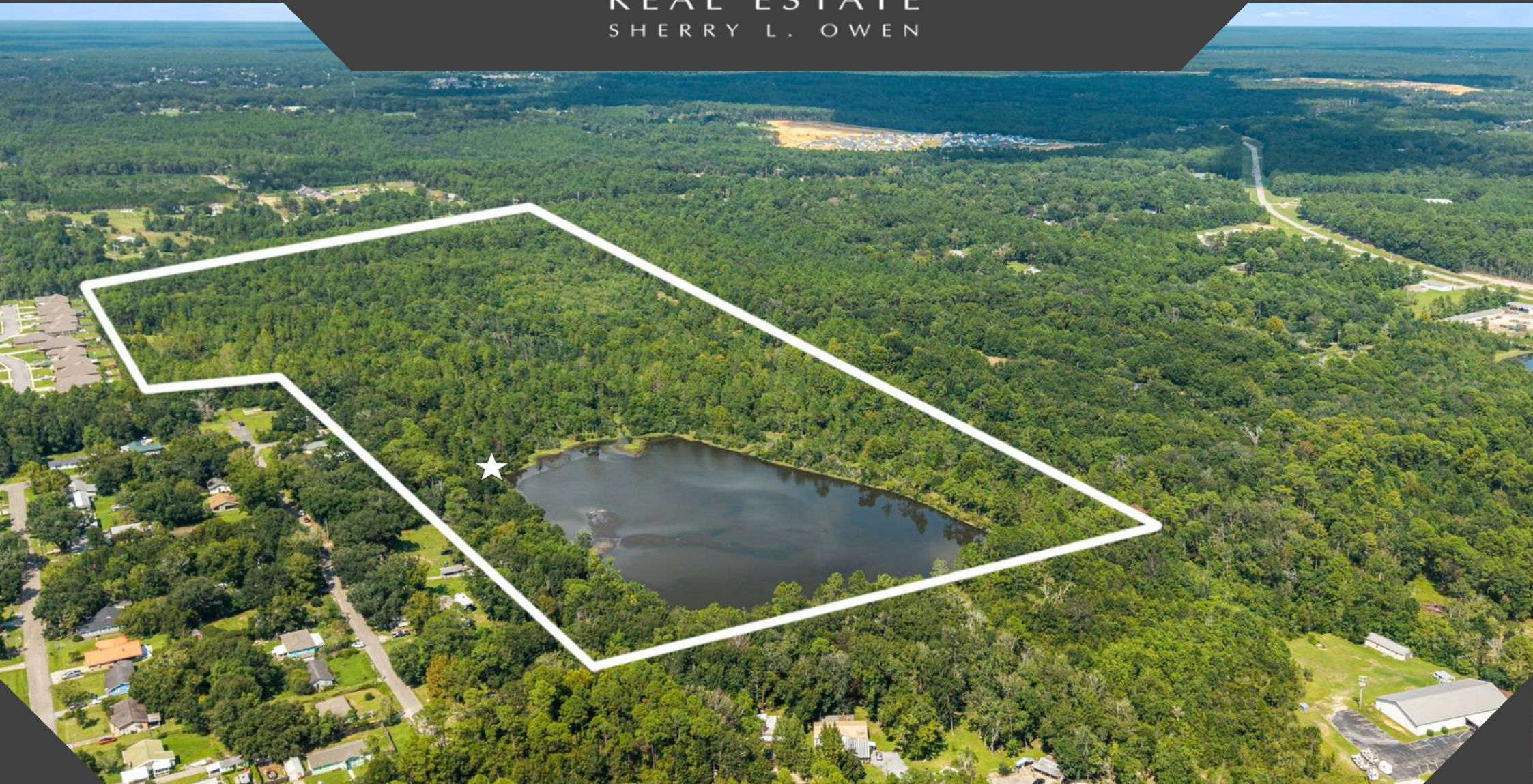


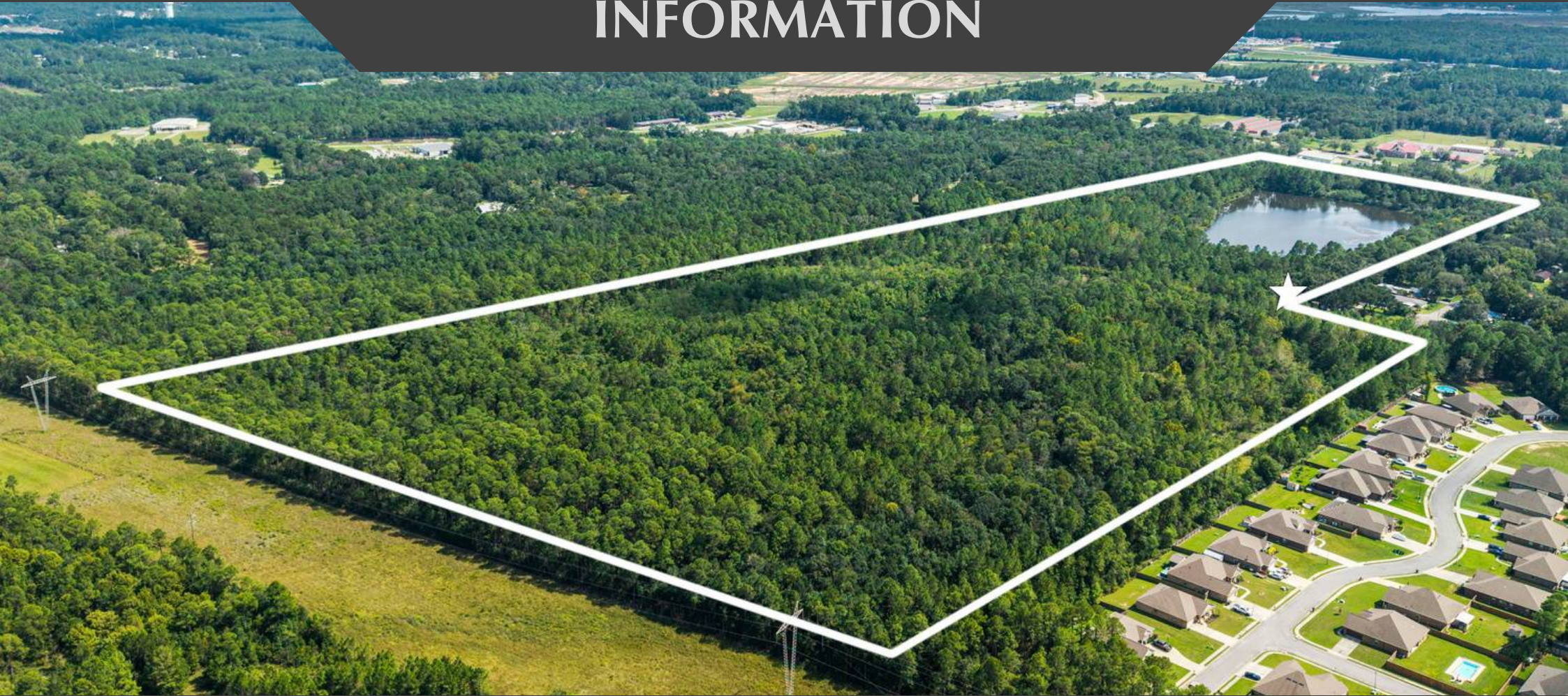
Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE

