

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



FOR SALE  
LARGEST AVAILABLE BEACHFRONT LOT  
830 E Beach Blvd, Gulfport, MS 39501



# PROPERTY INFORMATION



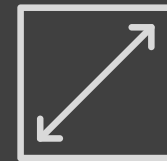
ZONE  
T6 & T5  
SMART CODE  
TRANSECT AREA



PRICE  
\$2,500,000



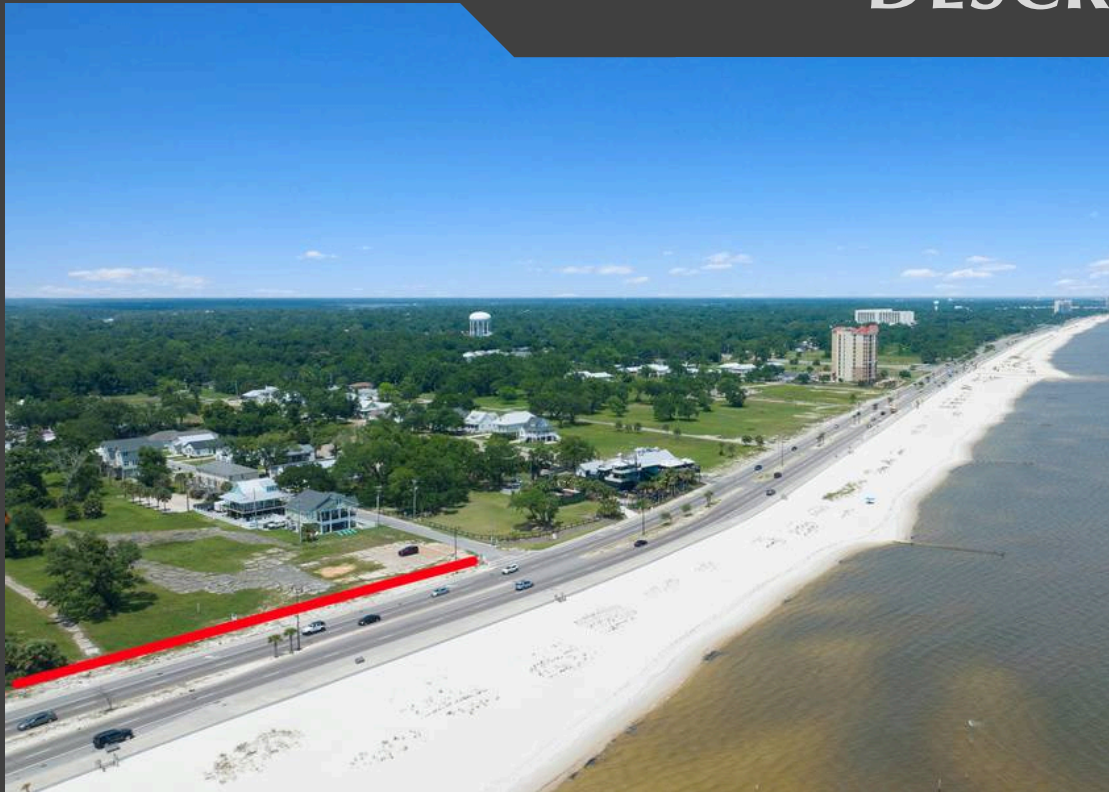
LOCATION  
GULFPORT, MS



LOT SIZE  
4.82 ACRES



# PROPERTY DESCRIPTION



## Incredible Development Opportunity!

Great Beachfront property located in a high-density transect (T-6 & T5 SmartCode) area. Ready for development, with an unobstructed, panoramic view of the beach, this is a great site for a hotel, restaurant strip center, condos or other high-density mixed-use development. Property fronts Beach Drive to the south, Markham Drive to the east and Martin Avenue to the north and stretches along 7 parcels. Property has Riparian Rights.

FlyOver Video: <https://youtu.be/llVeU3kGhvE>

Call Broker for additional information.

