

FOR SALE MULTI-FAMILY DEVELOPMENT LAND 519 16th, Gulfport, MS 39507





ZONE

T4L & T4+



PRICE

\$498,500



LOCATION

GULFPORT, MS



LOT SIZE

1.6 ACRES

PROPERTY DESCRIPTION





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

One block away from the beach this 1.6 acres property, zoned T4 and T4+ is perfect for 0-Lot lane homes, townhomes or multifamily development. Property features beautiful views of the Gulf and large Oak trees. Lot fronts 16th Street, stretches to South Railroad Street and has access from Palmetto Street.

Survey available upon request

Call Broker for additional information.

PROPERTY INFORMATION

Gulfport

Pass Road Elementary School

Bayou View Middle School

Gulfport High School

Harrison County: Lot Size: 1.6 Lot Dimensions: 99x197x104x97.1 Tax Annual Amount: \$2,427 Multi Family Lot Property Sub-Type: Leasehold: No Flood Insurance Required: Yes Covenants: No Association: No Divisible: No 0911a-02-081.000 Parcel #:

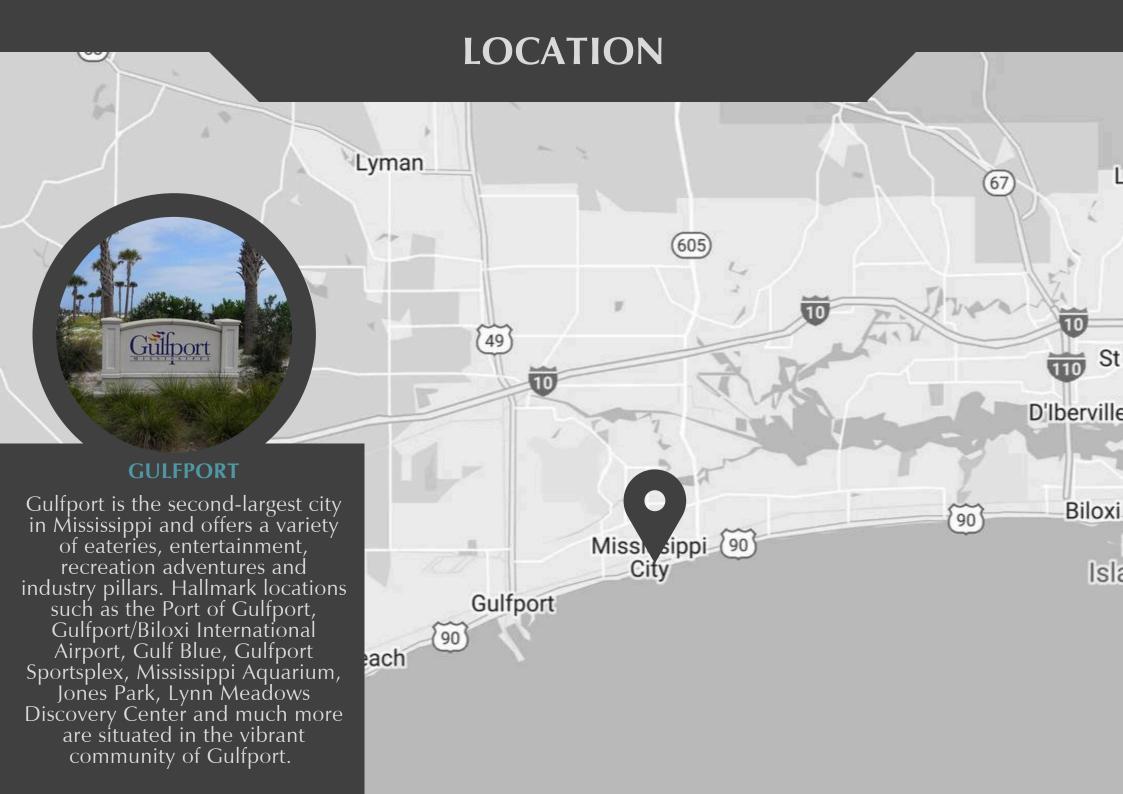
School District:

