

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



FOR SALE
DEVELOPMENT OPPORTUNITY
HIGHWAY 49 & I-10, GULFPORT

PROPERTY INFORMATION



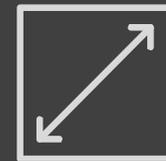
ZONE
B-4
HIGHWAY BUSINESS
DISTRICT



PRICE
\$18 per SF



LOCATION
Gulfport, MS



LOT SIZE
37 Acres

PROPERTY DESCRIPTION



Development Opportunity in Gulfport, MS

This 37-acre 16th Section Land is strategically located at the Northwest corridor of Interstate 10 and Highway 49, a high-growth retail and commercial hub. The immediate area features a strong mix of national and regional tenants, including Sam's Club, Rooms-to-Go, Newk's Eatery, Buffalo Wild Wings, Mugshots, and Texas Roadhouse, along with three newly built hotels and 30,000 sq. ft. of retail currently under construction. Nearby attractions such as the Regional Sportsplex and Gulf Islands Waterpark drive consistent traffic to the area, making it an ideal destination for retail, hospitality, or mixed-use development. Directly across Highway 49, the Crossroads Shopping Center offers a robust tenant lineup including Old Navy, TJ Maxx, Barnes & Noble, Academy Sports, and Starbucks, further solidifying the site's position within one of the most active commercial corridors on the Gulf Coast.

WILL DIVIDE STARTING WITH PARCELS AS SMALL AS 1 ACRE!

