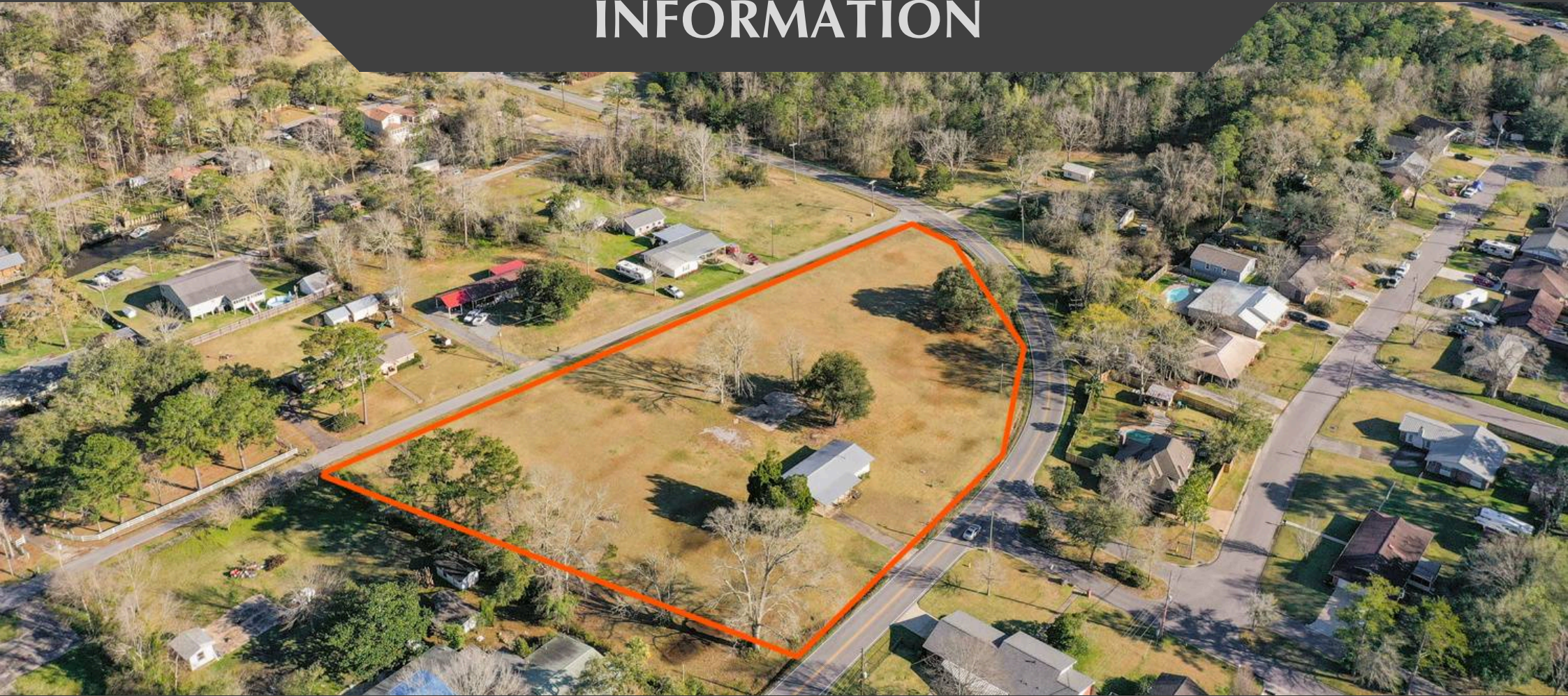


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
DEVELOPMENT OPPORTUNITY
11532 Cedar Lake Rd, Biloxi, MS 39532