PRIME DEVELOPMENT OPPORTUNITY – 69.7 ACRES
WOOLMARKET RD, BILOXI, MS 39532

PROPERTY INFORMATION



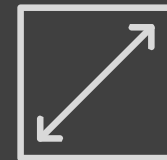
ZONE
RE & NB



PRICE
\$0.82 per SF
\$2,500,000

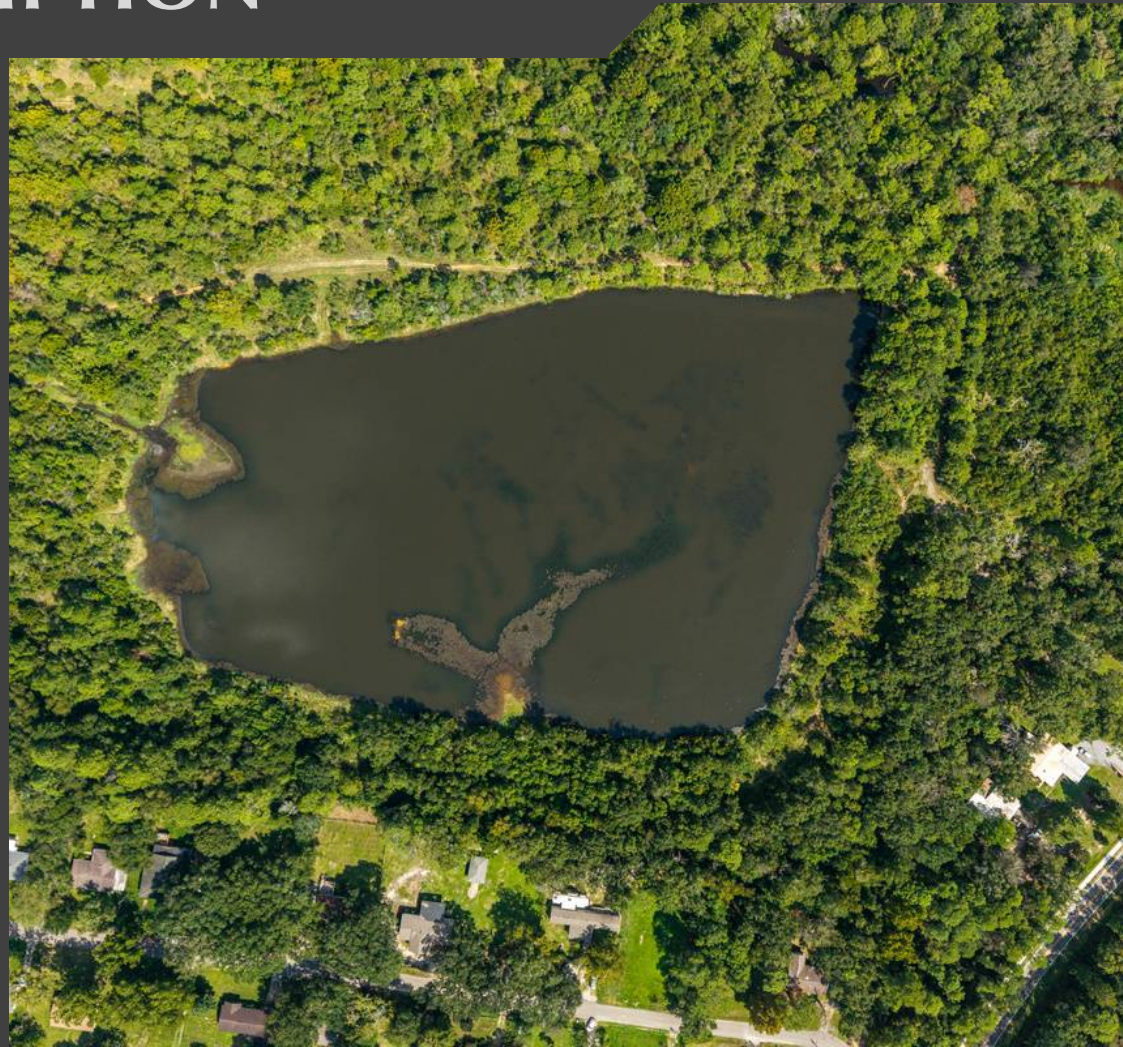
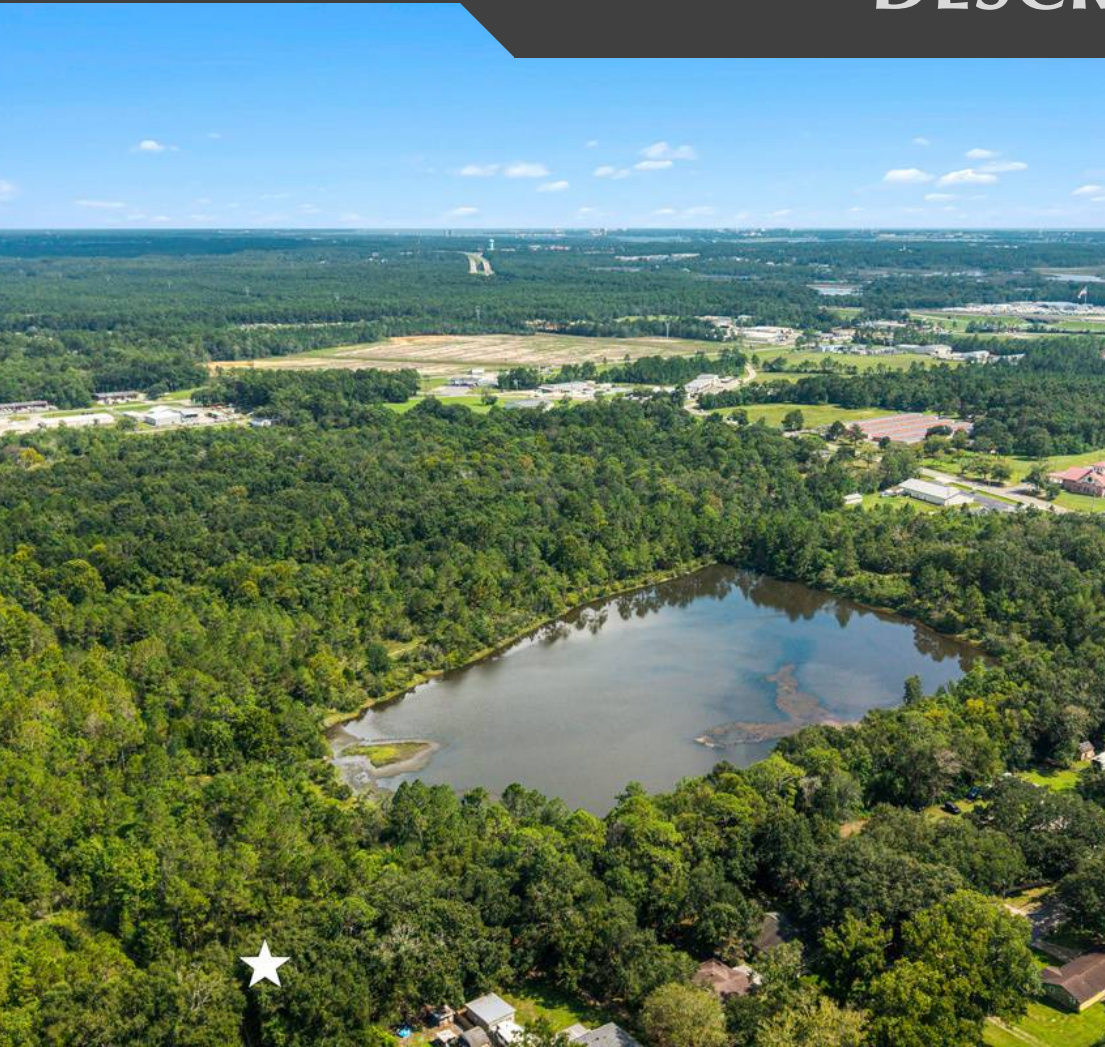