PROPERTY INFORMATION

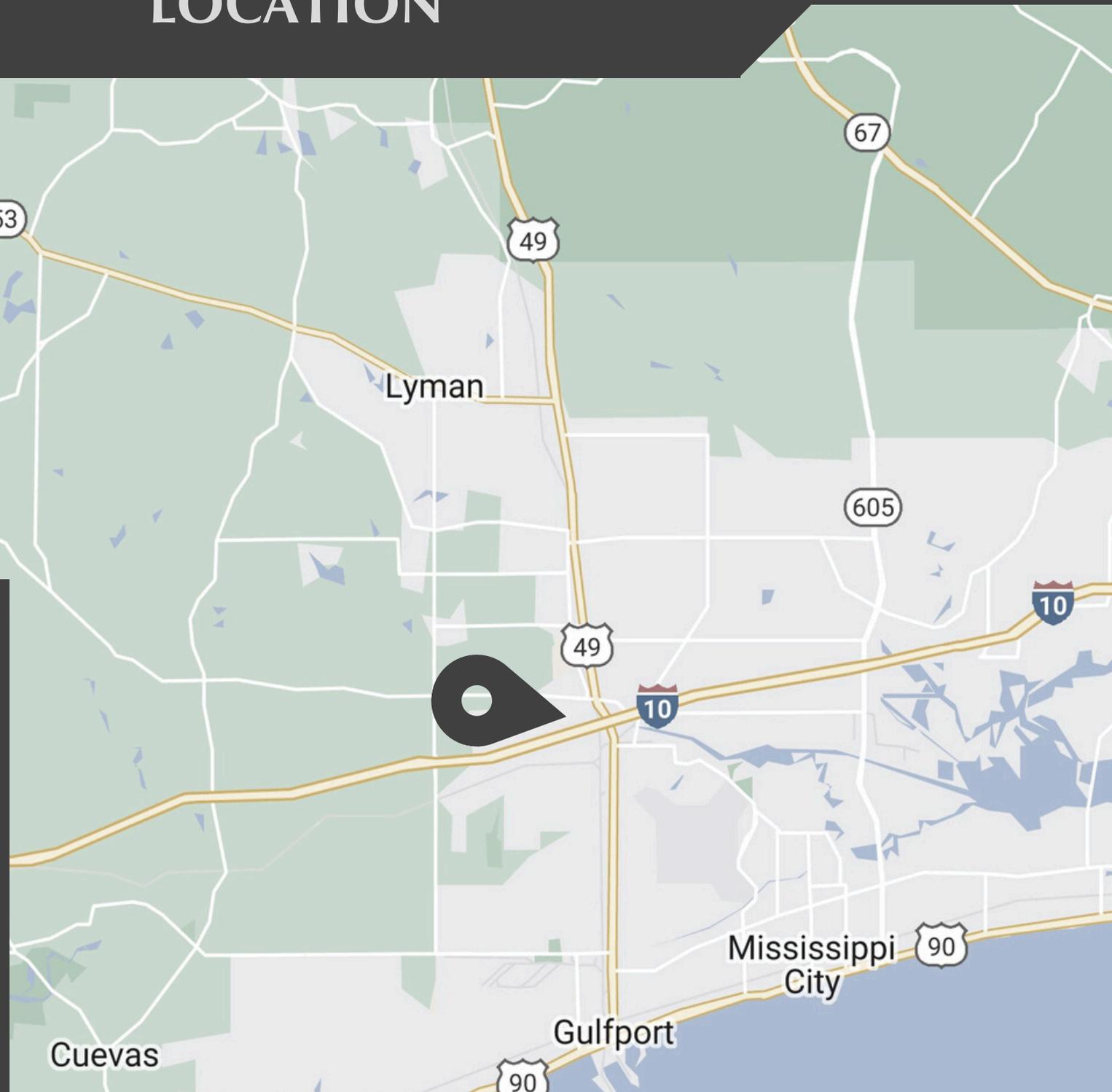
Property Details	Description	Price Includes	Land
List Price	\$18 per SF	Current Use	Vacant
SqFt Source	Public Records	Possible Use	Commercial Development
Divisible	Yes	Additional Transportation	City Street; Interstate Frontage
Street Number Assigned?	Yes	Mineral Rights	No Minerals
Sub-Type	Unimproved Commercial Lot for Sale	Trees - Wooded	Wooded
Approx Lot Size Acres	37 acres	Lot Features	City Lot; Interior
Lot Size Dimensions	1,615 x 2,402 x 395 x 1,988	Sewer	Public Sewer
Subdivision	Metes and Bounds	Utilities	Electricity Available
County	Harrison	Water Source	Public
Zoning	Highway Business District	Location	Airport 3+ Miles; City; Commercial Retail; Cross Roads; In Shopping Center; Interchange; Interstate 1 Mile or Less; Interstate Exchange; Interstate Frontage; Shopping Mall; State Highway; Strip Mall; Unimproved; US Highway
N or S of CSX RR	N	Road Surface Type	Asphalt
N or S of I-10	N	Land Details	16th Section Land
Additional Exemptions Y/N	No	Listing Terms	Cash; Conventional; Lease Option
List Price/Acre	\$784,080	Available Documents	Aerial Map/Photo; Land Survey; Legal Description; Plot Plan/Survey
Legal Description	ON FILE		
Parcel #	0809d-02-002.000		
Directions to Property	I-10 and Landon Rd. Go West on Landon and South on Daniel Blvd. and go to the end of the street		
Tax Year	2024		
Tax Annual Amount	\$9,851		
Leasehold Y/N	Y		