PROPERTY INFORMATION



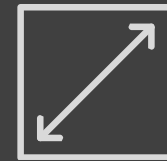
ZONE
B-2
NEIGHBORHOOD
BUSINESS



PRICE
375,000

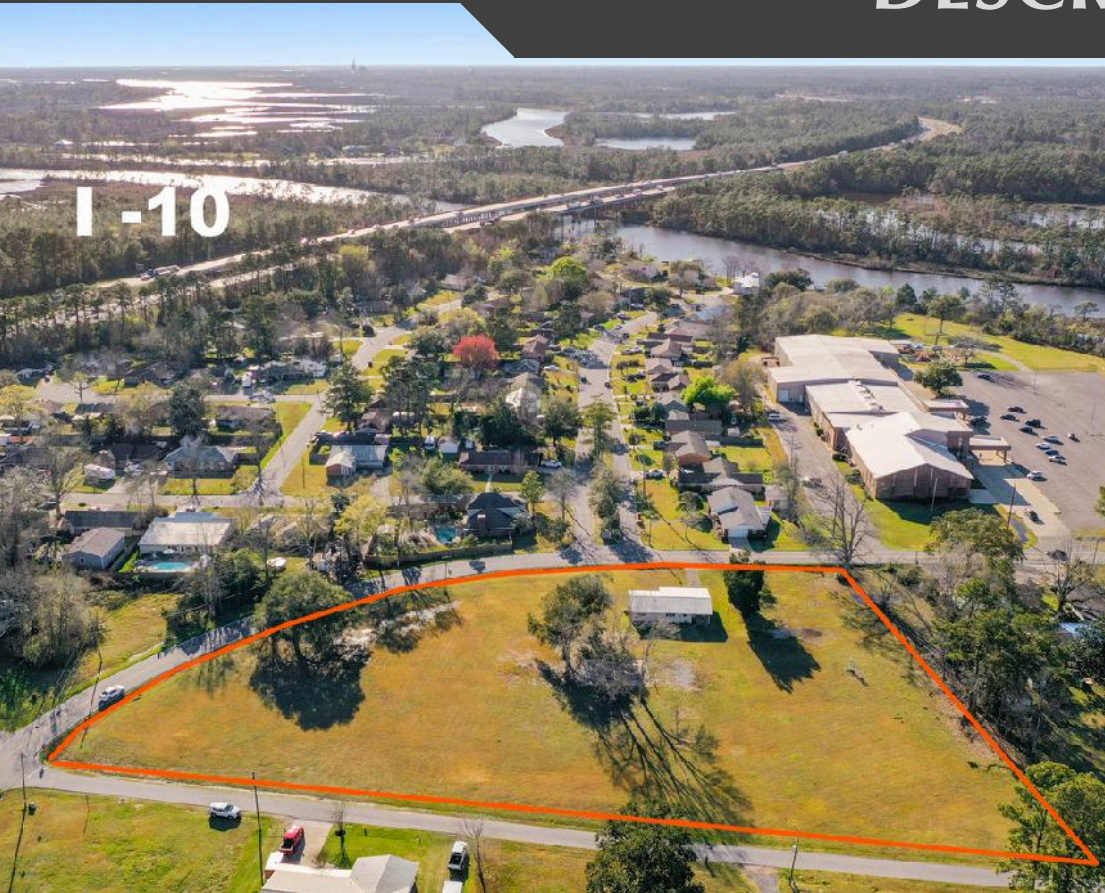


LOCATION
Biloxi, MS



LOT SIZE
2.8 Acres

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this development opportunity in Biloxi, MS.

This 2.8-acre property boasts a prime location with high elevation and a helipad. While the old home on-site holds no value, the land is zoned for neighborhood business (NB) and offers versatile development opportunities, including apartments, townhomes, or a small subdivision. Fronting both Cedar Lake Road and Silkwood Lane, all utilities are available, and the property is situated in the X-500 flood zone.

PROPERTY INFORMATION

| | | | |
|---------------------------|--|----------------------------|--|
| Property Details | Description | Homestead Y/N | No |
| List Price | \$375,000 | Flood Insurance Required? | No |
| SqFt Source | Public Records | Covenants Y/N | No |
| Divisible | No | Price Includes | Land; Other Buildings |
| Street Number Assigned? | Yes | Current Use | Vacant |
| Sub-Type | Unimproved Commercial Lot for Sale | Possible Use | Commercial; Development; Single Family |
| Approx Lot Size Acres | 2.8 | Workshop Features | Workshop: No |
| Lot Size Dimensions | 298x529x624 | Additional Transportation | City Street; Interstate 1 Mile or Less |
| Subdivision | Panoramic Acres | Mineral Rights | No Minerals |
| County | Harrison | Trees - Wooded | Lightly Wooded |
| Zoning | Neighborhood Business | Lot Features | City Lot; Level |
| N or S of CSX RR | N | Sewer | Public Sewer |
| N or S of I-10 | N | Utilities | Electricity Available |
| Additional Exemptions Y/N | No | Water Source | Public |
| List Price/Acre | \$133,928.57 | Location | Other |
| Legal Description | LOTS 2 TO 4 PANORAMIC ACRES SUBD 2.8 ACRES | Other Structures | Other |
| Parcel # | 1208i-01-007.000 | Road Surface Type | Asphalt |
| Directions to Property | I-10 to Cedar Lake exit- go north on Cedar Lake Road. Property on your right | Community Features | Other |
| Association | No | Covenants And Restrictions | Building |
| Tax Year | 2023 | Horse Amenities | Horse Amenities: No |
| Tax Annual Amount | \$1,730 | Land Details: | Road Frontage: 624 |
| Leasehold Y/N | No | Waterfront Features | Waterfront: No |
| | | Listing Terms | Cash; Conventional |
| | | Available Documents | Aerial Map/Photo; Land Survey; Legal Description; Plot Plan/Survey |