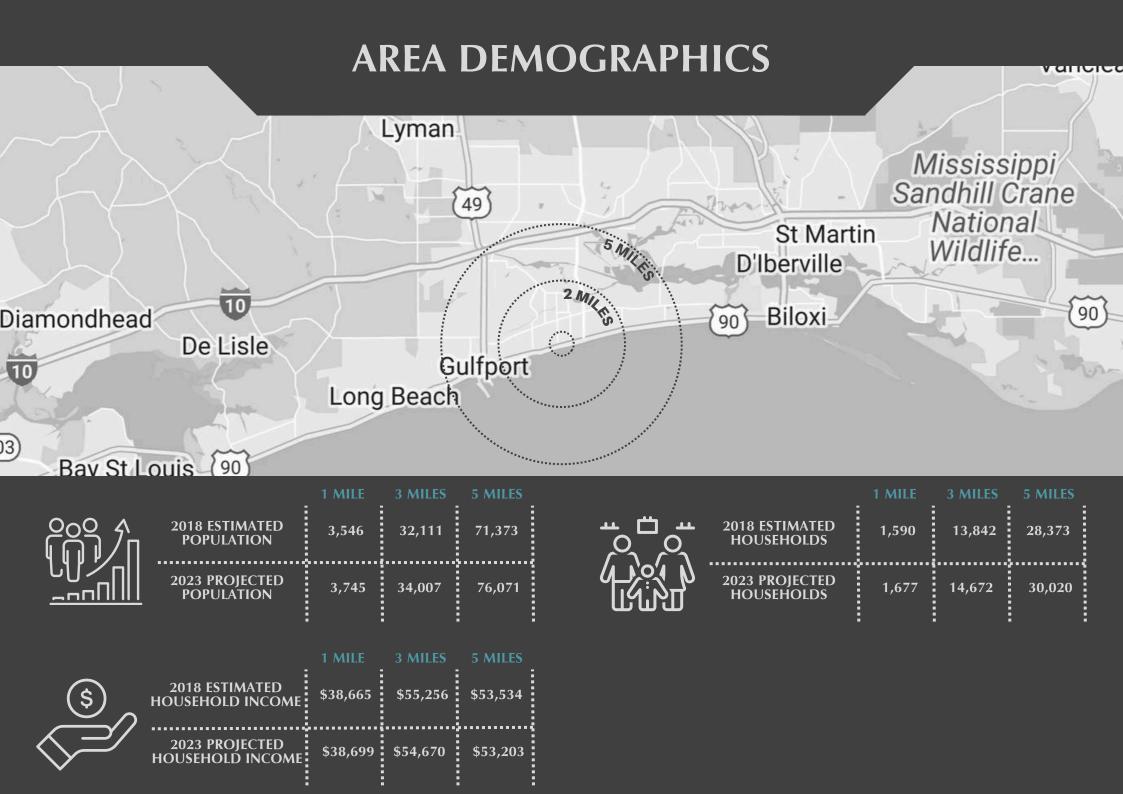
High School:

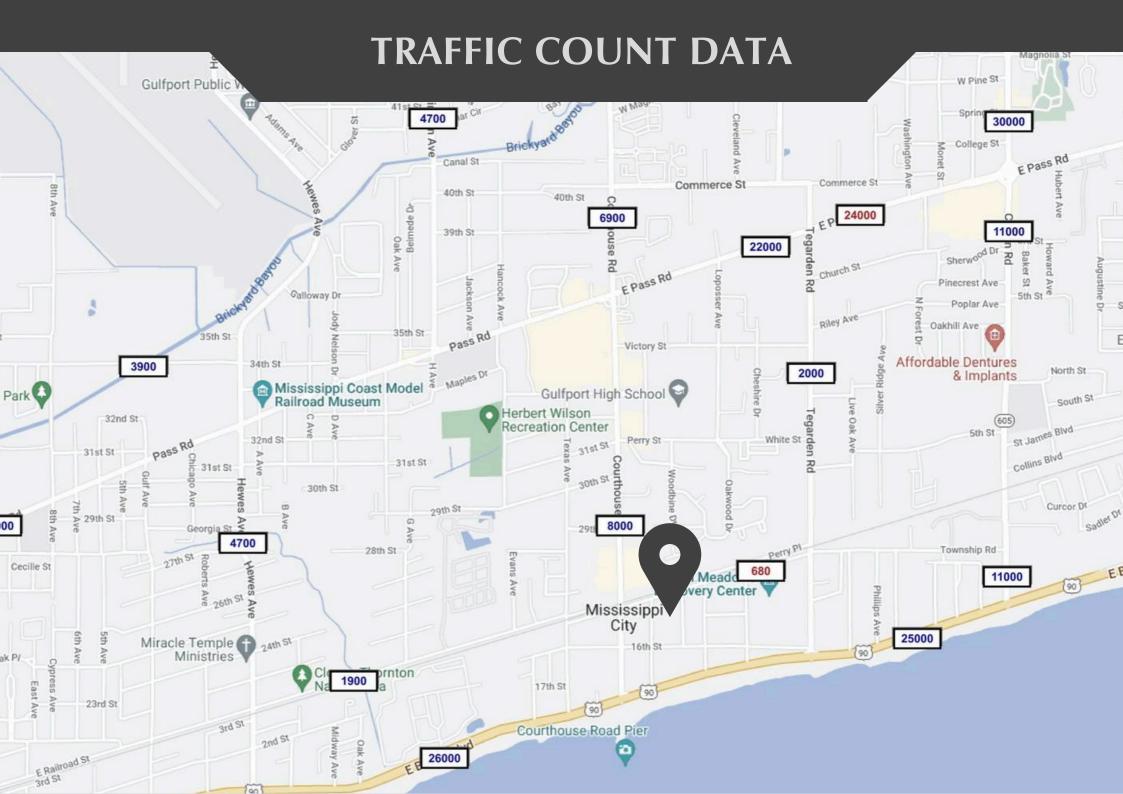
Elementary School: Middle School:

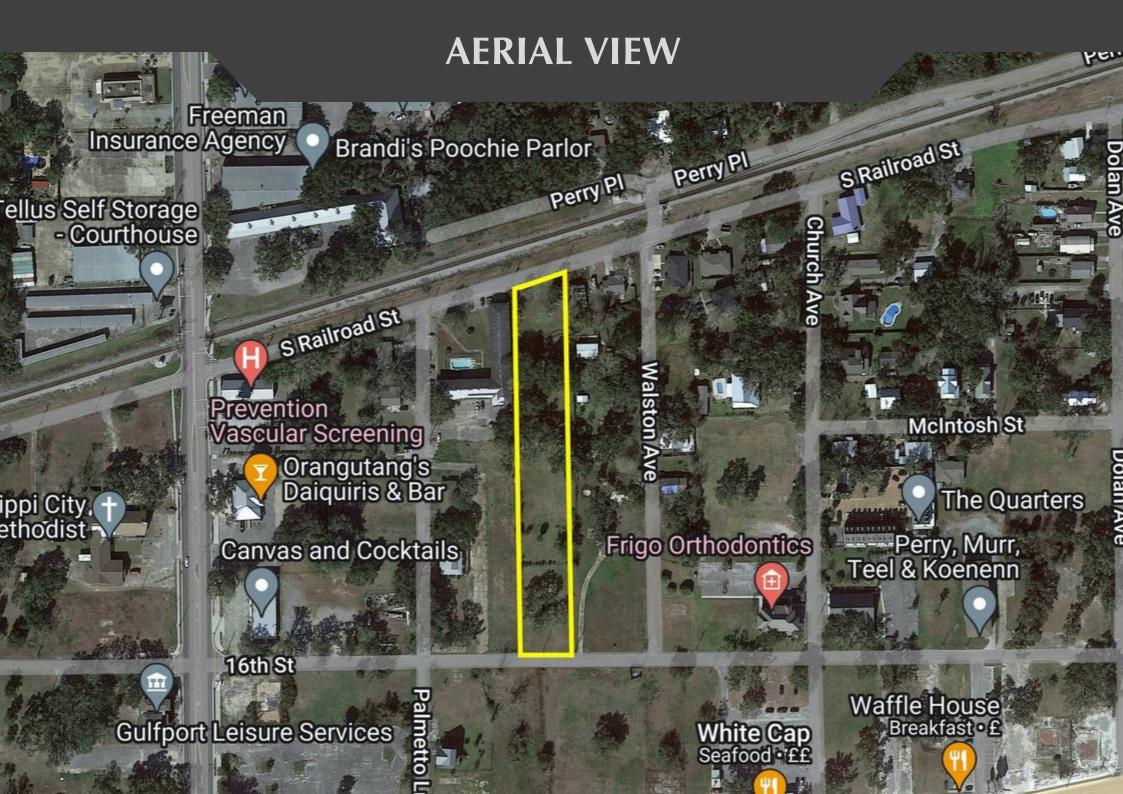
Residential; Unimproved; Vacant Current Use: Possible Use: Development; Multi-Family; Residential; Unimproved N or S of CSX RR: South South N or S of I-10 Mineral Rights: No Minerals Oak Trees: Road Frontage: 203 Waterfront Features: Beach Access; Walk-To; Views Cleared; Fended; Few Trees; Level; Lot Features: Near Beach; Open; City Lot; Views Public Sewer: Public Water Available Utilities: Cable; Electricity; Natural Gas;