# PROPERTY INFORMATION

List Price	\$2,500,000	Leasehold Y/N	No
Sub Agency	No	Flood Insurance Required?	Yes
Parcel #	Yes	16th Section	No
	1011D-03-035.000	Leasehold Fee Increase	No
	1011D-03-036.000	School District	Gulfport Dist
	1011D-03-037.000	Elementary School	Anniston Ave
	1011D-03-037.002	Middle or Junior School	Bayou View Middle School
	1011D-03-038.000	High School	Gulfport
	1011D-03-038.001	Showing Requirements	Show Any Time; Vacant
	1011D-03-045.000	Showing Exclusions	No
Directions to Property	Highway 90 Between Teagarden and Markham	Accessibility Features	No
Sub-Type	Unimproved Land	Basement Features	Basement: No
Listing Service	Full Service	Sewer	Public Sewer
Special Listing Conditions	Standard	Available Utilities	Cable; Electricity; Natural Gas; Phone; Sewer; Water
Approx Lot Size Acres	4.82	Water Source	Public
Lot Size Dimensions	369.7 x 718.7 x 319.7 x 826.9	Driveway Features	Side Entrance
Subdivision	Gulf Shore Manor	Additional Transportation	US Highway
County	Harrison	Location	Airport 3+ Miles; City; City Street; US Highway
Zoning	Urban Core	Lot Features	City Lot; Cleared; Corner Lot; Few Trees; Interior Lot; Near Beach; Views
Reserved Prospects	No	Sale Options	Will Not Divide
N or S of CSX RR	S	Listing Terms	Cash; Conventional
N or S of I-10	S	Disclosures	As Is
Listing Agreement	Exclusive Right To Sell	Available Documents	Aerial Survey; Brochure; Drawings; Floodway Map; Land Survey; Legal Description; Marketing Package; Photographs; Plat; Plot Plan/Survey; Survey; Tax Info; Traffic Count
New Construction	No	Possession	Close Of Escrow
Owner/Agent	No		
Complex Name	(blank)		
Sold In Previous 12 Months	No		
Association	No		
Tax Year	2024		
Tax Annual Amount	\$18,188		

# PROPERTY INFORMATION

## Business Type

Advertising; Arts and  
Entertainment; Auto Parts;  
Bar/Tavern/Lounge;  
Books/Cards/Stationery; Clothing;  
Commercial; Computer;  
Construction/Contractor;  
Convenience Store; Dance Studio;  
Decorator; Dental; Doughnut;  
Drugstore; Fast Food; Fitness;  
Florist/Nursery; Franchise; Gaming  
Location; Health Food; Health  
Services; Home Cleaner;  
Hospitality; Jewelry; Land Only;  
Laundromat; Liquor Store;  
Locksmith; Office Condo; Office  
Supply; Pet Store; Photographer;  
Pizza; Professional Service;  
Professional/Office; Real Estate;  
Recreation; Research &  
Development; Residential;  
Restaurant; Senior Housing;  
Sporting Goods; Toys; Upholstery;  
Utility; Video; Wallpaper;  
Wholesale;