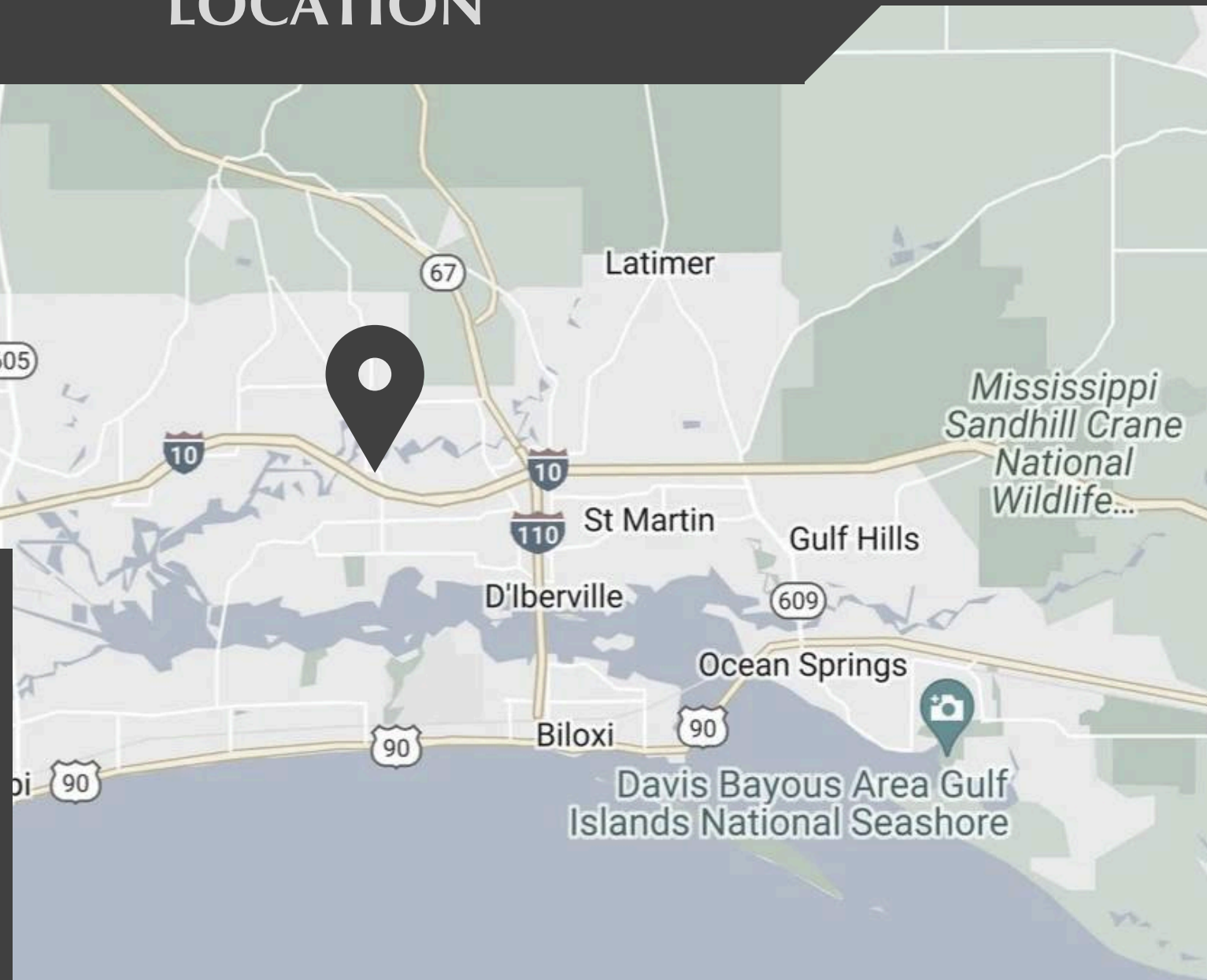
LOCATION



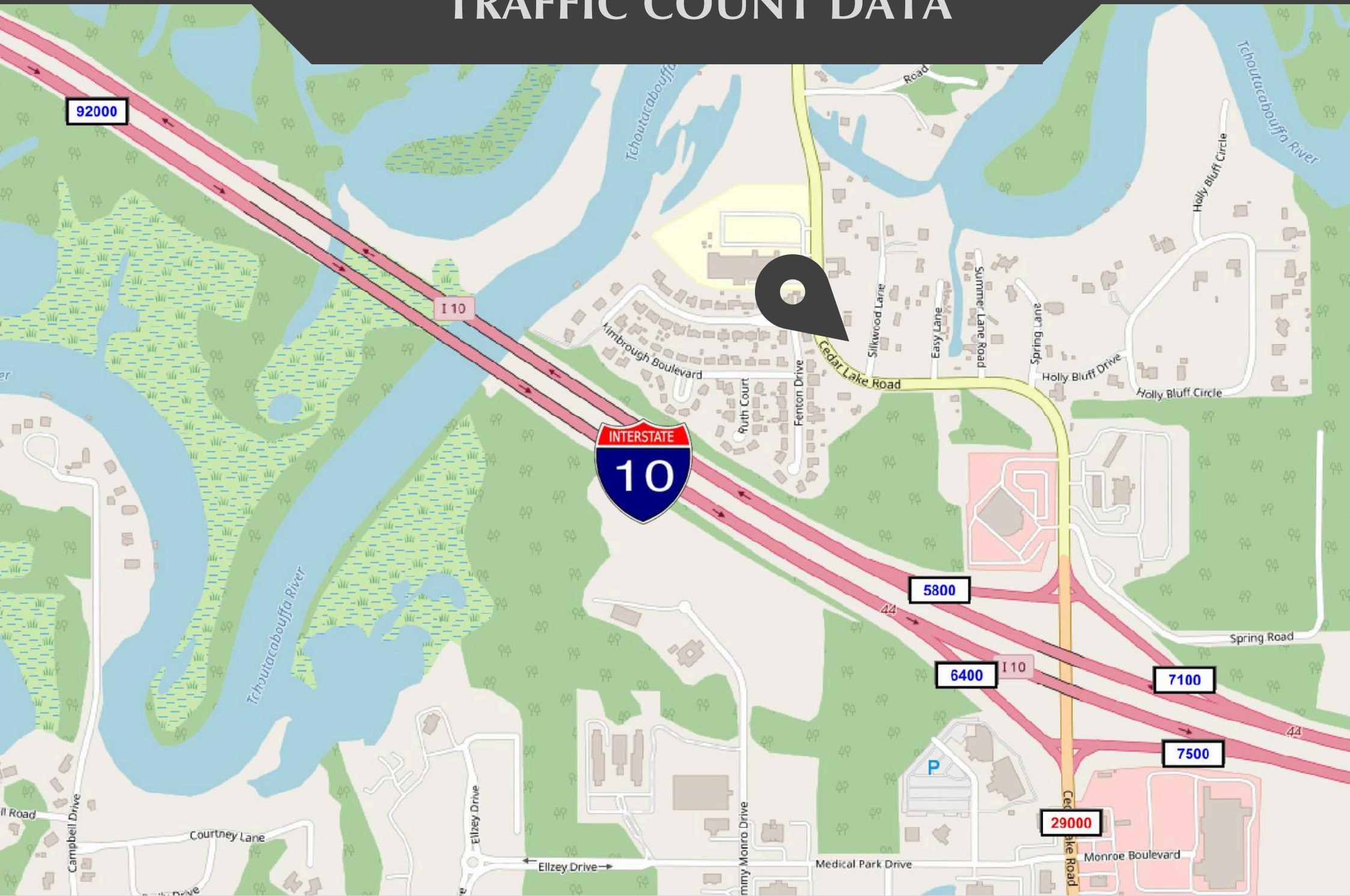
BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

