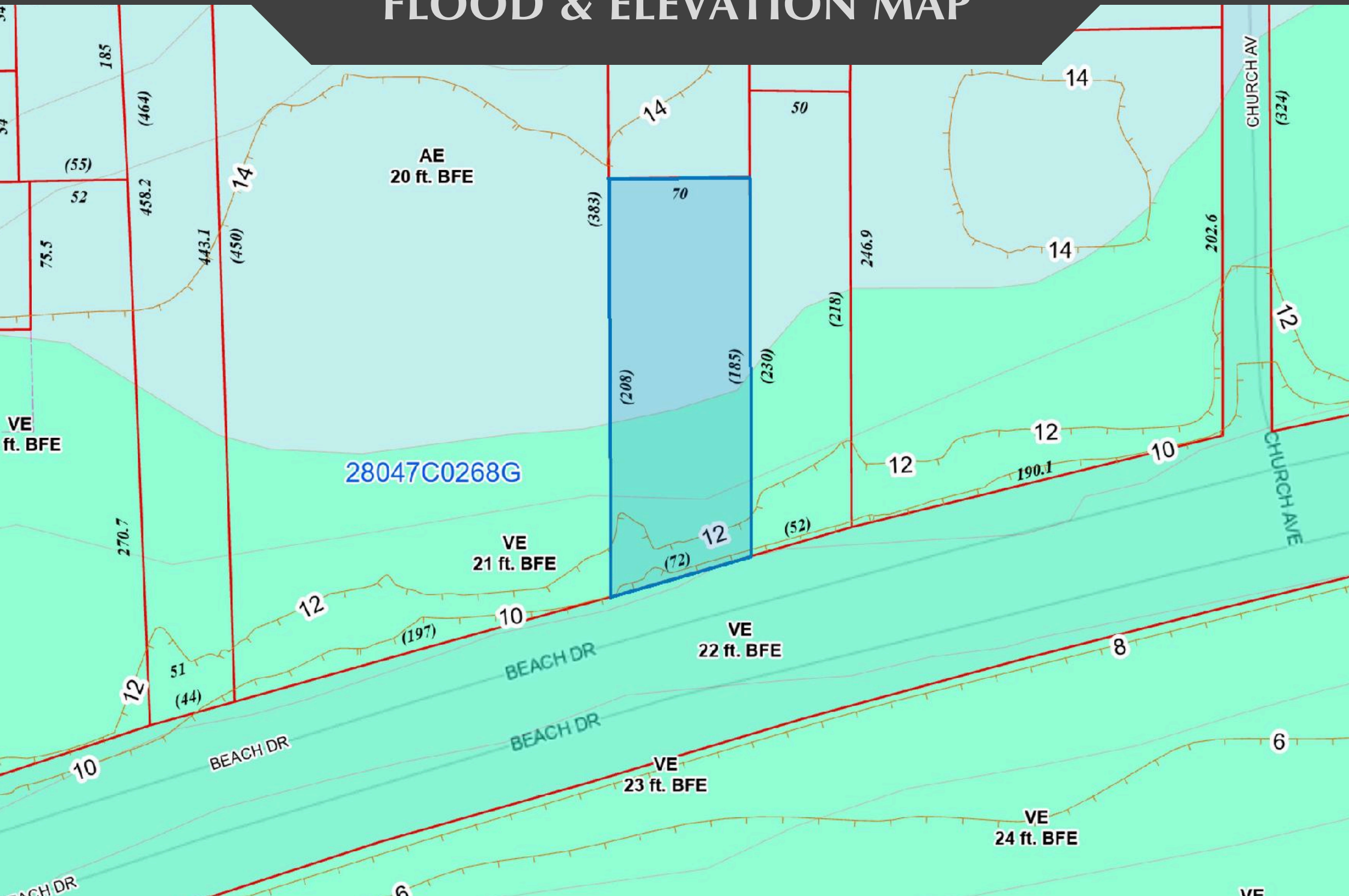
AERIAL MAP



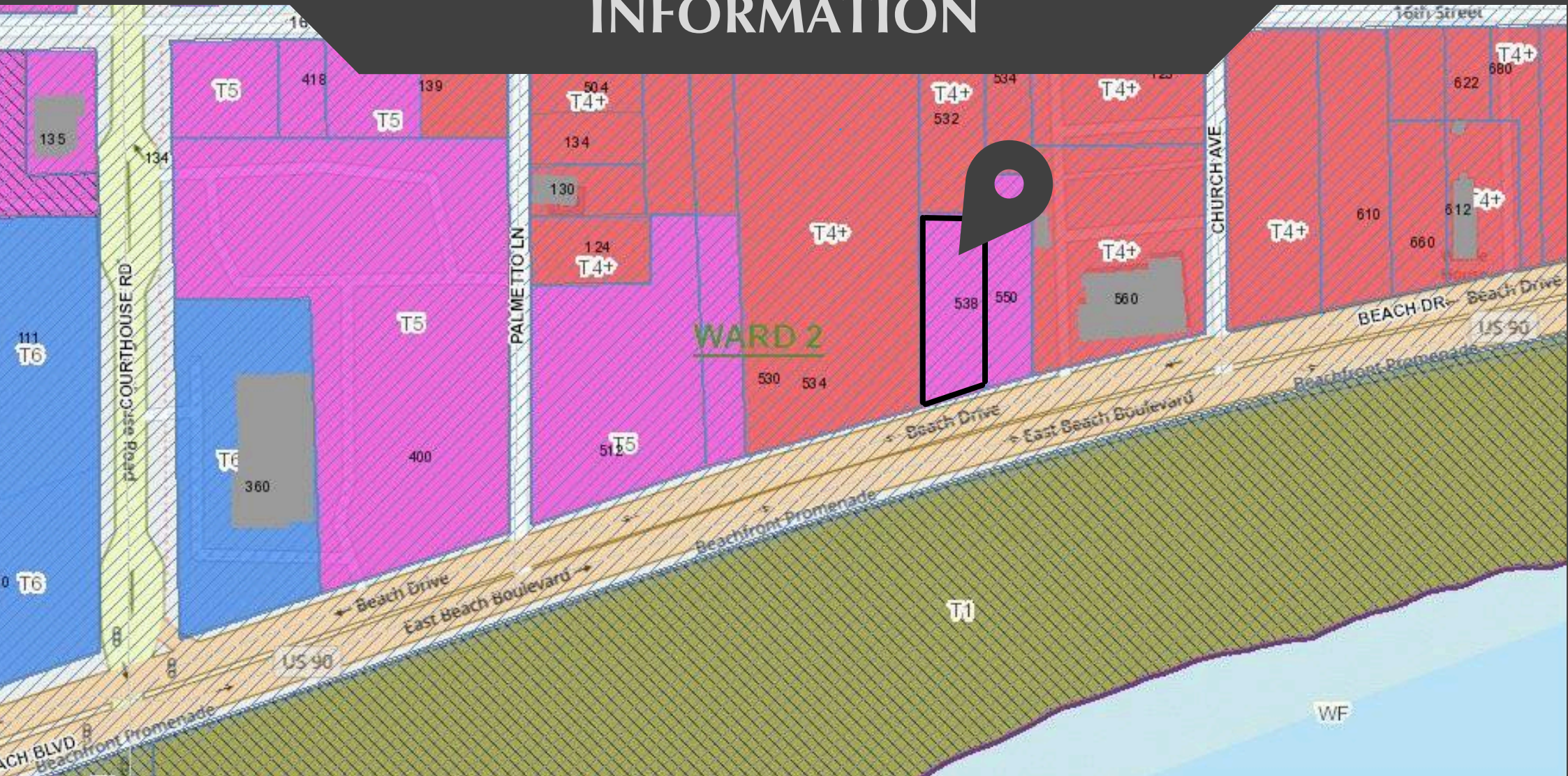
LOT MAP



FLOOD & ELEVATION MAP



ZONING INFORMATION



T5 - URBAN CENTER ZONE

T5 – Urban Center Zone Consists of shops mixed with townhouses, apartments and offices. Buildings are predominantly attached. The network of streets is tight and there are wide sidewalks for shoppers and walkers. Buildings are close to the front lot line, with interesting facades for shoppers. It provides an active pedestrian environment. Buildings are 2-6 stories high, maximum 8 stories using transfer-of-development rights.

