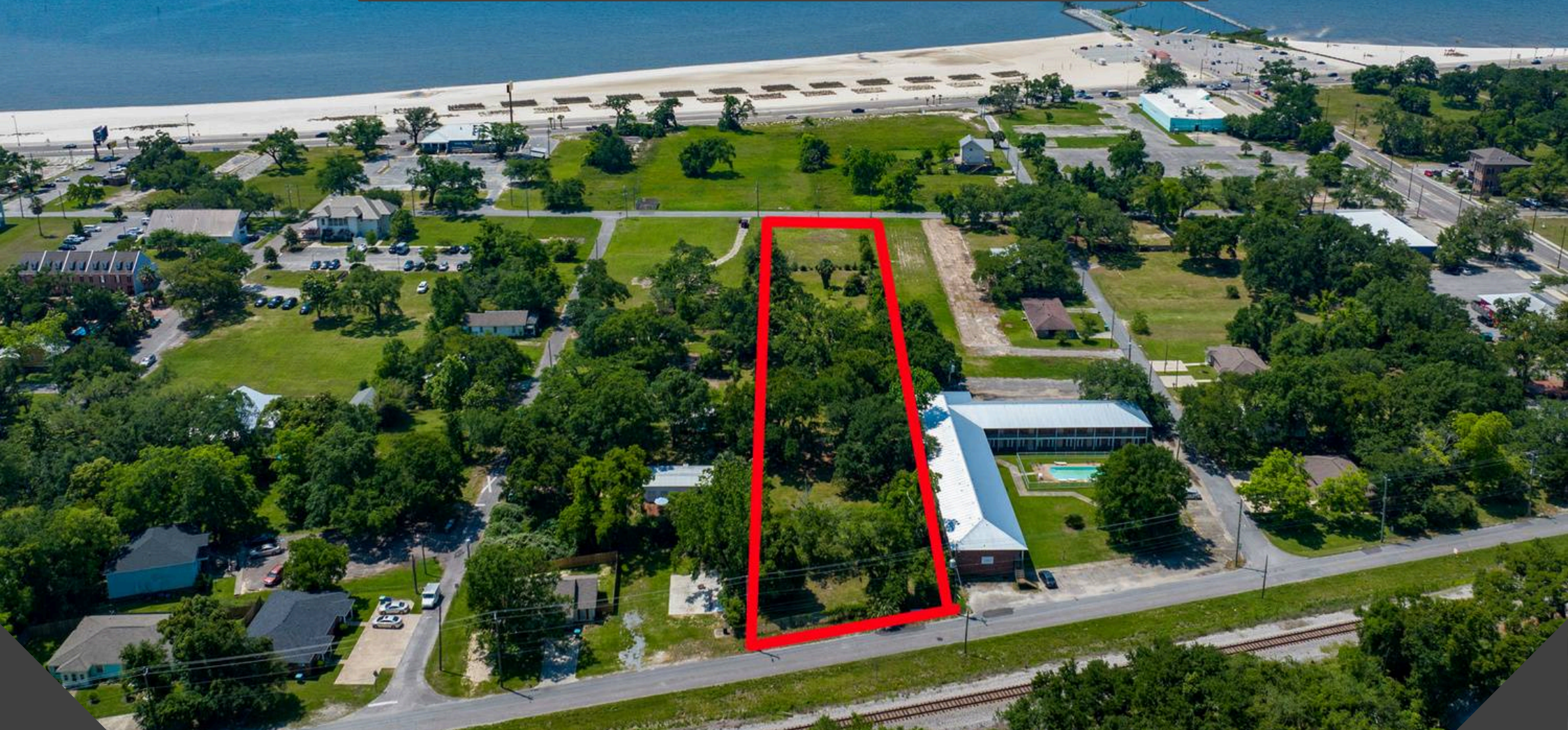


Owen & Co., LLC  
REAL ESTATE  
SHERRY L. OWEN



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

# PROPERTY INFORMATION



ZONE

T4L & T4+



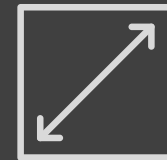
PRICE

\$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

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

School District: Gulfport  
Elementary School: Pass Road Elementary School  
Middle School: Bayou View Middle School  
High School: Gulfport High School