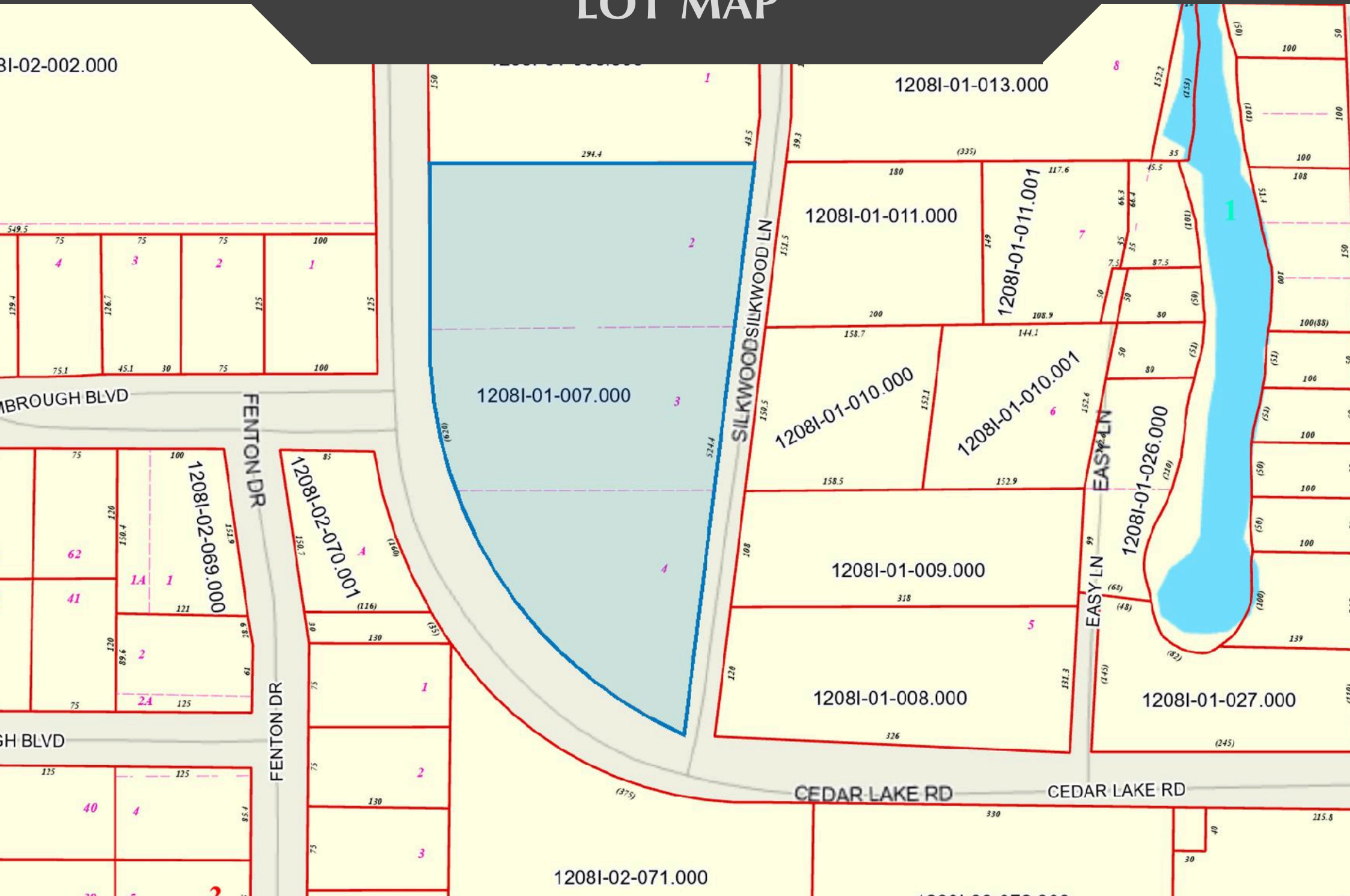
Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you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