LOCATION



GULFPORT

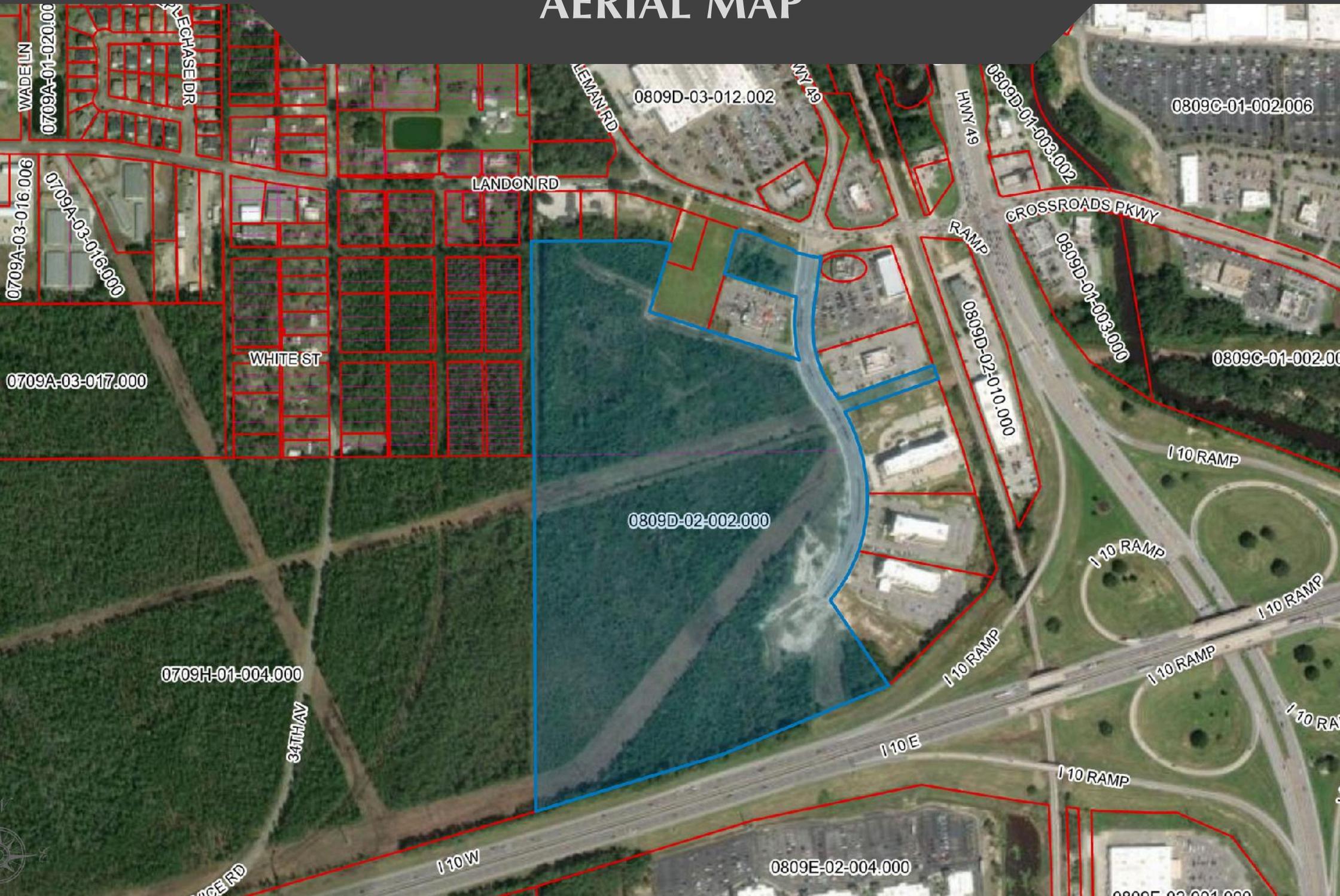
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