LOCATION
Biloxi, MS



LOT SIZE
69.7 Acres

PROPERTY DESCRIPTION



Prime Development Opportunity in Biloxi, MS

An excellent opportunity to develop approximately 69.7 acres of land conveniently located off Woolmarket Road. The property features a large 8-acre lake, high-elevation terrain, and reported access to water and sewer services. Comprised of two parcels zoned NB (Neighborhood Business) and one parcel zoned RE (Residential Estate), this property offers potential for a variety of commercial and residential development opportunities. Buyer to verify zoning, utilities, permitted uses, and all property information.

PROPERTY INFORMATION

List Price	\$2,500,000	Additional Transportation	Airport 3+ Miles; County Road
Divisible	Yes	Mineral Rights	No Minerals
Street Number Assigned	No	Trees	Heavily Wooded
Sub Agency	No	Sewer	Public Sewer
Parcel #1	1107O-01-001.000 - 39.7 Acres	Utilities	Cable, Electricity, Natural Gas, Sewer & Water Available
PPIN	16695		
Additional Parcel #2	1107O-01-002.000 – 25 Acres	Water Source	Public
Additional Parcel #3	1107O-01-002-001 – 5 Acres	Location	Rural; Other
Directions to Property	I-10 to Shriners Blvd. Take a left at the first red light. Property is on the north side. Large lake on the property. Turn beside the snowball stand.	Road Frontage Type	County Road
		Road Surface	Asphalt
		Barn	No
		Community Features	Fishing; Fitness Center; Near Entertainment; Park; Playground; Restaurant; Sidewalks; Sports Fields; Street Lights
Association	No		
Tax Year	2025		
Annual Tax Amount	\$952		
Leasehold	No	Covenants & Restrictions	See Remarks
Homestead	No	Horse Amenities	No
Flood Insurance Required	No	Mobile Homes Allowed	No
Covenants	No	Water Frontage	8
Showing Requirements	Show Any Time; Vacant	Waterfront	Yes – Lake
Showing Exclusions	No	Listing Terms	Cash; Conventional; USDA Loan; Other; See Remarks
Price Includes	Other Property		
Current Use	Residential; Single Family; Subdivision; Unimproved	Disclosures	As Is
Possible Use	Development; Residential; Single Family; Unimproved	Available Documents	Aerial Map/Photo; Legal Description; Marketing Package; Photographs; Plat Close of Escrow
Workshop	No	Possession	