TRAFFIC COUNT DATA

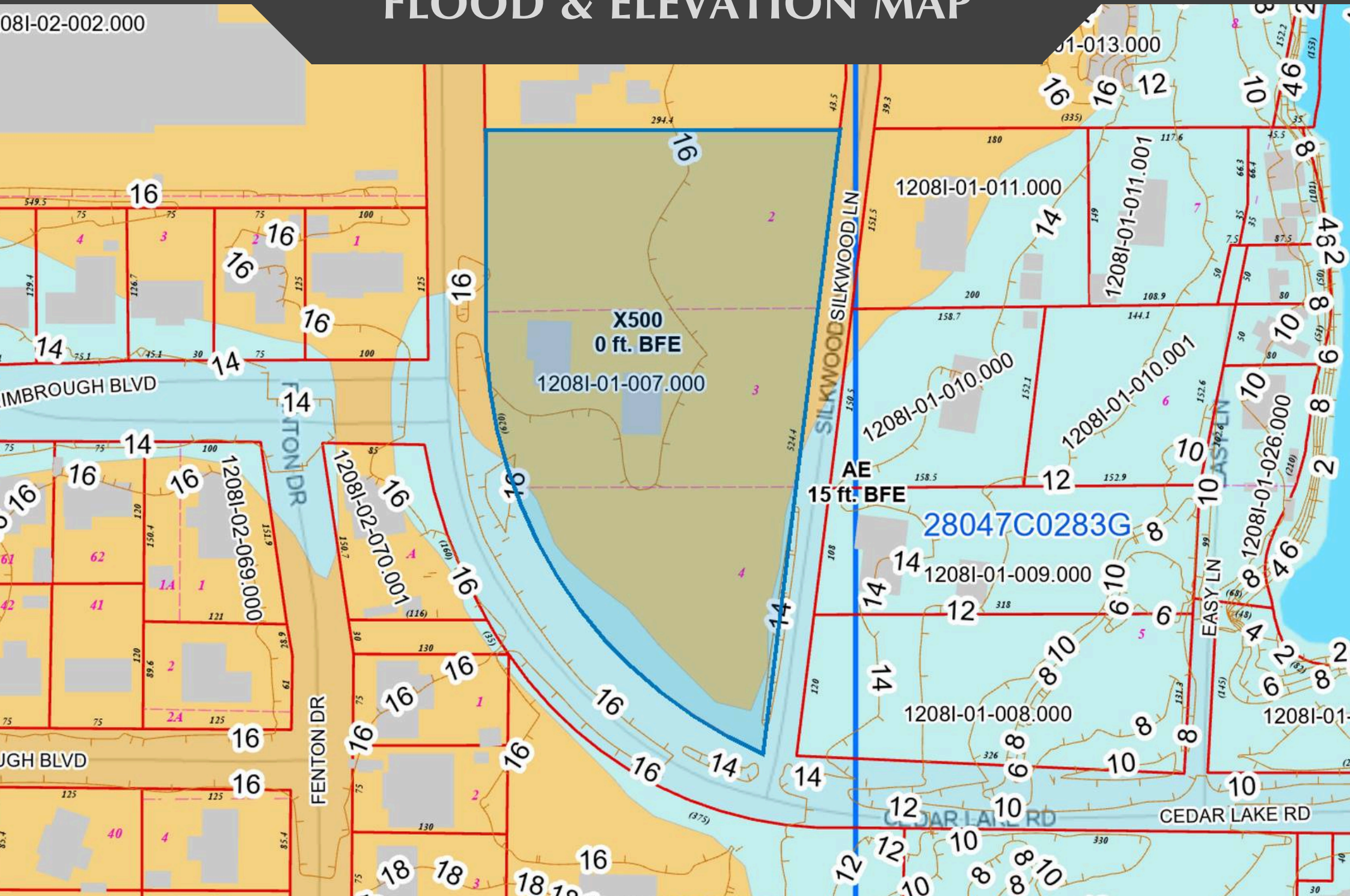


LOT MAP

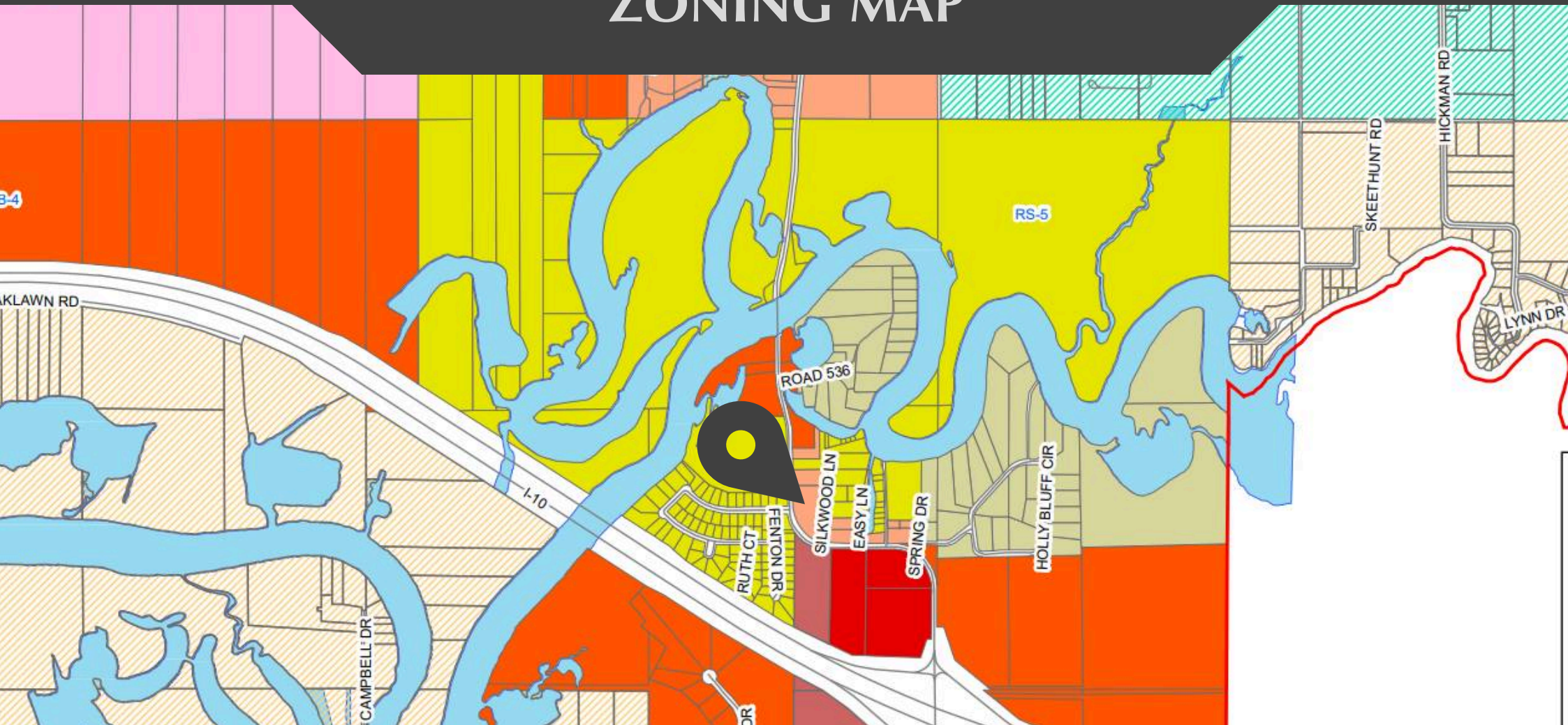


FLOOD & ELEVATION MAP

081-02-002.000