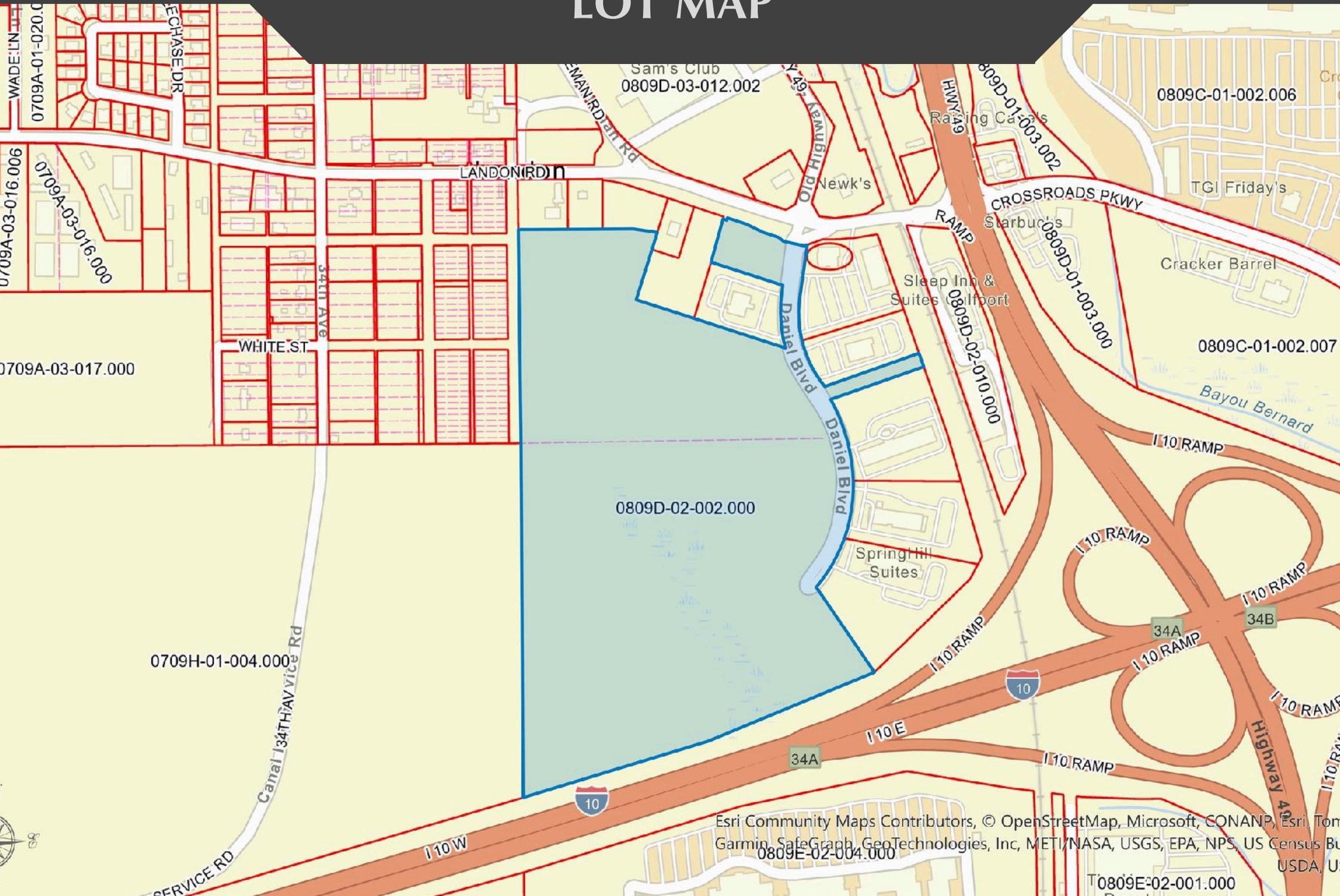
LOCAL AREA



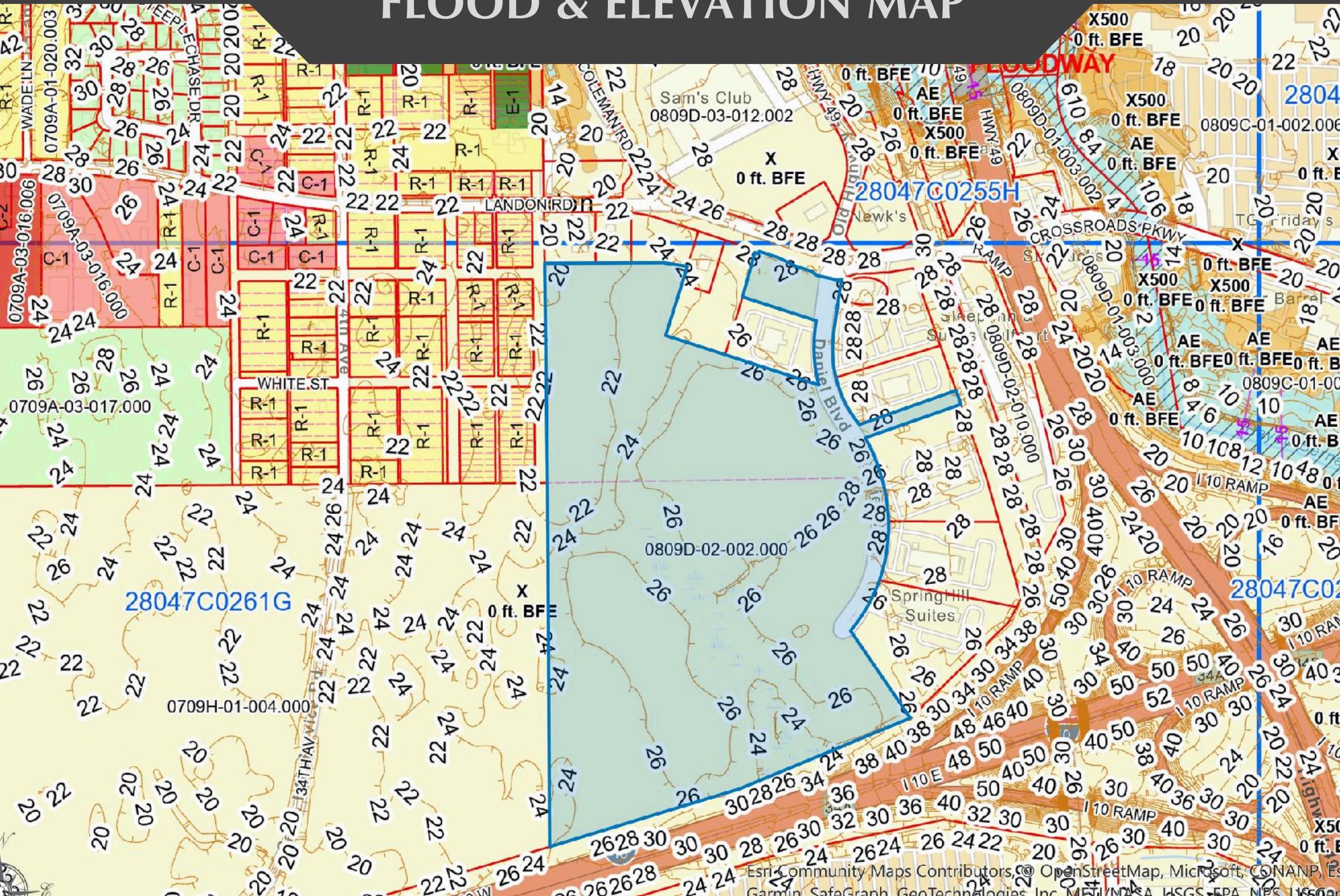
AERIAL MAP



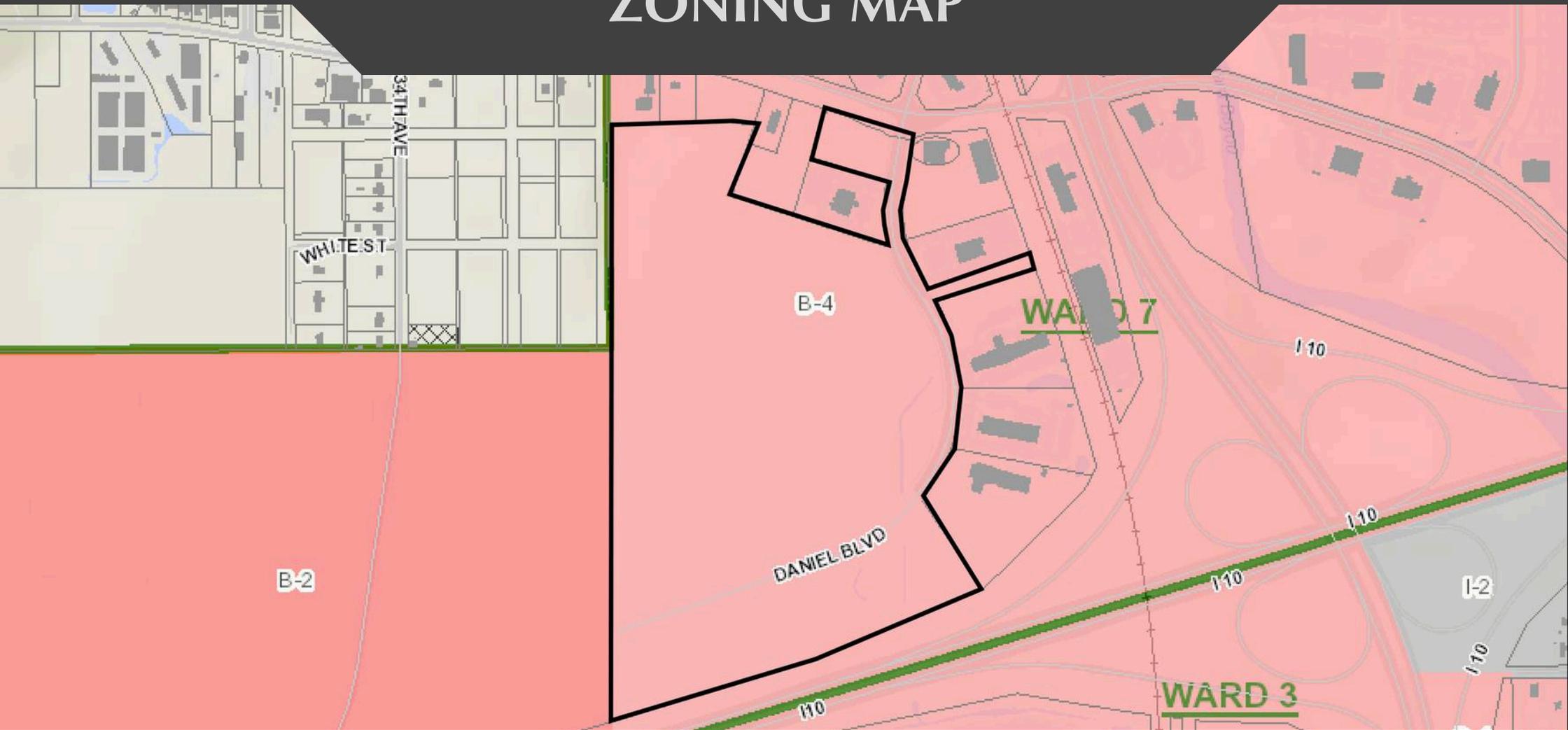
LOT MAP



FLOOD & ELEVATION MAP



ZONING MAP



B-4 HIGHWAY BUSINESS DISTRICT

This district is intended to include high intensity commercial activities requiring, high visibility and accessibility in which all or some of the business is conducted outdoors. This includes such activities as automobile, truck or other vehicle dealerships; heavy equipment dealers; recreational vehicle sales, mobile home sales; yard and garden centers; building material dealers; truck stops; bus terminals; outdoor recreational enterprises such as recreational vehicle campgrounds, water parks, drive-in theaters, amusement parks, etc. Also included in this district would be uses which cater to the motoring public such as fast food restaurants, service stations, motels, and similar uses.