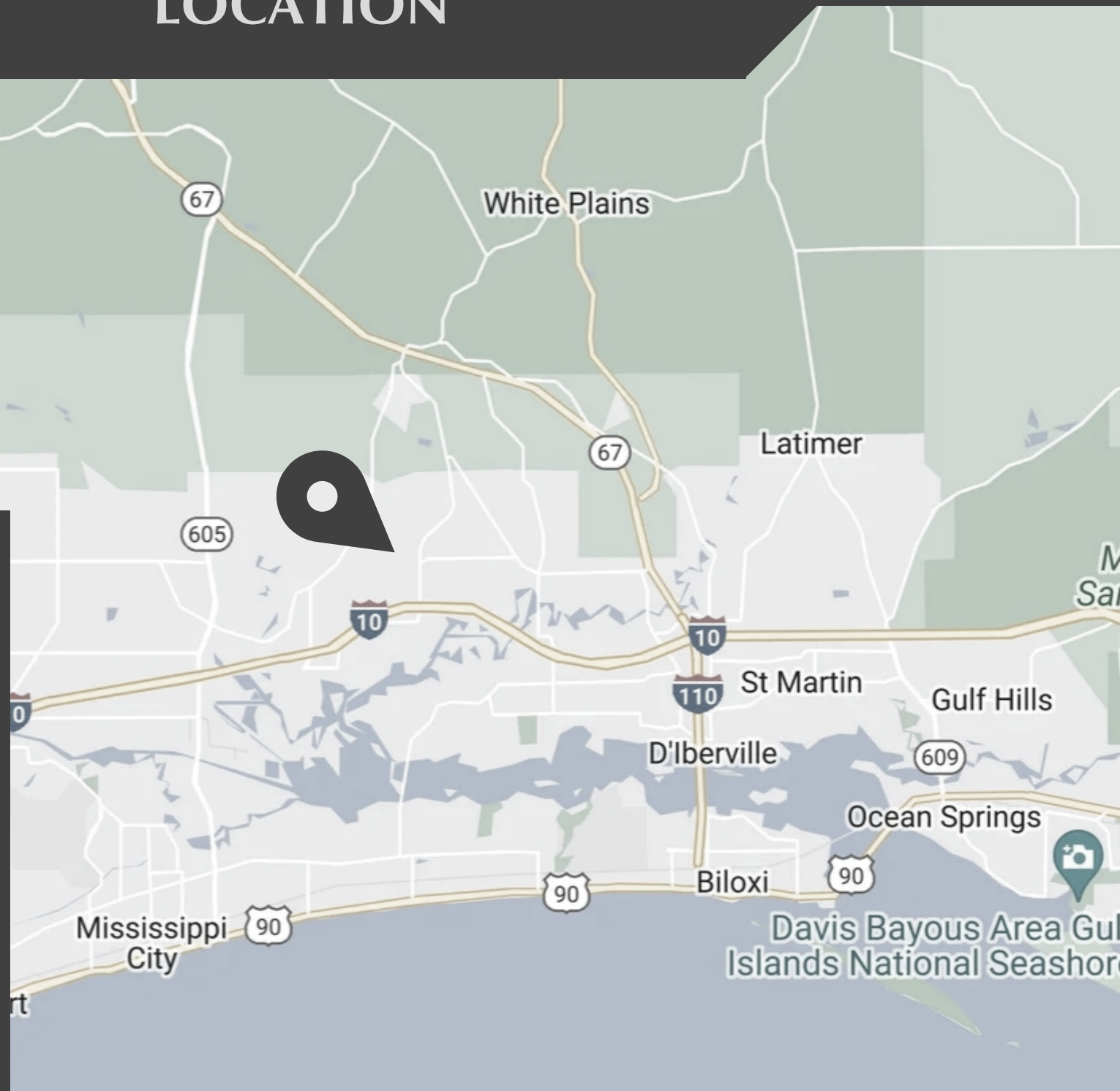
LOCATION



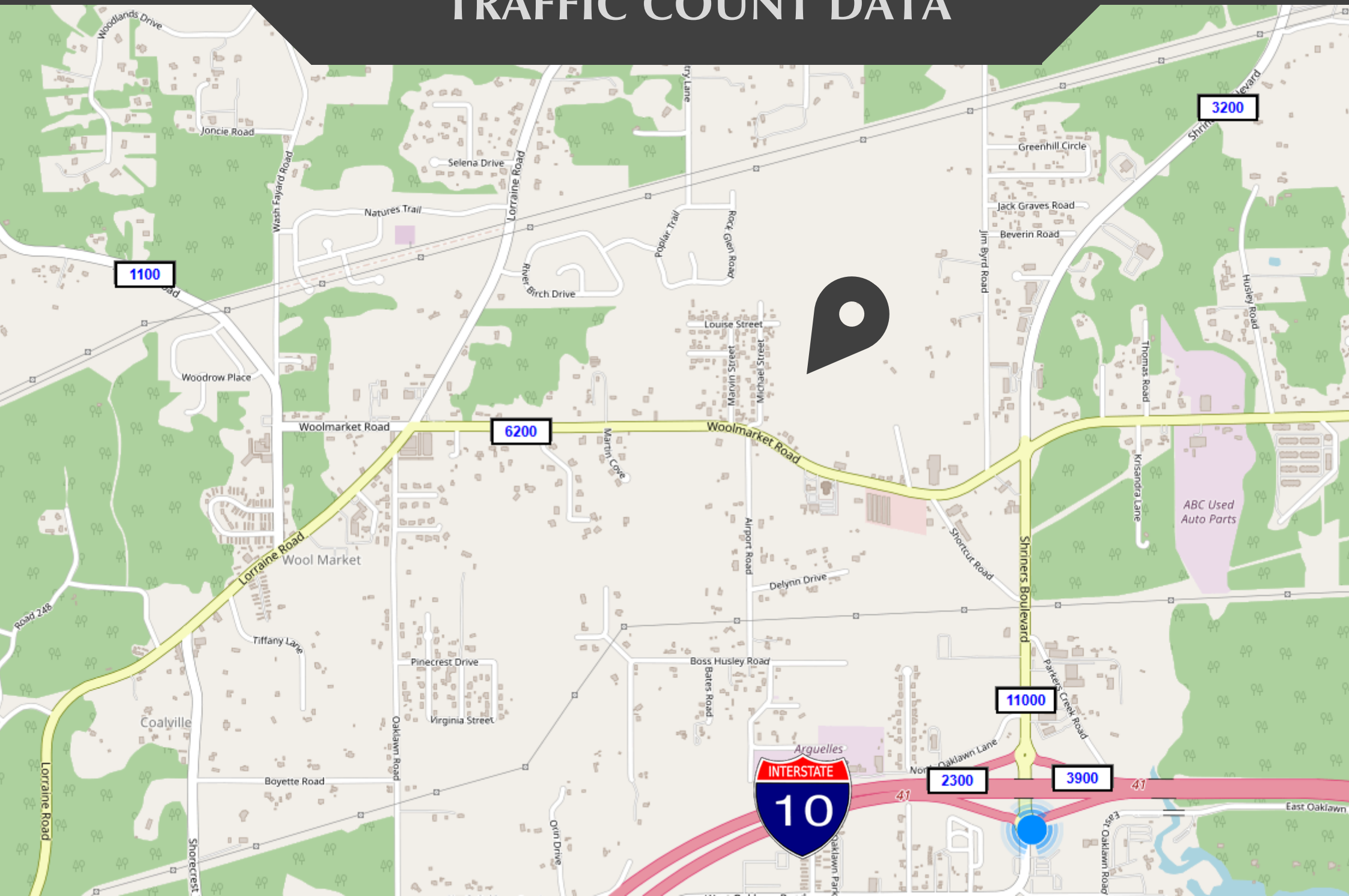
BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