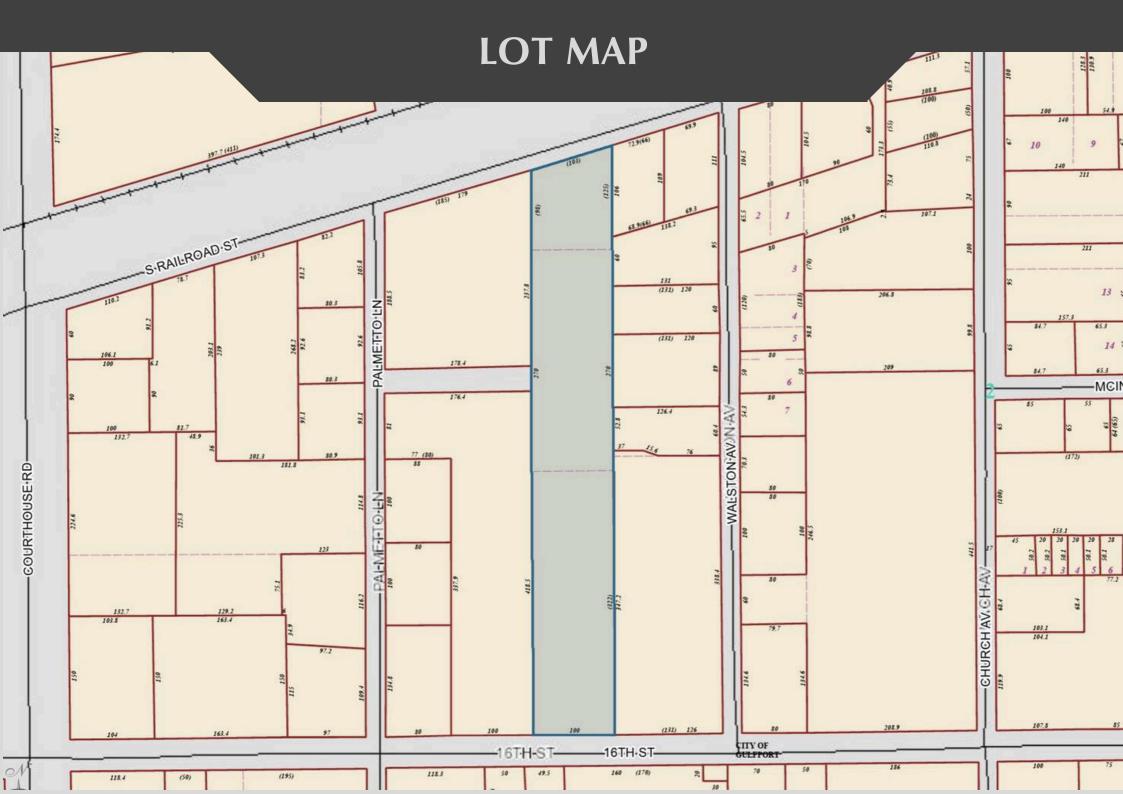
Sewer; Water

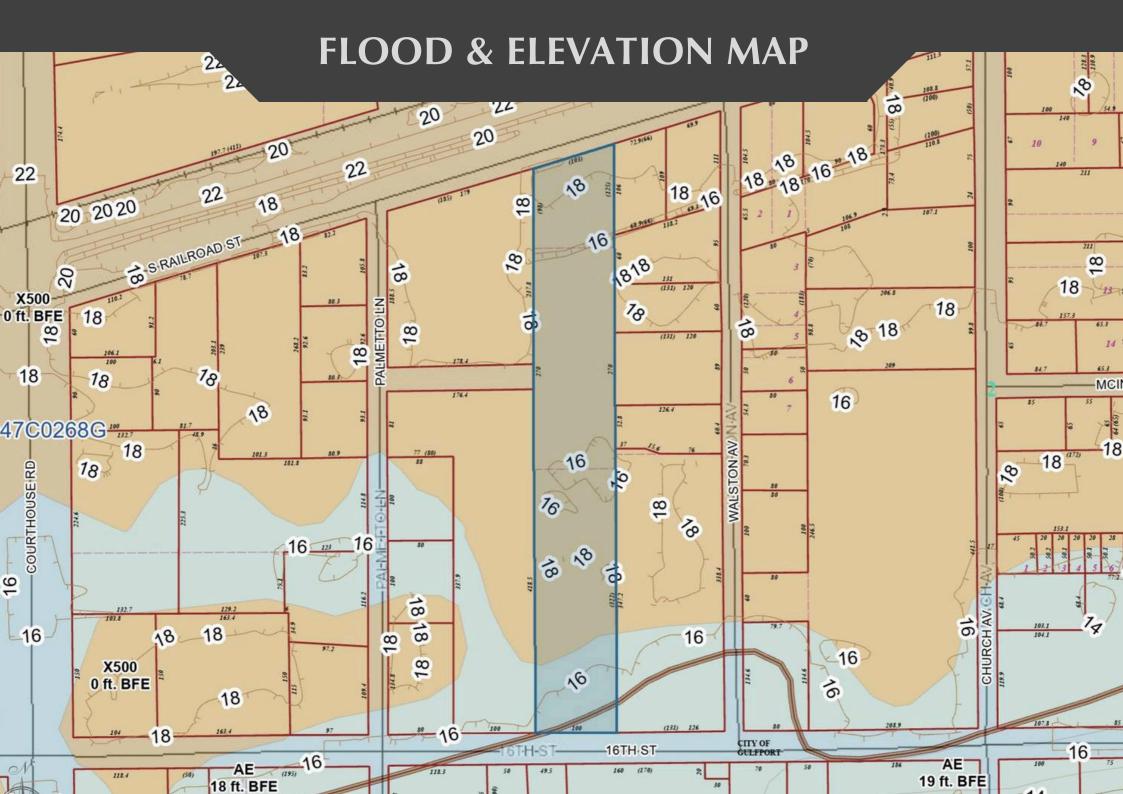


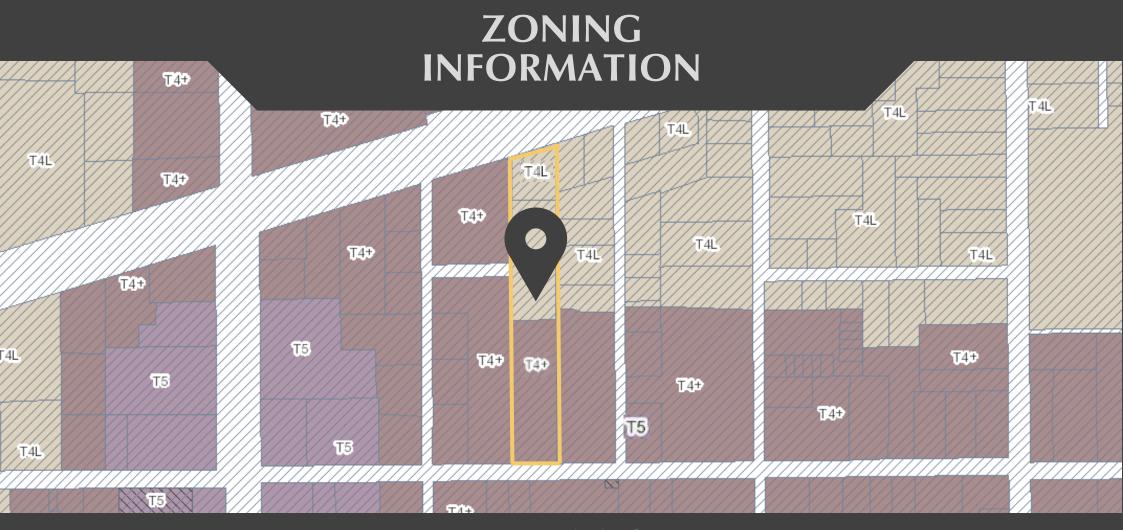












T4L (T4 "Limited")

General Urban Zone "Limited" Consists of primarily residential buildings, on lots typically smaller than T3, with small (1,000 sf) mixed – used neighborhood retail limited to first story of buildings at corner, not more than two corner stores per block. Buildings are 2-4 stories max. Additional density is not allowed through transfers.

This zone allows a very limited level of mixed-use.

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

T4L - GENERAL URBAN ZONE LIMITED

- Consists of primarily residential buildings with mixed-use neighborhood limited retail.
- The regulations in the T4L district generally conform to the requirements in the R-O 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 - 3,630 square feet (a maximum of 12 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 thirty-five (35) 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

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

SURVEY



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For: Mary Parrino Guitport, Massaalppi

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