PHOTOS



PHOTOS



PHOTOS



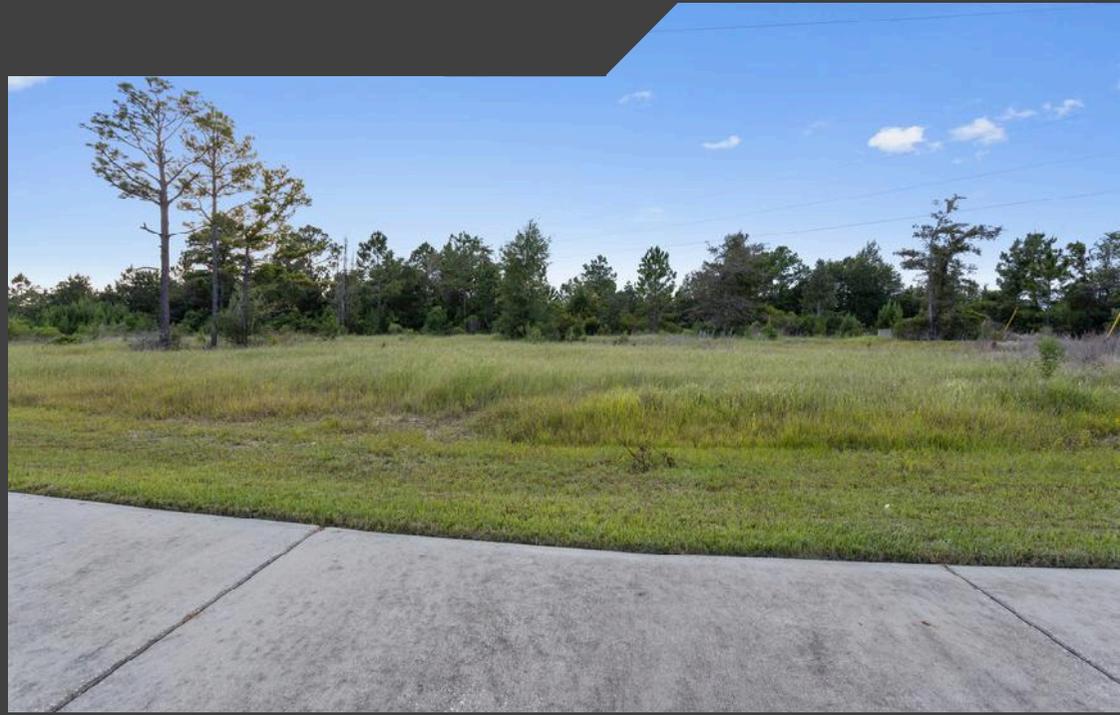
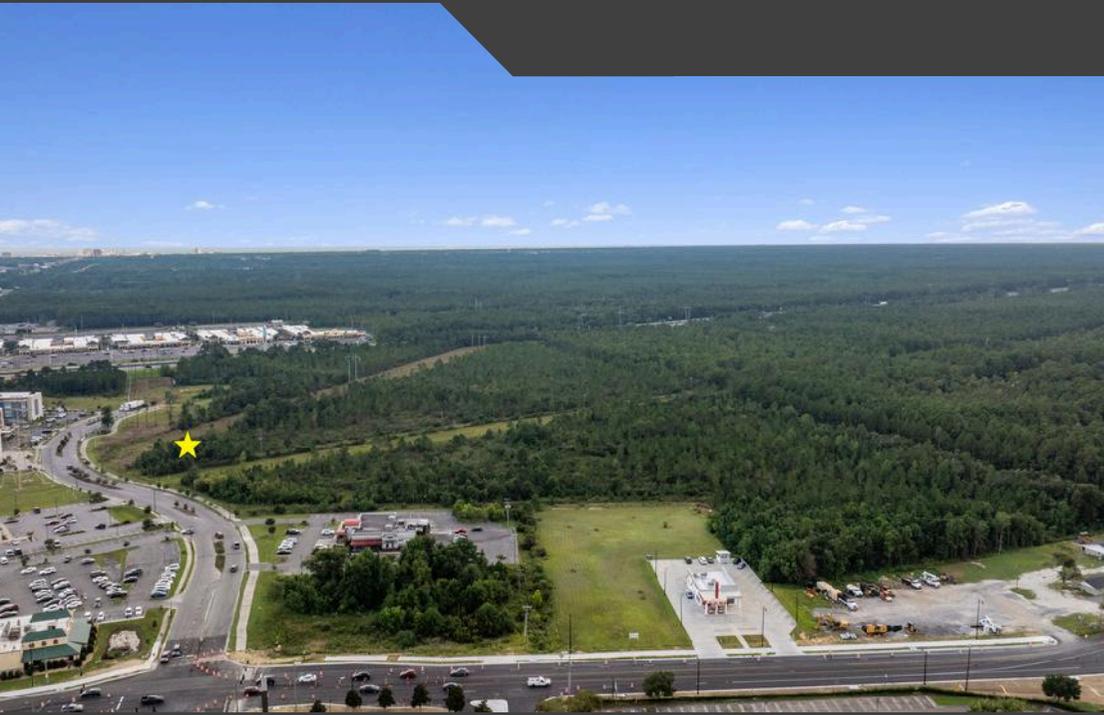
PHOTOS