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

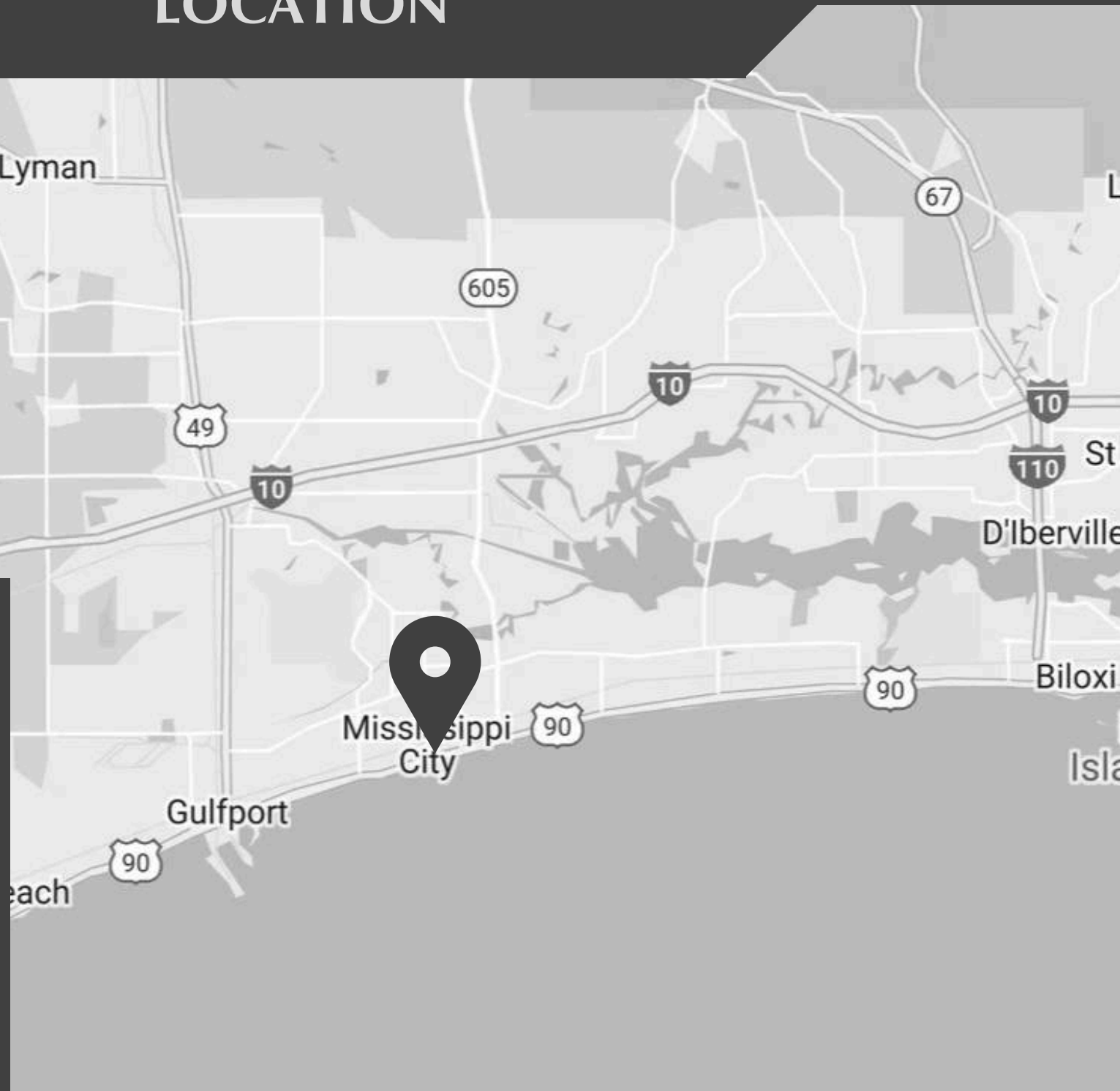
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# LOCATION

