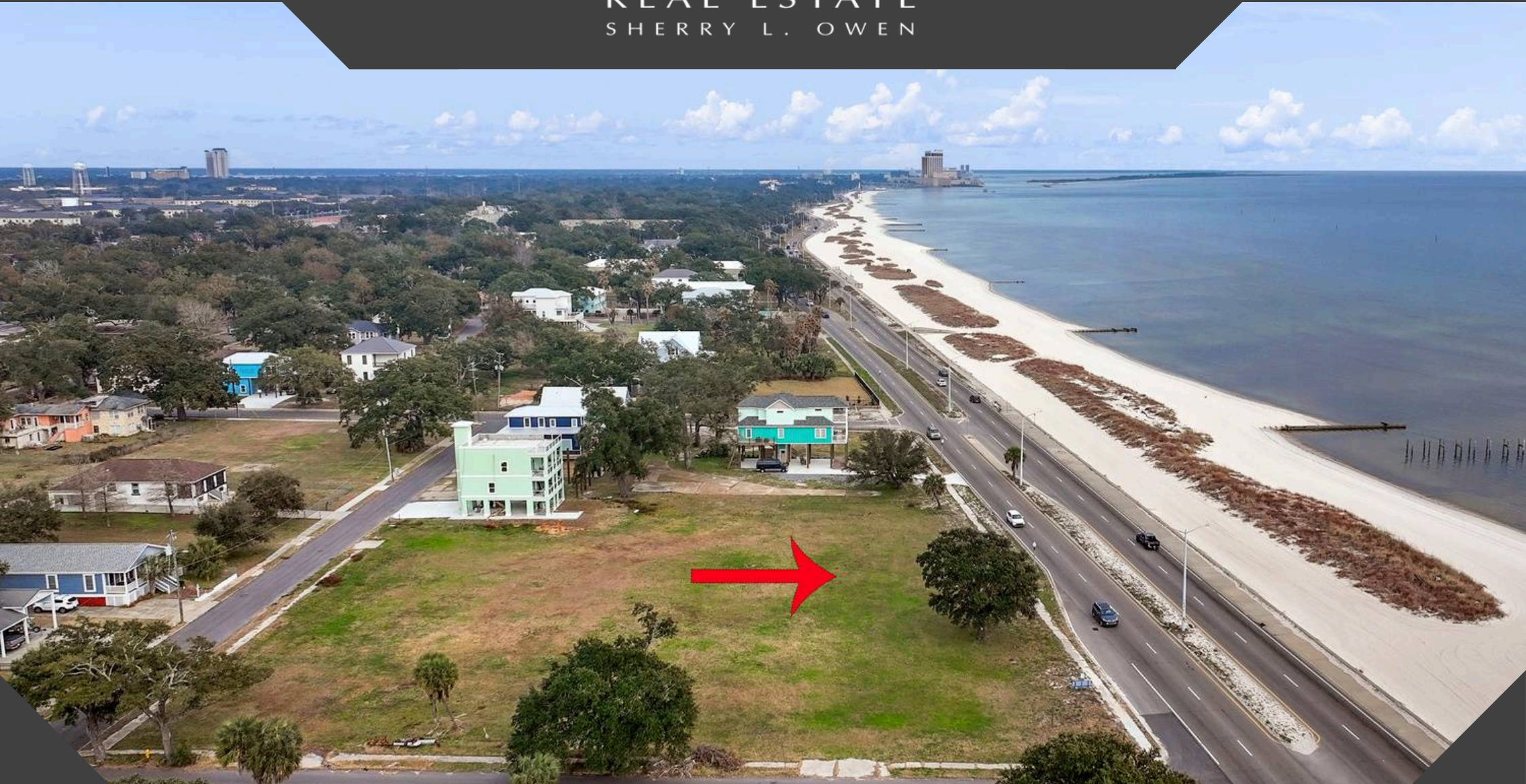
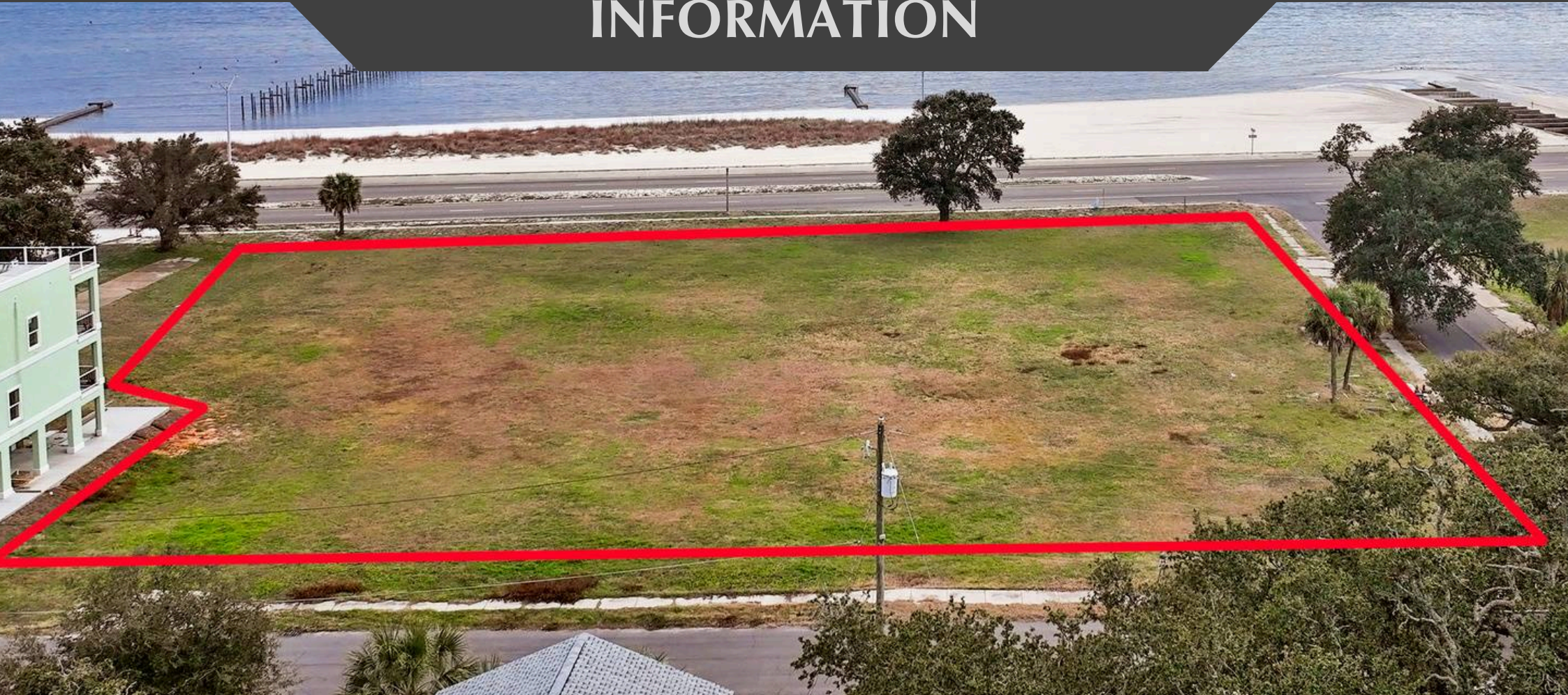