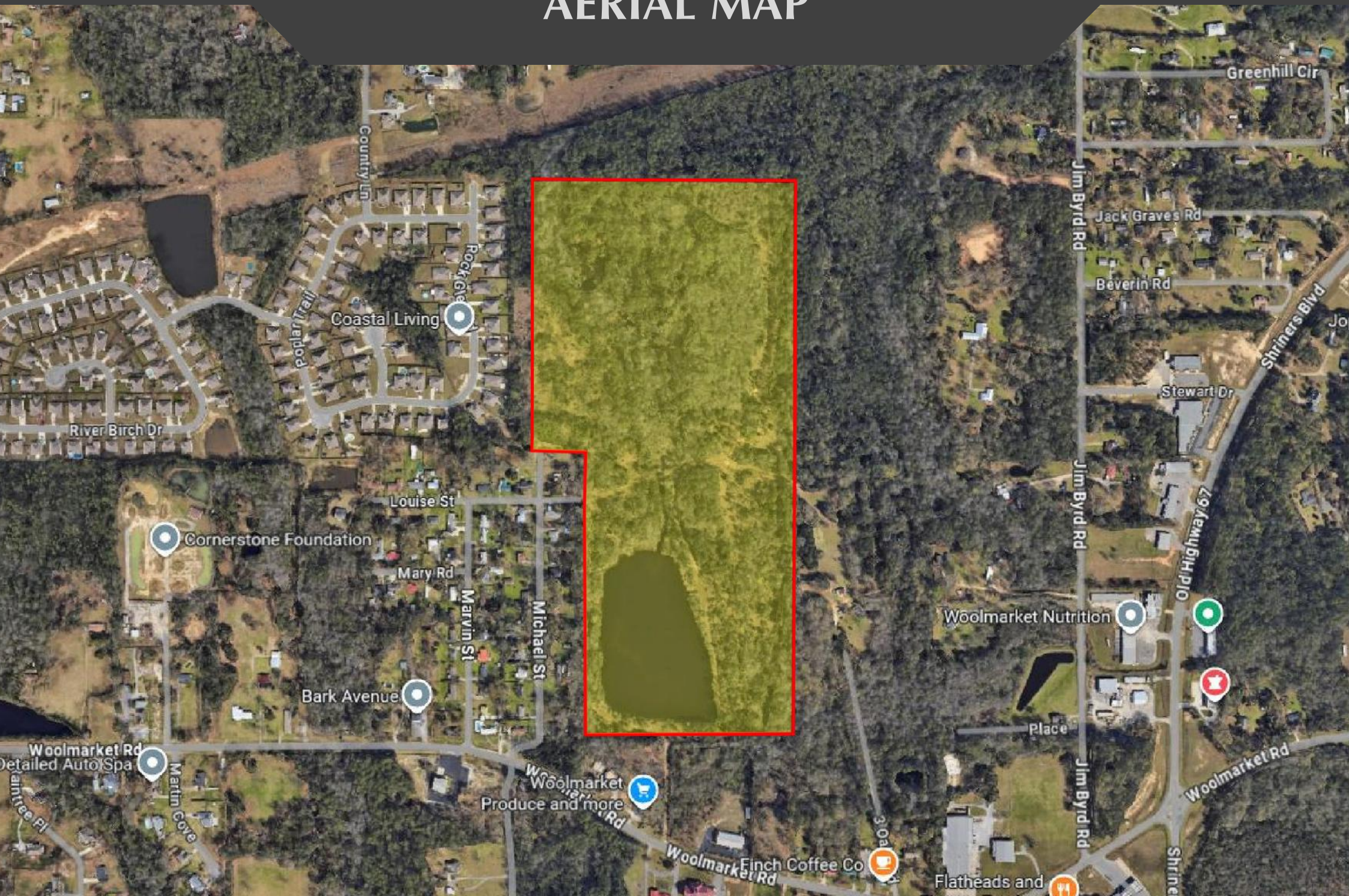
Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you are, the beach is never far away.



TRAFFIC COUNT DATA



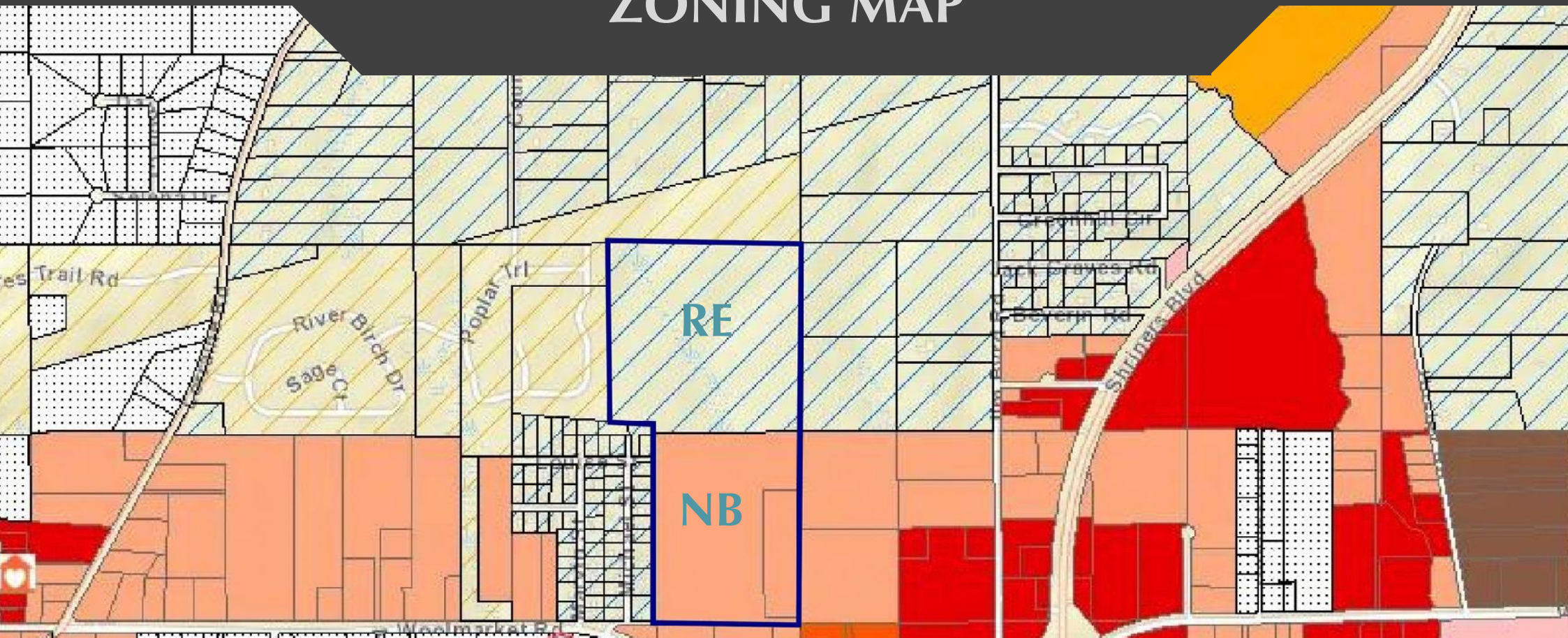
AERIAL MAP



LOT MAP

The map displays a grid of residential lots, each labeled with a unique identifier. The lots are color-coded: yellow for the central highlighted area and light blue for the surrounding lots. The map includes several streets, including Woolmarket Rd, Rainforest Dr, Shriners Blvd, and Jack Graves Rd. A large yellow rectangular area is highlighted in the center, containing lots 1107O-01-001.000 and 1107O-01-002.000. The map also shows a river and a church labeled 'Saint Mary Catholic Church'.