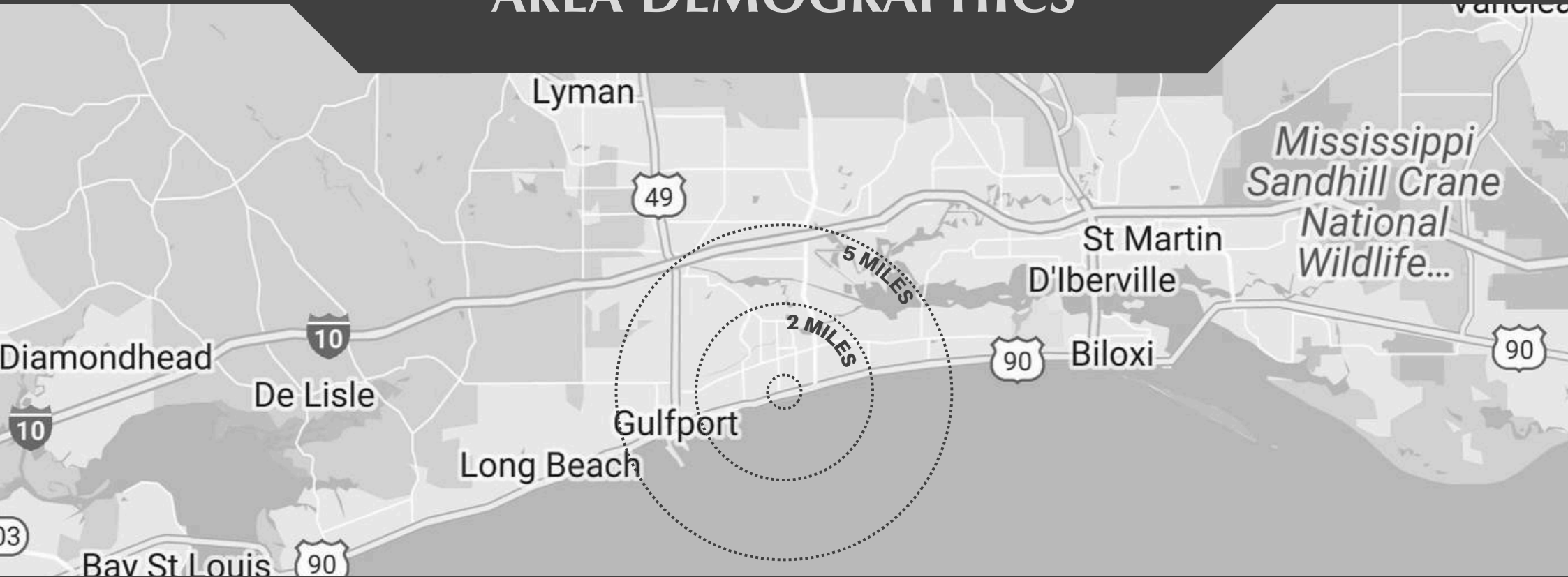


## GULFPORT

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



	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	3,546	32,111	71,373
2023 PROJECTED POPULATION	3,745	34,007	76,071