## Possible Use

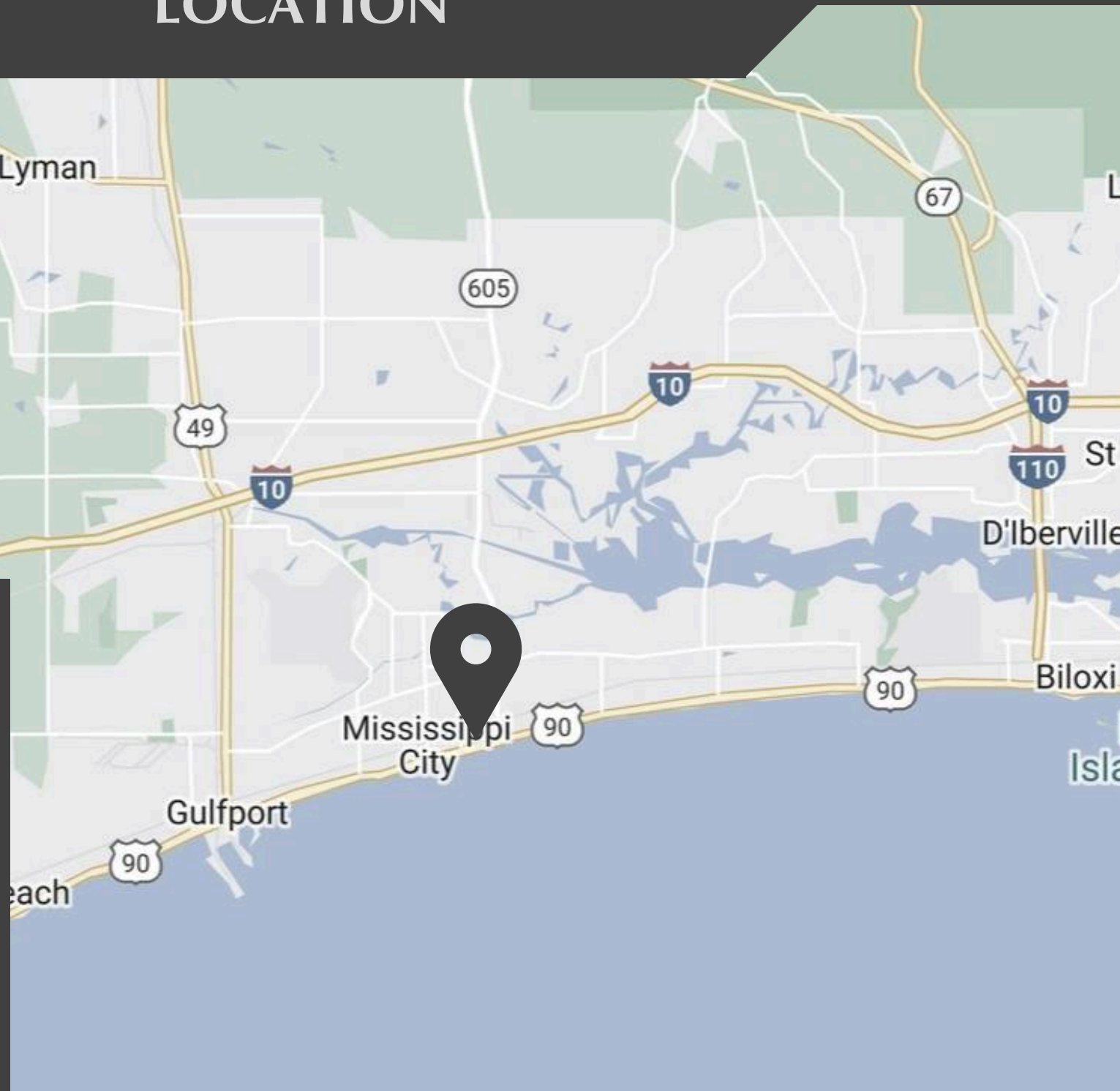
Commercial; Convenience Store;  
Development; Fast Food; Food  
Service; Highway/Tourist Service;  
Hotel/Motel; Investment;  
Medical/Dental; Office;  
Recreational; Residential;  
Restaurant; Single Family;  
Unimproved