Owen & Co., LLC  
REAL ESTATE  
SHERRY L. OWEN



**FOR SALE**  
**COMMERCIAL LOT IN A PRIME LOCATION**  
**BEACH BLVD & ST. CHARLES AVE • BILOXI • MS 39530**

# PROPERTY INFORMATION



ZONE

**RM-30  
MULTI FAMILY  
HIGH DENSITY**



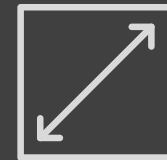
PRICE

**\$1,200,000**



LOCATION

**BILOXI, MS**



LOT SIZE

**1.75 ACRES**

# PROPERTY DESCRIPTION



## Commercial lot in a prime location!

Prime lot - old St. Charles Condo Location. This 1.75-acre corner lot offers high-density RM-30 multifamily residential zoning, perfect for condos or townhomes. Features three convenient entrances, close proximity to casinos, restaurants, and just a short walk to the beach. A rare opportunity in a sought-after area!

Call Broker for additional information.

# PROPERTY INFORMATION

List Price:	\$1,200,000	Covenants Y/N:	No
SqFt Source:	Public Records	School District:	Biloxi Public District
Divisible:	No	Showing Requirements:	Show Any Time; Vacant
Street Number Assigned?:	No	Current Use:	Investment; Residential; Single Family; Vacant
Sub Agency:	No	Possible Use:	Development; Multi-Family; Residential; Unimproved; Vacant
Legal Description:	-COMMON AREA- 1.7 AC BEG E LINE ST CHARLES AVE N HWY 90 N ALONG ST CHARLES AVE 300 FT TO COLLINS ST E 236 FT S 91 FT E 50 FT S 166 FT TO HWY 90 WLY 295 FT TO POB PART OF BIENVILLE ADD, UNGER SUBD AND COLLINS BROS SUBD SEC 31-7-9	Additional Transportation:	Airport 3+ Miles; City Street; Paved; State Highway; US Highway
Parcel #:	13101-02-141.000	Mineral Rights:	No Minerals
Directions to Property:	Hwy 90 to St. Charles, property fronts the beach and borders St. Charles on the East side to Collins Street	Trees - Wooded:	None
Sub-Type:	Multi Family Lot	Lot Features:	City Lot; Cleared; Level; Near Beach; Open Lot; Views
Listing Service:	Full Service	Sewer:	Public Sewer
Approx Lot Size (Acres):	1.75	Available Utilities:	Cable; Electricity; Natural Gas; Phone; Sewer; Water
Lot Size Dimensions:	289x301x237x91x50x173	Water Source:	Public
County:	Harrison	Location:	Resorts
N or S of CSX RR:	S	Road Frontage Type:	City Street; Highway
N or S of I-10:	S	Road Surface Type:	Asphalt
Listing Agreement:	Exclusive Right To Sell	Covenants and Restrictions:	No Mobile Home; None
New Construction:	No	Land Details:	Road Frontage: 827 ft Water Frontage: 289 ft
Owner/Agent:	No	Waterfront Features:	Yes; Beach Front; Gulf Access; Shore - Natural; Shore - Seawall; Water Access
Additional Exemptions:	No	Listing Terms:	Cash; Conventional
List Price/Acre:	\$685,714.29	Disclosures:	As Is
Association:	No	Available Documents:	Aerial Map/Photo; Brochure; Legal Description; Plot Plan/Survey; Traffic Count
Tax Year:	2024	Possession:	Close of Escrow
Tax Annual Amount:	\$0		
Leasehold Y/N:	No		
Homestead Y/N:	No		
Flood Insurance Required?:	Yes		