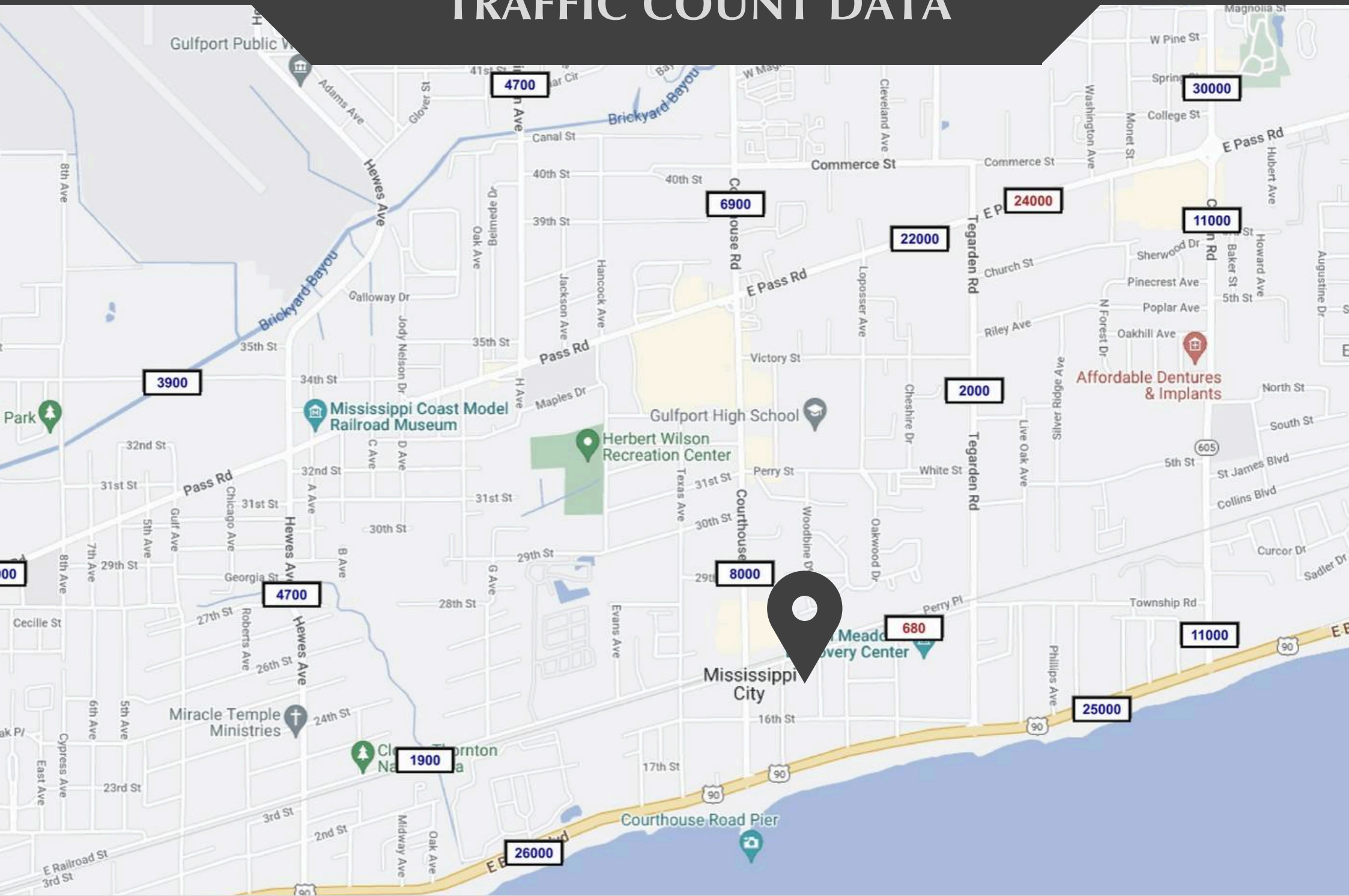


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	1,590	13,842	28,373
2023 PROJECTED HOUSEHOLDS	1,677	14,672	30,020