ZONING MAP



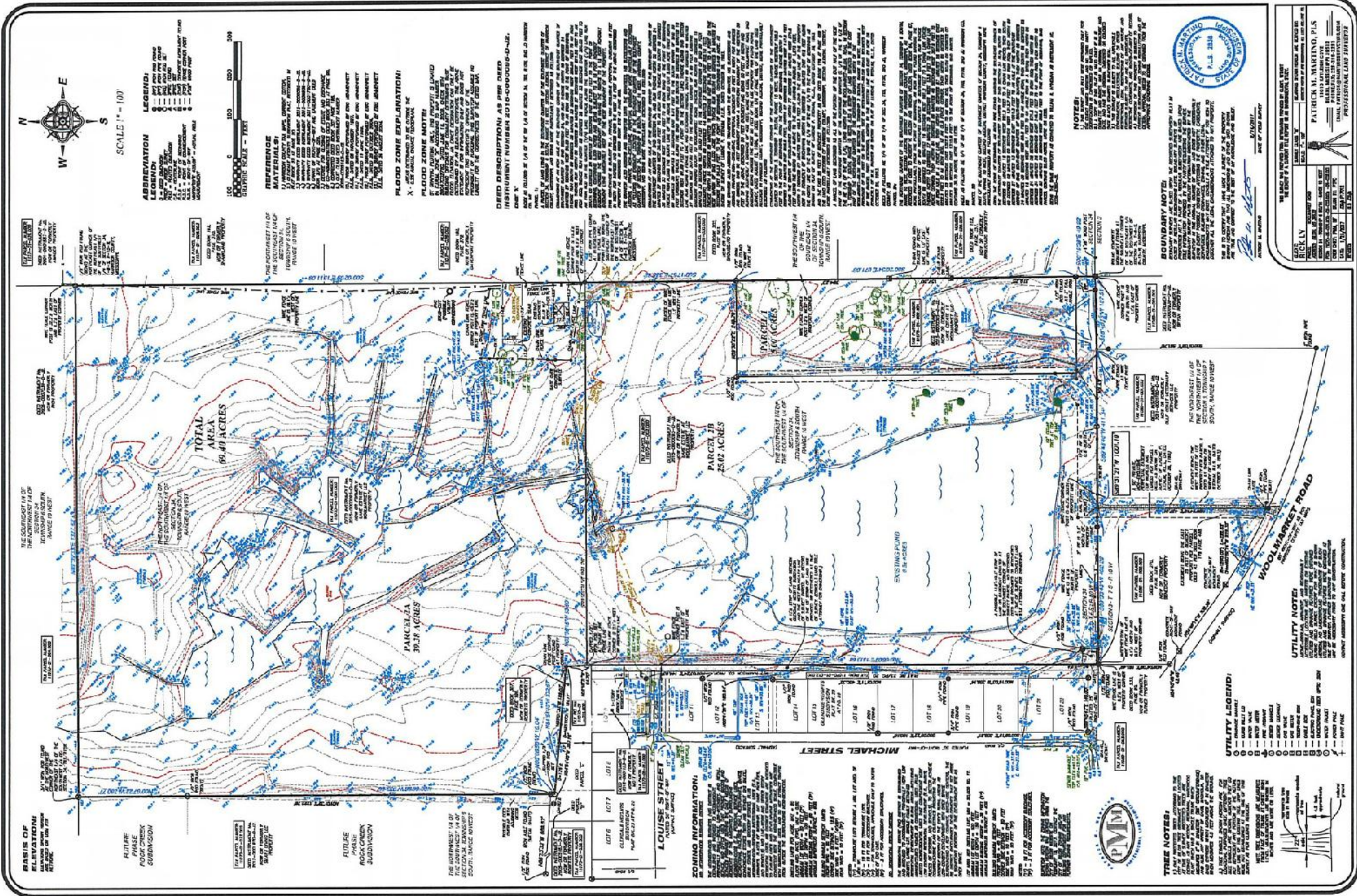
RE - RESIDENTIAL ESTATE DISTRICT

The Residential Estate (RE) District is established and intended to accommodate principally very low density, large-lot, single-family detached residential development in rural areas—including manufactured homes as conditional uses—plus limited nonresidential uses that complement very low density residential development (e.g., parks, places of worship, and schools). To better achieve comprehensive plan objectives promoting the orderly growth of the city's rural areas as low-density development with open space surrounding a few compact, mixed-use centers, the RE District encourages developments that set aside a significant portion of the development site as open space.