# LOCATION



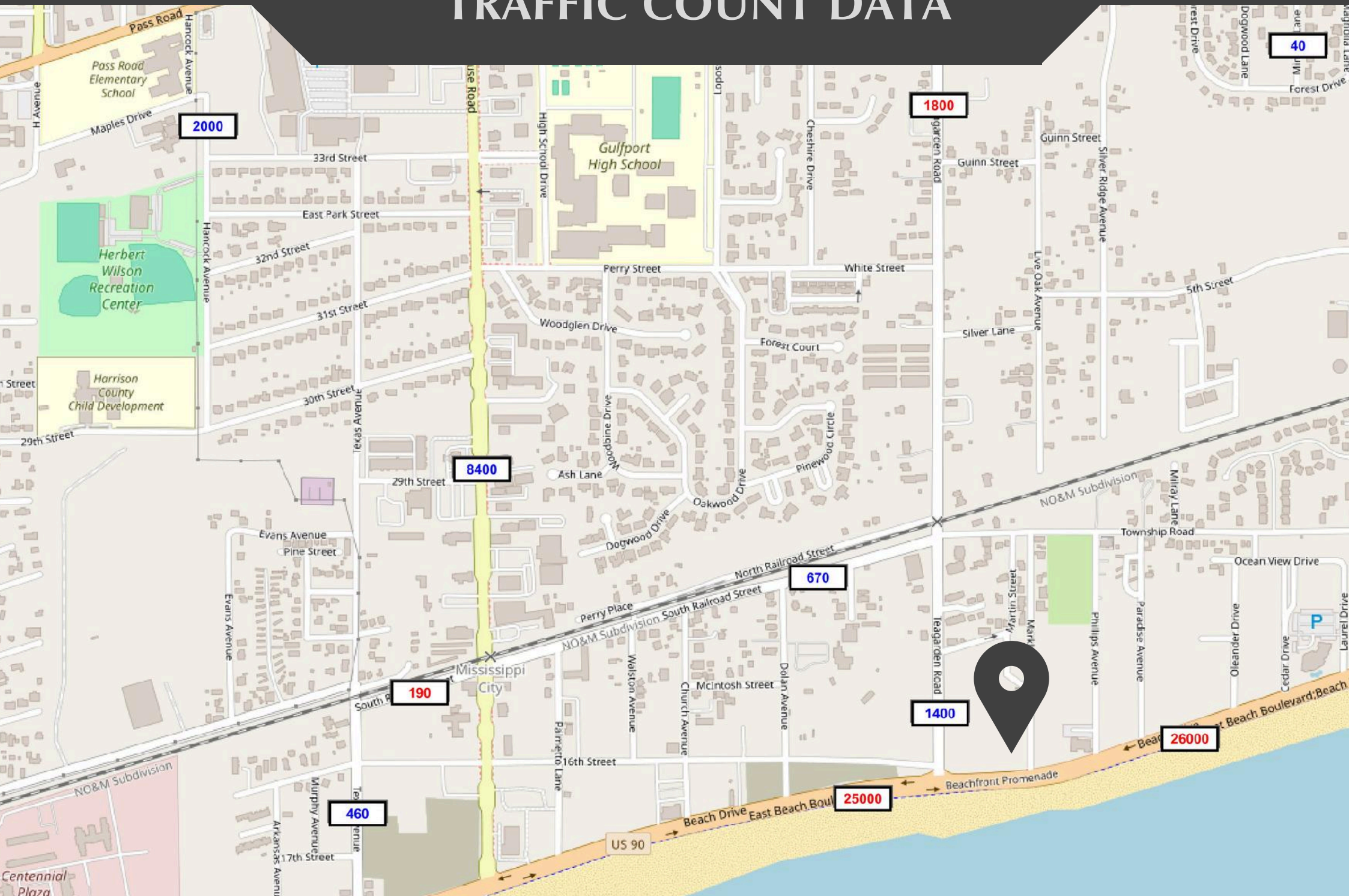
## GULFPORT

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.





# TRAFFIC COUNT DATA





# AERIAL VIEW





[illegible][illegible]

# LOT MAP

369.7' road frontage on Beach Blvd

718.7' West side of property

826.9' East side of property

319.7' road frontage on Martin Ave

TEGARDEN RD

MARKHAM DR

BEACH DR

MARTIN AVE

RAMP

BEACH

[illegible]