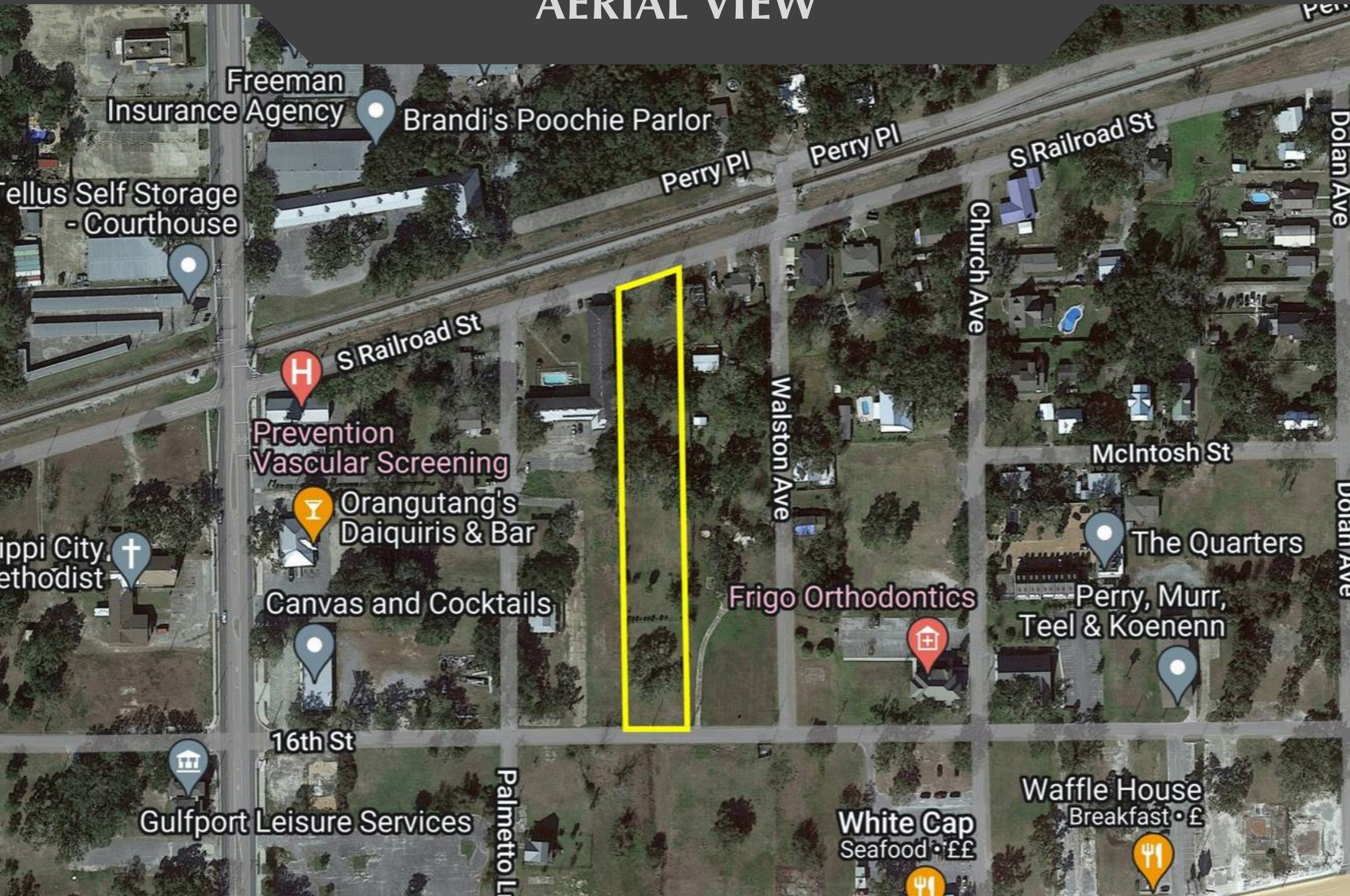


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLD INCOME	\$38,665	\$55,256	\$53,534
2023 PROJECTED HOUSEHOLD INCOME	\$38,699	\$54,670	\$53,203