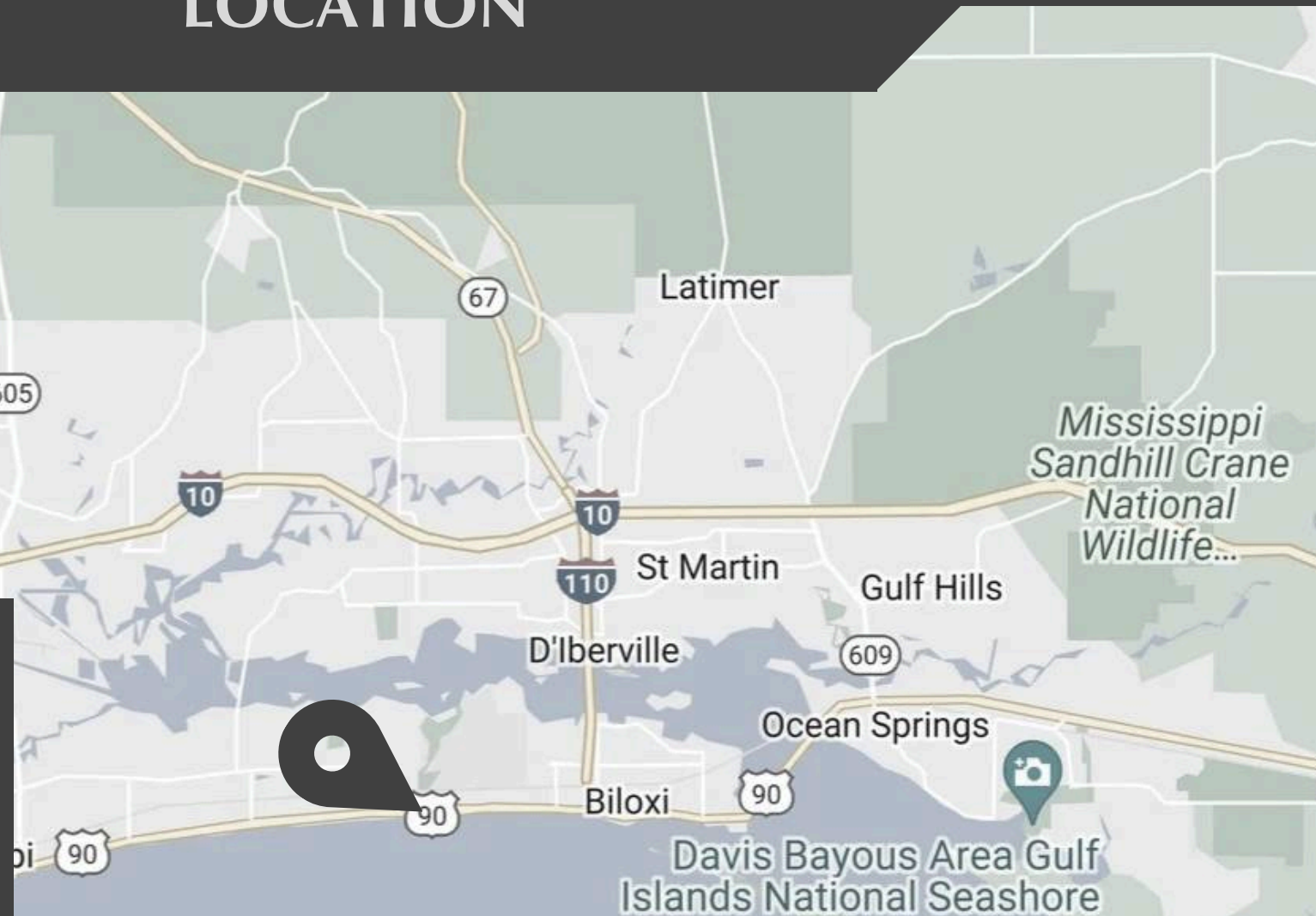
# LOCATION



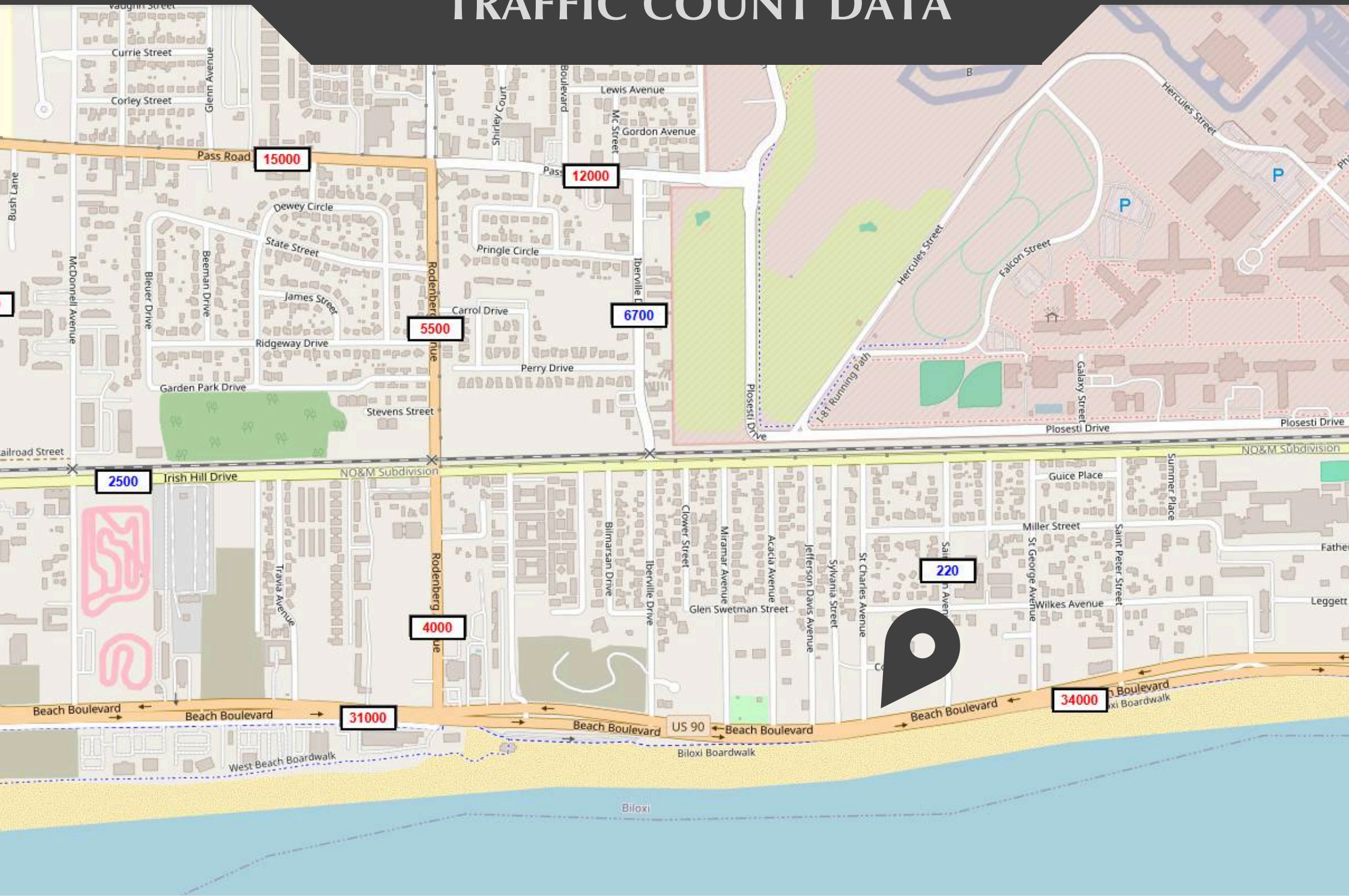
## BILOXI

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.