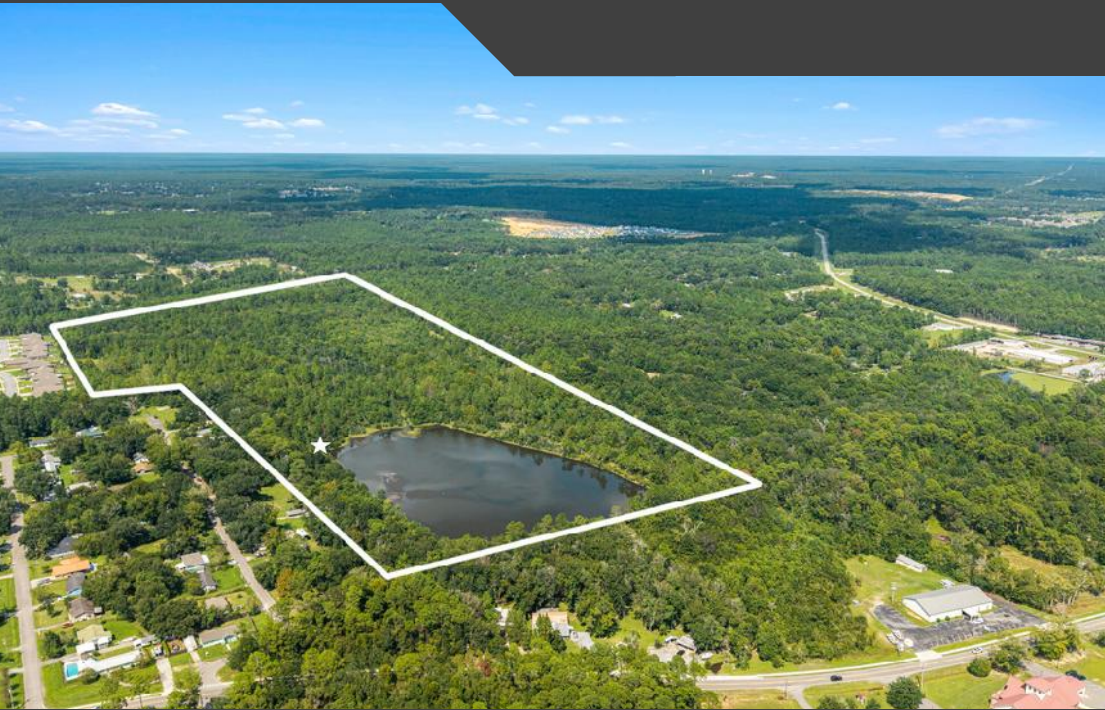
NB: NEIGHBORHOOD BUSINESS DISTRICT

The Neighborhood Business (NB) District is established and intended to accommodate principally small-scale, low-intensity, and retail, service, and office uses that provide goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods (e.g., personal service uses, recreational facilities, small restaurants, banks, convenience stores (with and without gas sales), drug stores, and grocery stores), plus neighborhood-serving institutional uses (e.g., libraries, places of worship, day care facilities, and schools) and live-work and upper story residential uses. NB District standards are intended to ensure uses and development intensities are consistent with the neighborhood scale, compatible with surrounding uses, and do not attract traffic from outside the surrounding neighborhood.

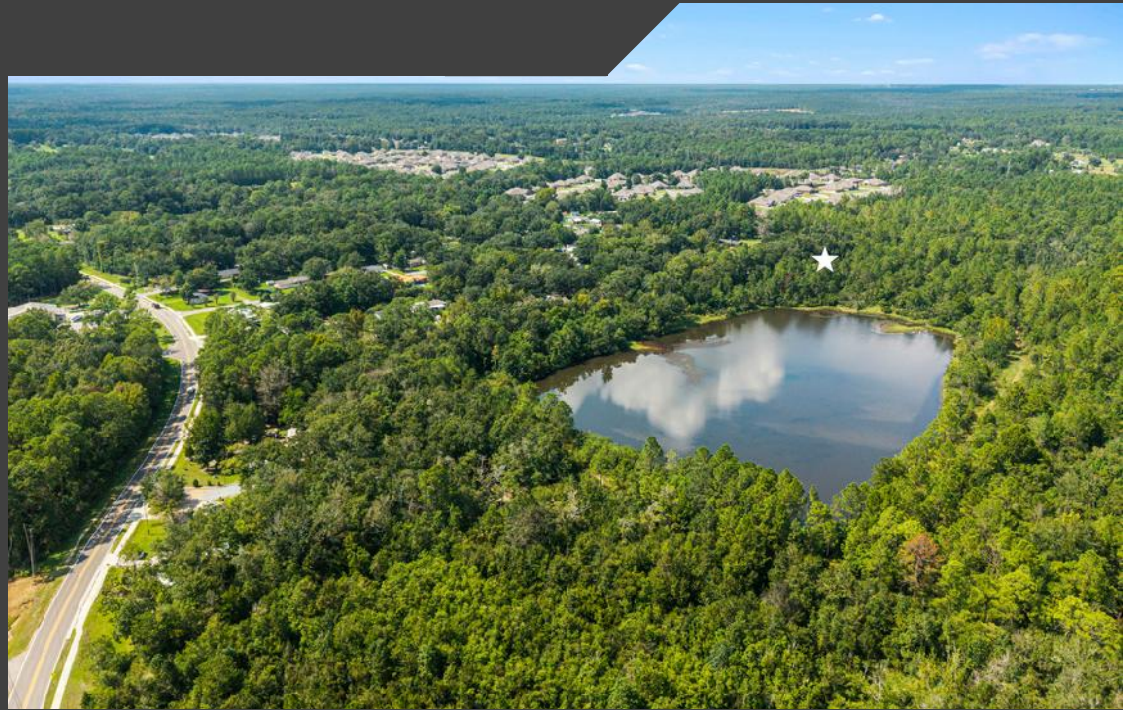
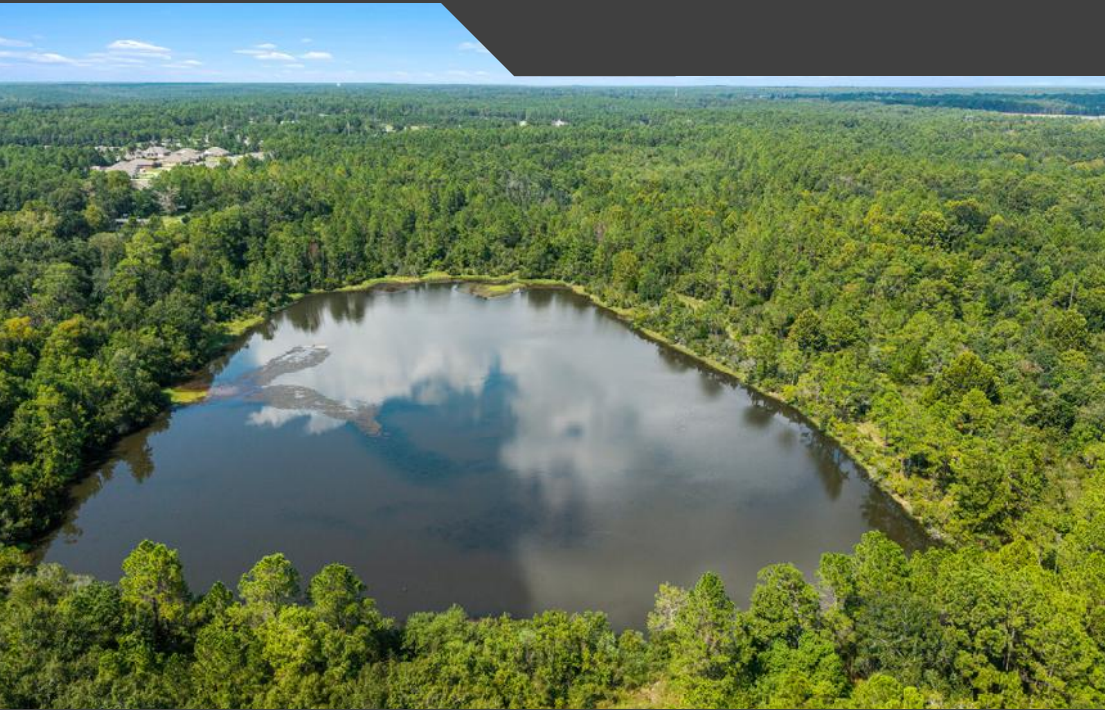
SURVEY