# TRAFFIC COUNT DATA

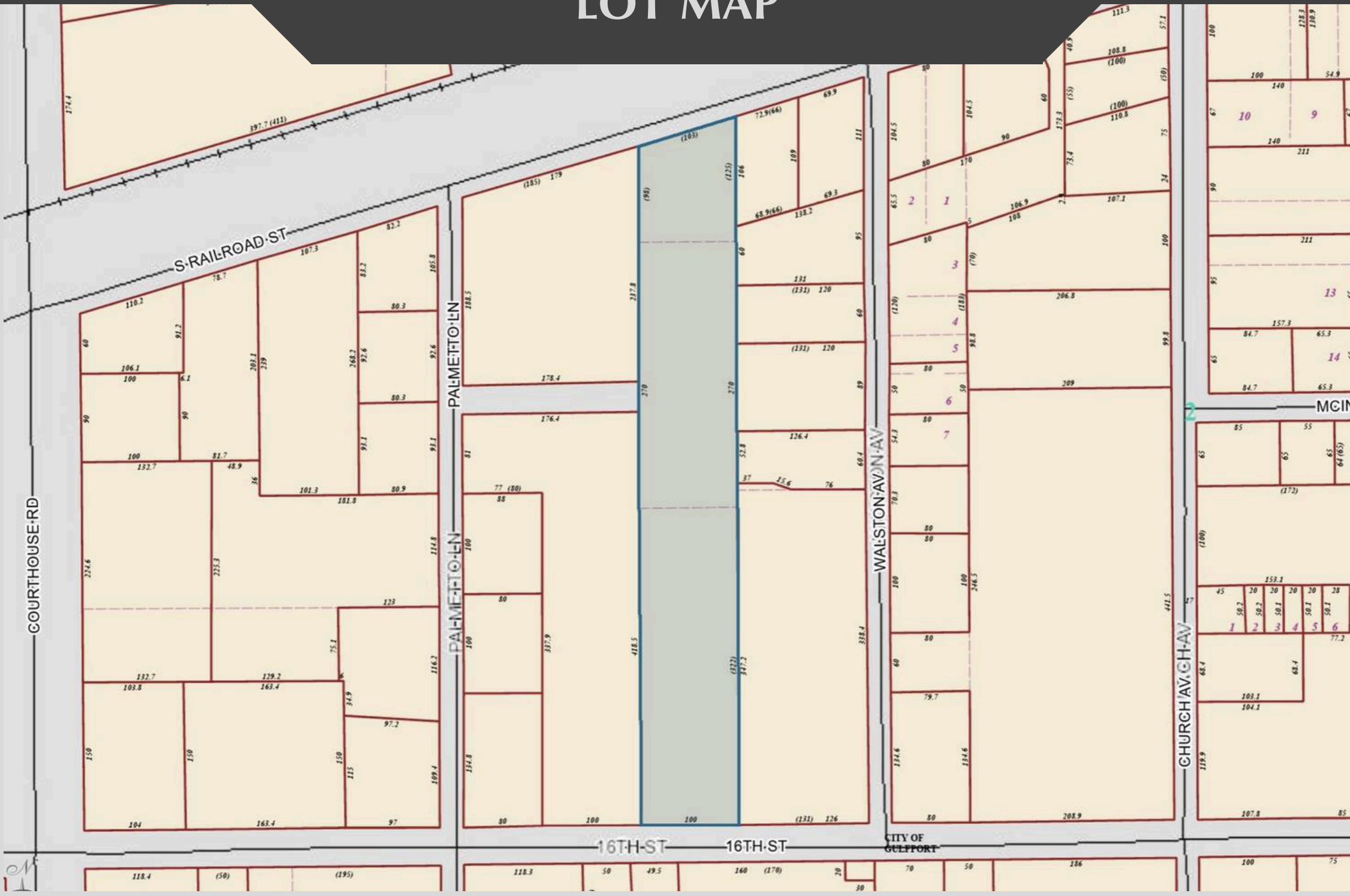


# AERIAL VIEW

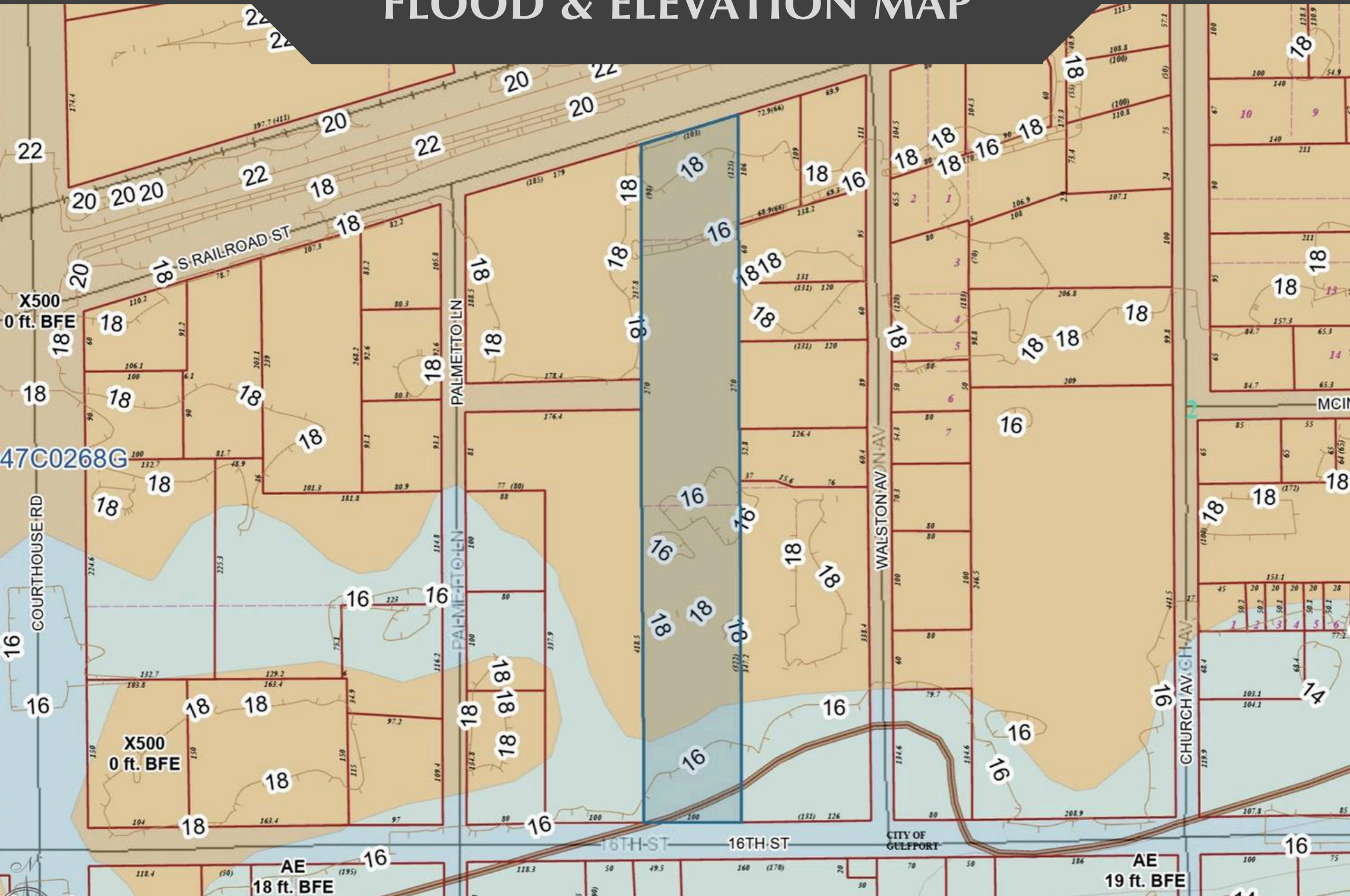




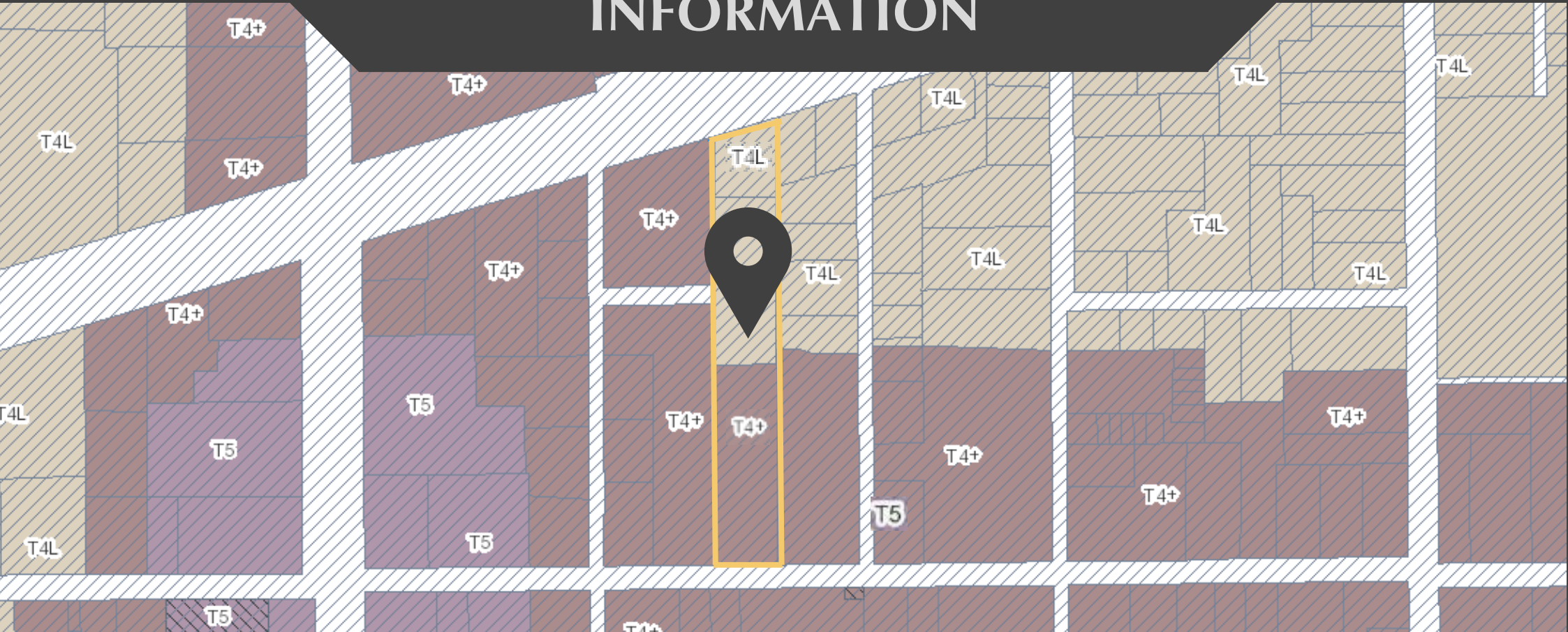
# LOT MAP



# FLOOD & ELEVATION MAP



# ZONING INFORMATION



## 