Chart of Permitted Uses available upon request

DISTRICT REGULATIONS

T5 - URBAN CENTER ZONE

- Consists of shops mixed with townhouses, apartments and offices.
- Permitted uses - Chart available on request.
- Building site area - There is no minimum required building site area, except that for multiple-family dwellings permitted with planning commission approval:
First three dwelling units - 9,210 square feet.
For each additional dwelling unit - 1,040 square feet (a maximum of 36 dwelling units per acre).
- Building site coverage - The maximum building site coverage by all buildings shall be ninety (90) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed one hundred (100) feet in height.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:

Front yard - 15 feet

(There are no minimum required side and rear yards except that multiple-family dwellings permitted with planning commission approval shall have yards as specified as follows:)

Front yard - 15 feet

Side yard - 6

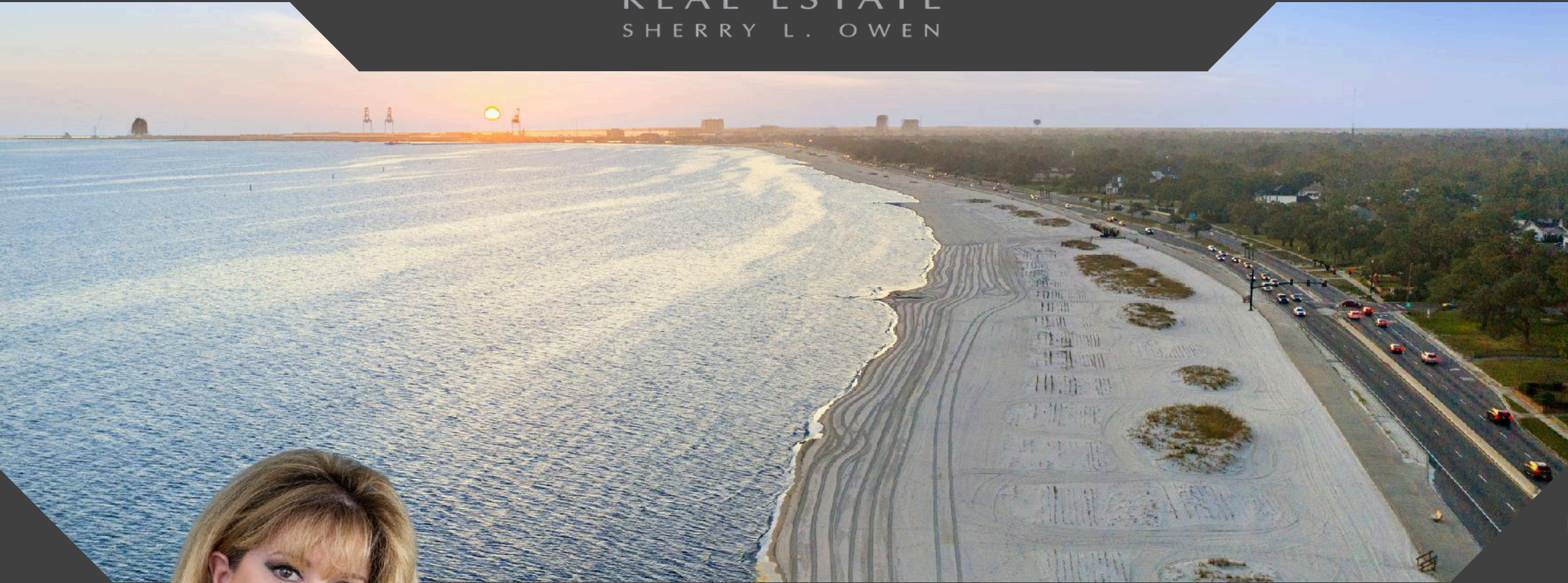
On 2nd frontage - 6 feet

Rear yard - 6 feet

PHOTOS



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



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Owner/Broker

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