PHOTOS



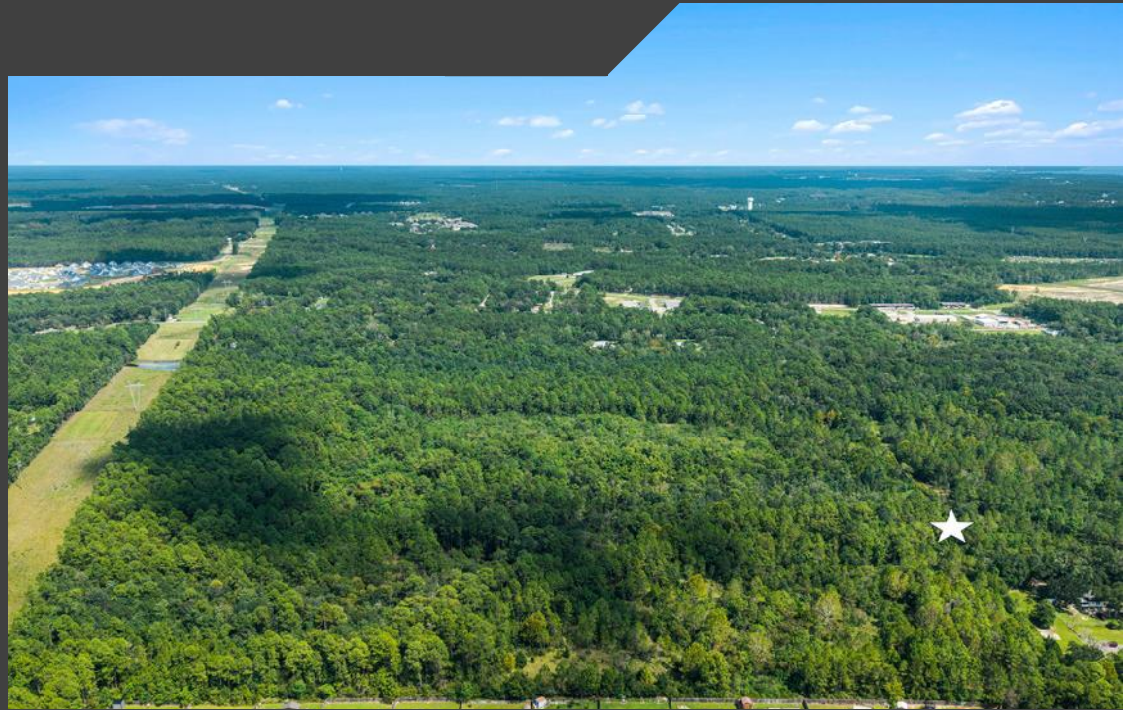
PHOTOS



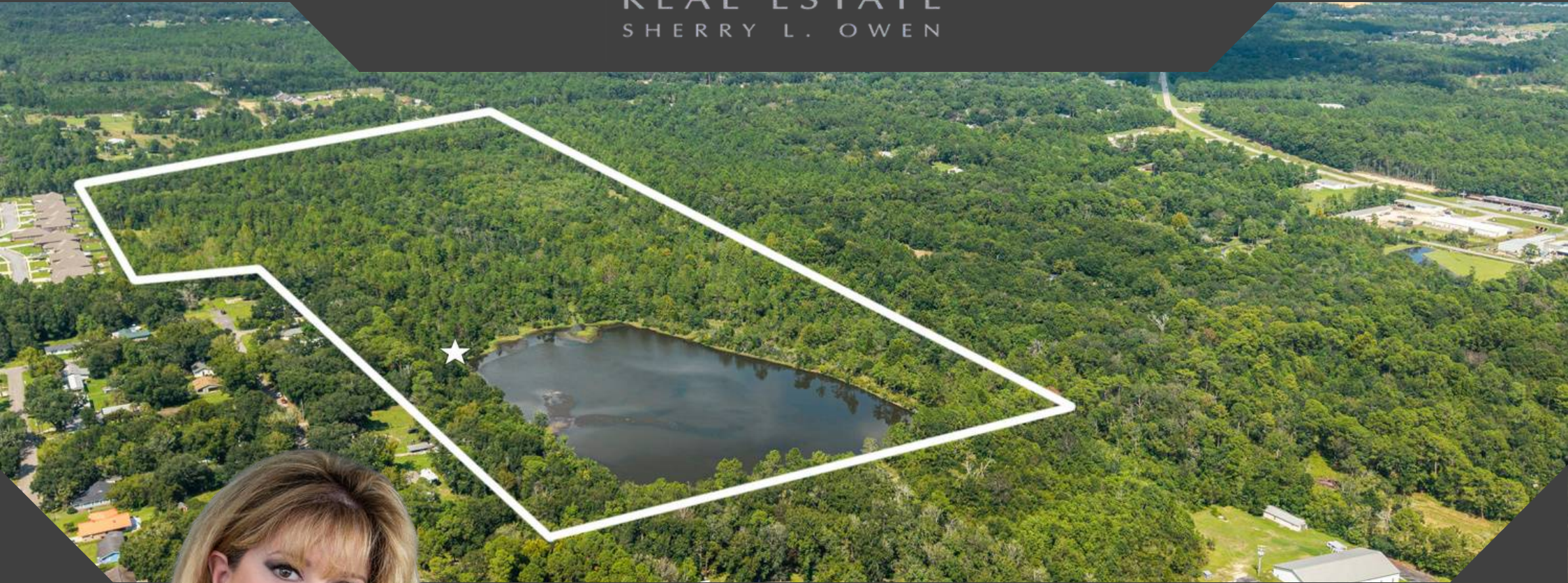
PHOTOS



PHOTOS



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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