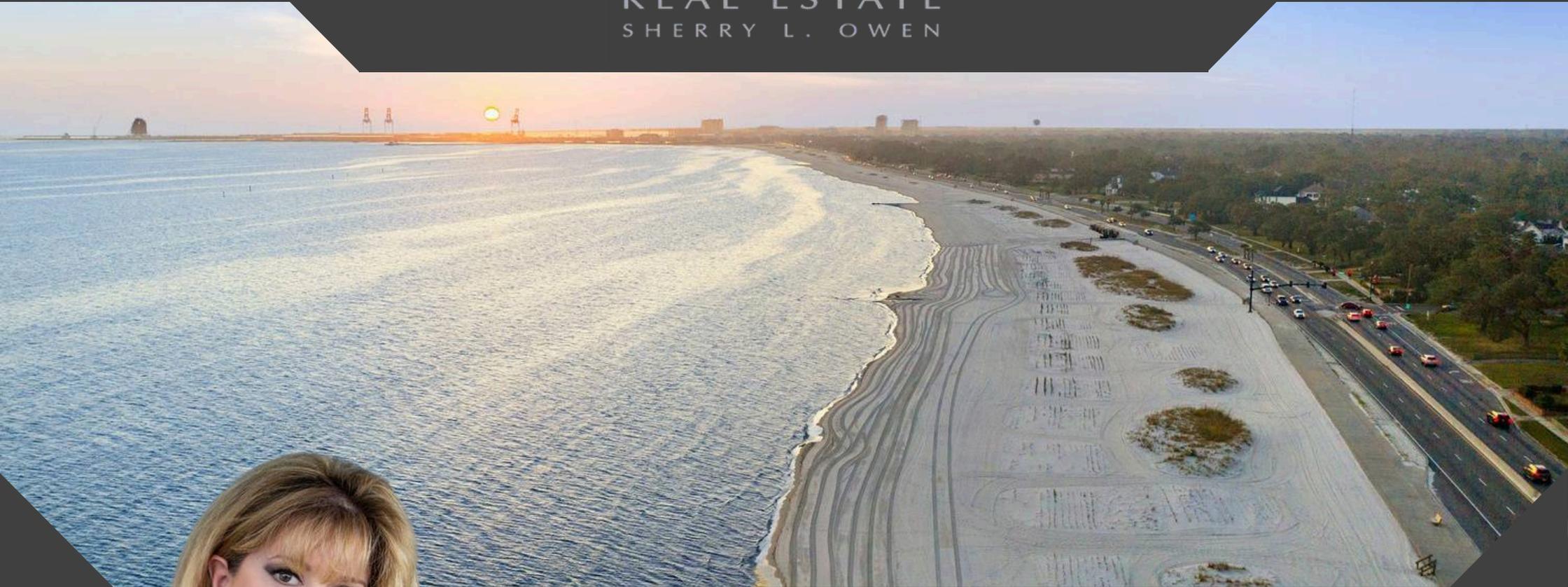
PHOTOS



PHOTOS



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



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

Website: www.owenandco.com
Email: OwenSherryL@aol.com
Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501