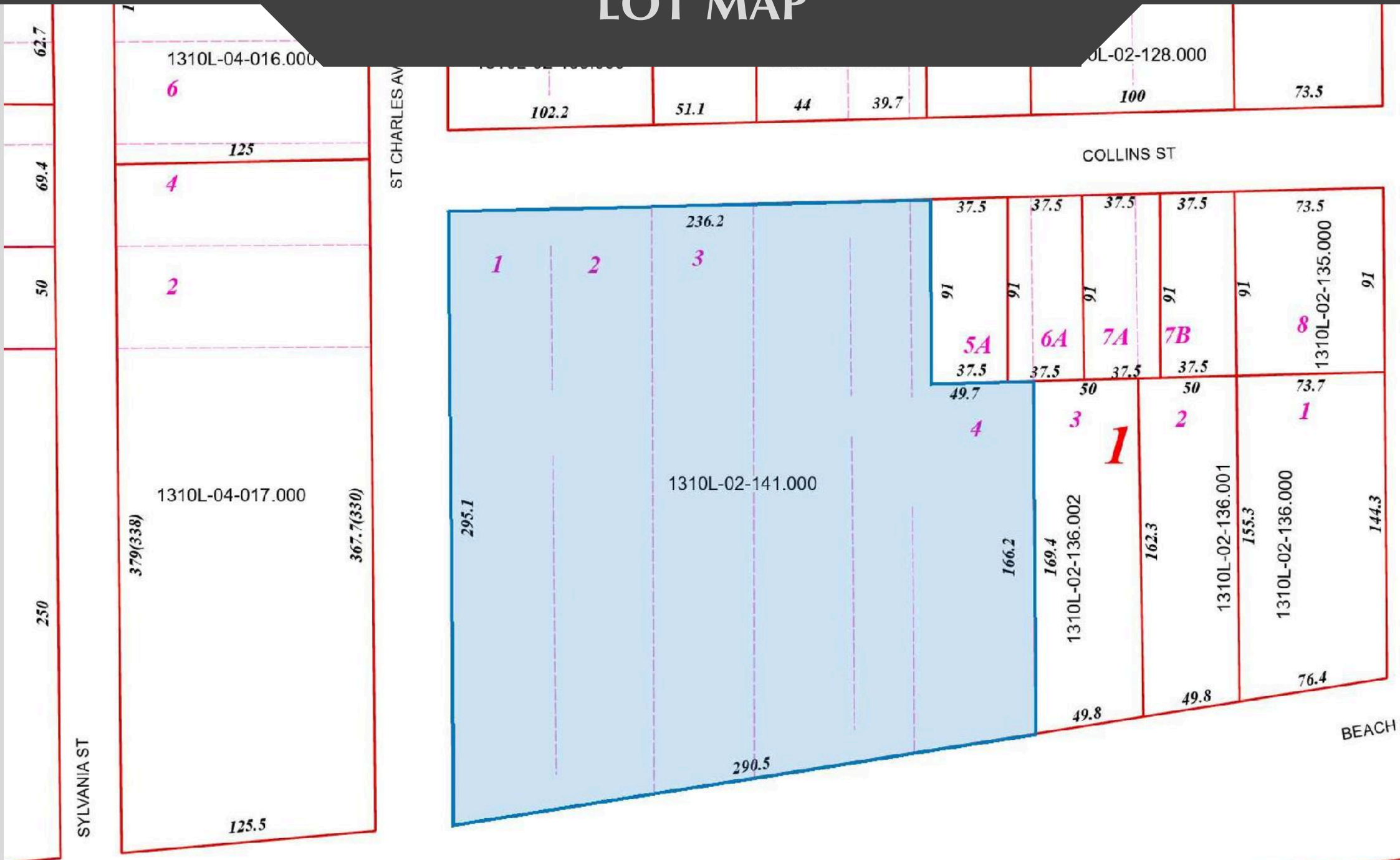
# TRAFFIC COUNT DATA



# AERIAL MAP

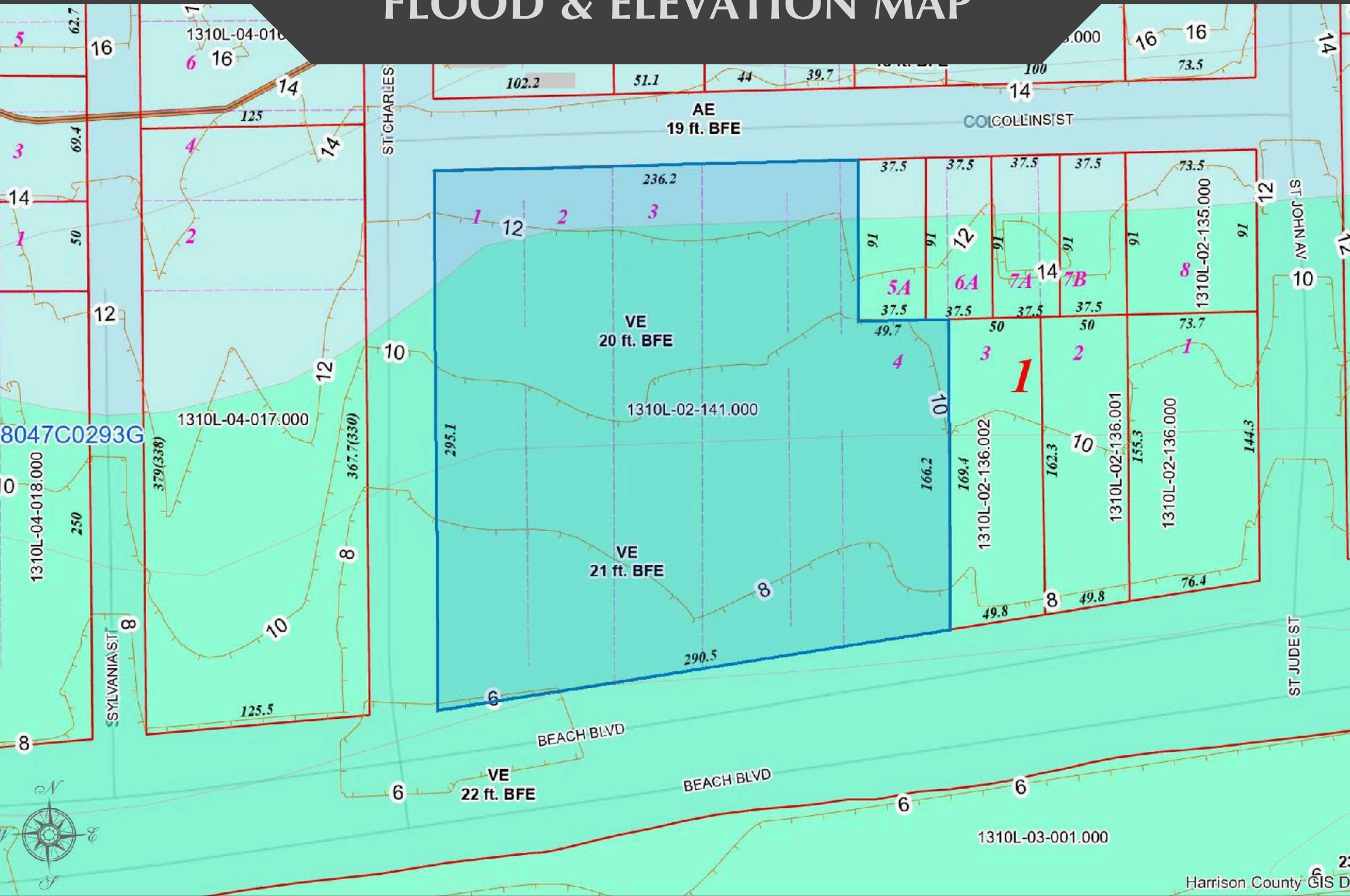


# LOT MAP

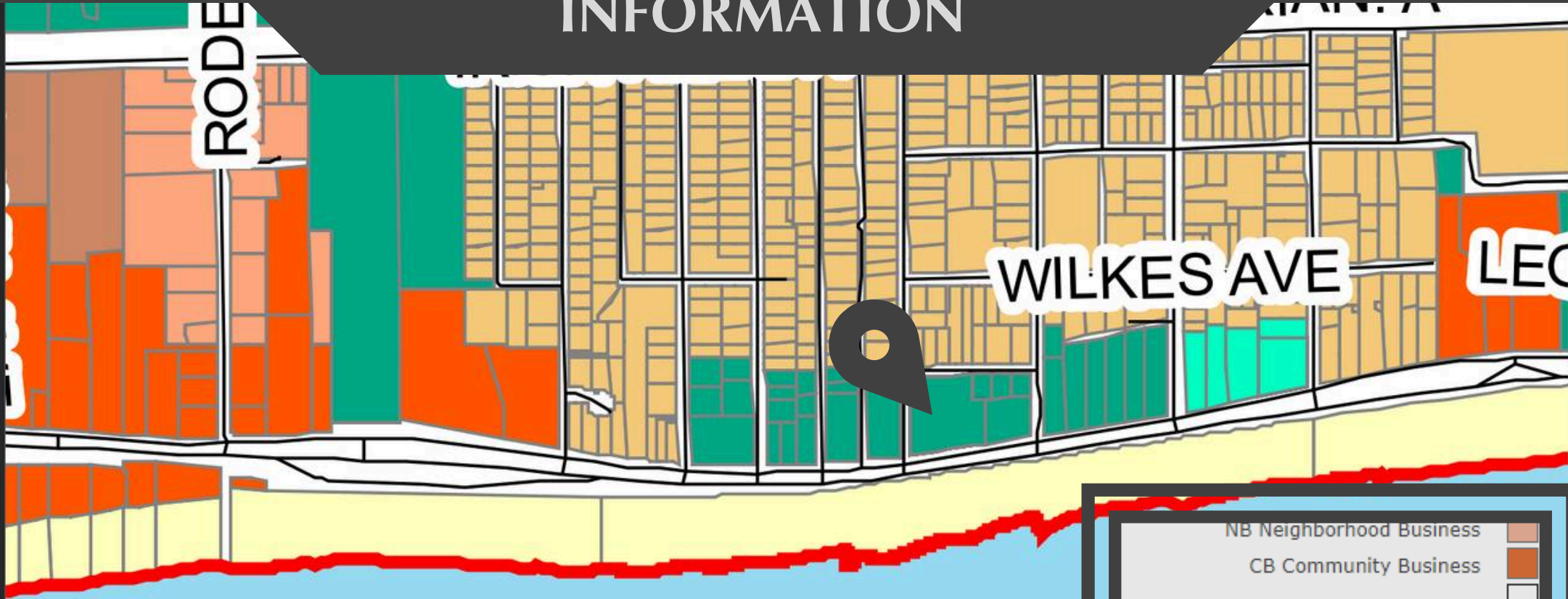




# FLOOD & ELEVATION MAP



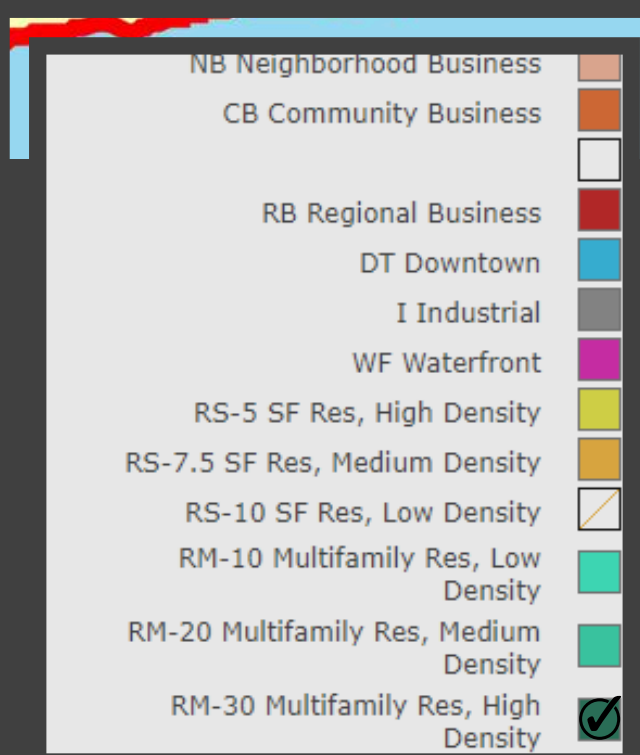
# ZONING INFORMATION



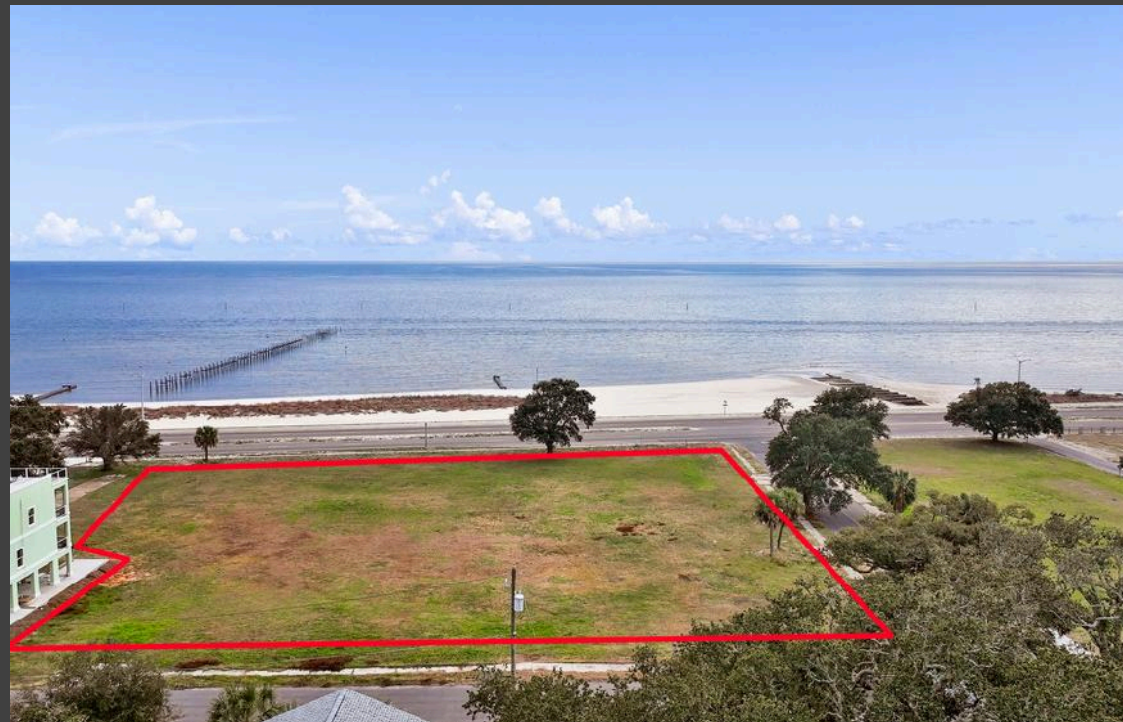
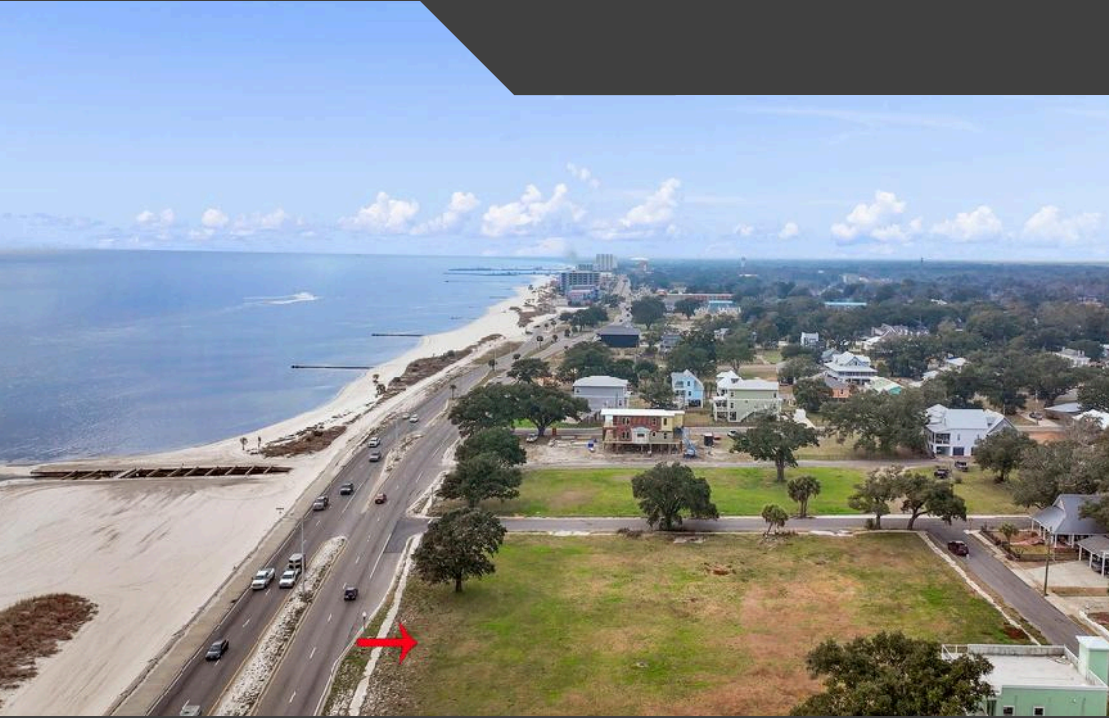
## RM-30 MULTIFAMILY RES, HIGH DENSITY

The High-Density, Multifamily Residential (RM-30) District is established and intended to accommodate principally multifamily dwellings at relatively high urban densities, as well as a variety of other dwelling types (including live/work dwellings, single-family attached or townhouse dwellings, two-family dwellings, and three- to four-family dwellings), and limited nonresidential uses that complement and serve urban residential neighborhoods (e.g., parks, places of worship, schools, and retail and service uses meeting everyday needs of nearby residents). RM-30 Zoning is appropriate for established high-density multifamily developments and areas near and conveniently accessible to regional business areas and activity centers designated on the comprehensive plan's future land use map.

\*\*\*Chart of Permitted Uses available upon request\*\*\*



# 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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