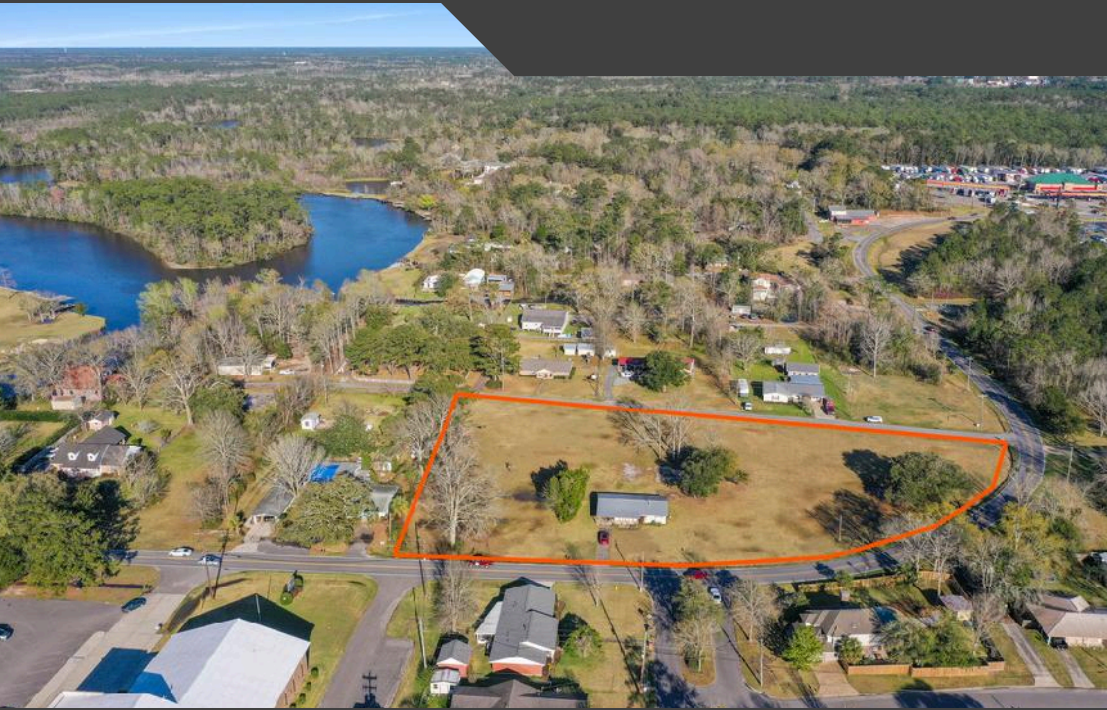
ZONING MAP



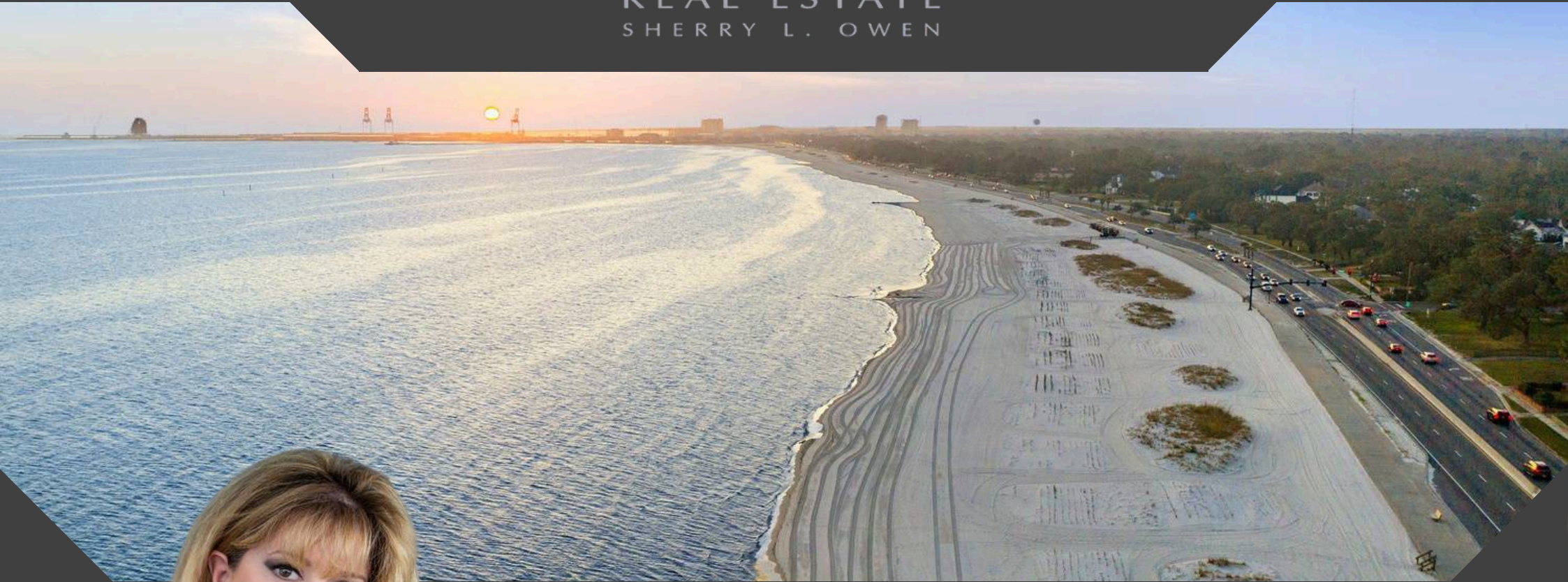
B-2 - NEIGHBORHOOD BUSINESS DISTRICT

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.

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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