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

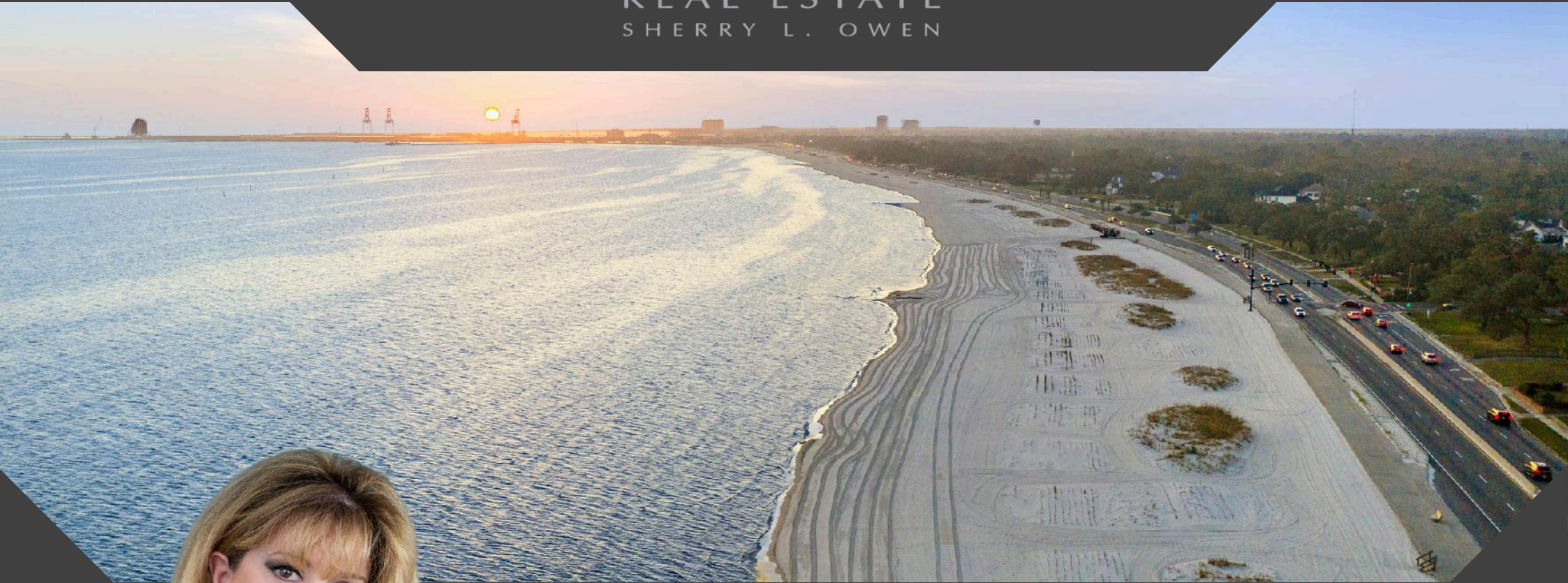
# DISTRICT REGULATIONS

## 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



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



**OWEN & CO LLC, REAL ESTATE**  
**Sherry L. Owen**  
CRS, GRI, SFR, ABR  
Owner/Broker

Website: [www.owenandco.com](http://www.owenandco.com)  
Email: [OwenSherryL@aol.com](mailto:OwenSherryL@aol.com)  
Cell: 228-760-2815  
Office: 228-822-9870  
Address: 2208 18th St, Gulfport, MS 39501