**LOT MAP**

369.7' road frontage on Beach Blvd

718.7' West side of property

826.9' East side of property

319.7' road frontage on Martin Ave

TEGARDEN RD

MARKHAM DR

BEACH DR

MARTIN AVE

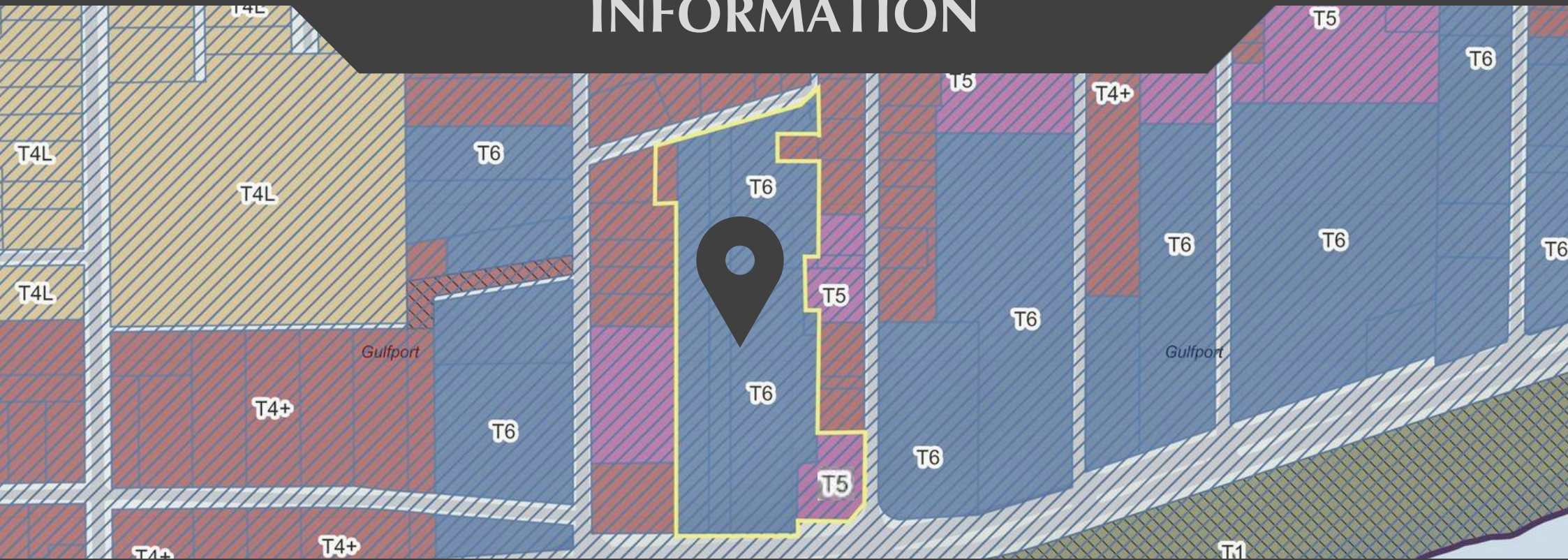
RAMP

BEACH

[illegible][illegible]



# ZONING INFORMATION



## T-6 & T-5 SMARTCODE TRANSECT ZONES

**This property has the highest zoning for high rise T-6. It also has T-5 on one section on Markham Dr.  
Perfect for hotels, condos and high rise multiuse.  
Additional land available.**

T6 – Urban Core Zone Consists of the highest density, with the greatest variety of uses, and civil buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the Frontages.

T5 – Urban Center Zone Consists of shops mixed with townhouses, apartments and offices. Buildings are predominantly attached. The network of streets is tight and there are wide sidewalks for shoppers and walkers. Buildings are close to the front lot line, with interesting facades for shoppers. It provides an active pedestrian environment. Buildings are 2-6 stories high, maximum 8 stories using transfer-of-development rights.

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



# DISTRICT REGULATIONS

## T6 - URBAN CORE ZONE

- Consists of the highest density, with the greatest variety of uses, and civil buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.
- The regulations in the T6 district generally conform to the requirements in the B-2 district unless otherwise specified.
- Permitted uses - Chart available on request.
- Building site area - There is no minimum required building site area, except that for multiple-family dwellings permitted with Planning Commission approval - a maximum of forty - eight(48)dwelling units per acre (907.5 square feet per unit)
- Building site coverage - The maximum building site coverage by all buildings shall be ninety (90) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed one hundred and fifty (150) feet in height. This property has the highest zoning for high rise T-6. Each floor needs to be 14 ft high. 10.71 stories but you can get additional with zoning approval.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:

Front yard - 15 feet

(There are no minimum required side and rear yards except that multiple-family dwellings permitted with planning commission approval shall have yards as specified as follows:)

Front yard - 15 feet

Side yard - 6

On 2nd frontage - 6 feet

Rear yard - 6 feet



# DISTRICT REGULATIONS

## T5 - URBAN CENTER ZONE

- Consists of shops mixed with townhouses, apartments and offices.
- Permitted uses - Chart available on request.
- Building site area - There is no minimum required building site area, except that for multiple-family dwellings permitted with planning commission approval:  
First three dwelling units - 9,210 square feet.  
For each additional dwelling unit - 1,040 square feet (a maximum of 36 dwelling units per acre).
- Building site coverage - The maximum building site coverage by all buildings shall be ninety (90) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed one hundred (100) feet in height.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:

Front yard - 15 feet

(There are no minimum required side and rear yards except that multiple-family dwellings permitted with planning commission approval shall have yards as specified as follows:)

Front yard - 15 feet

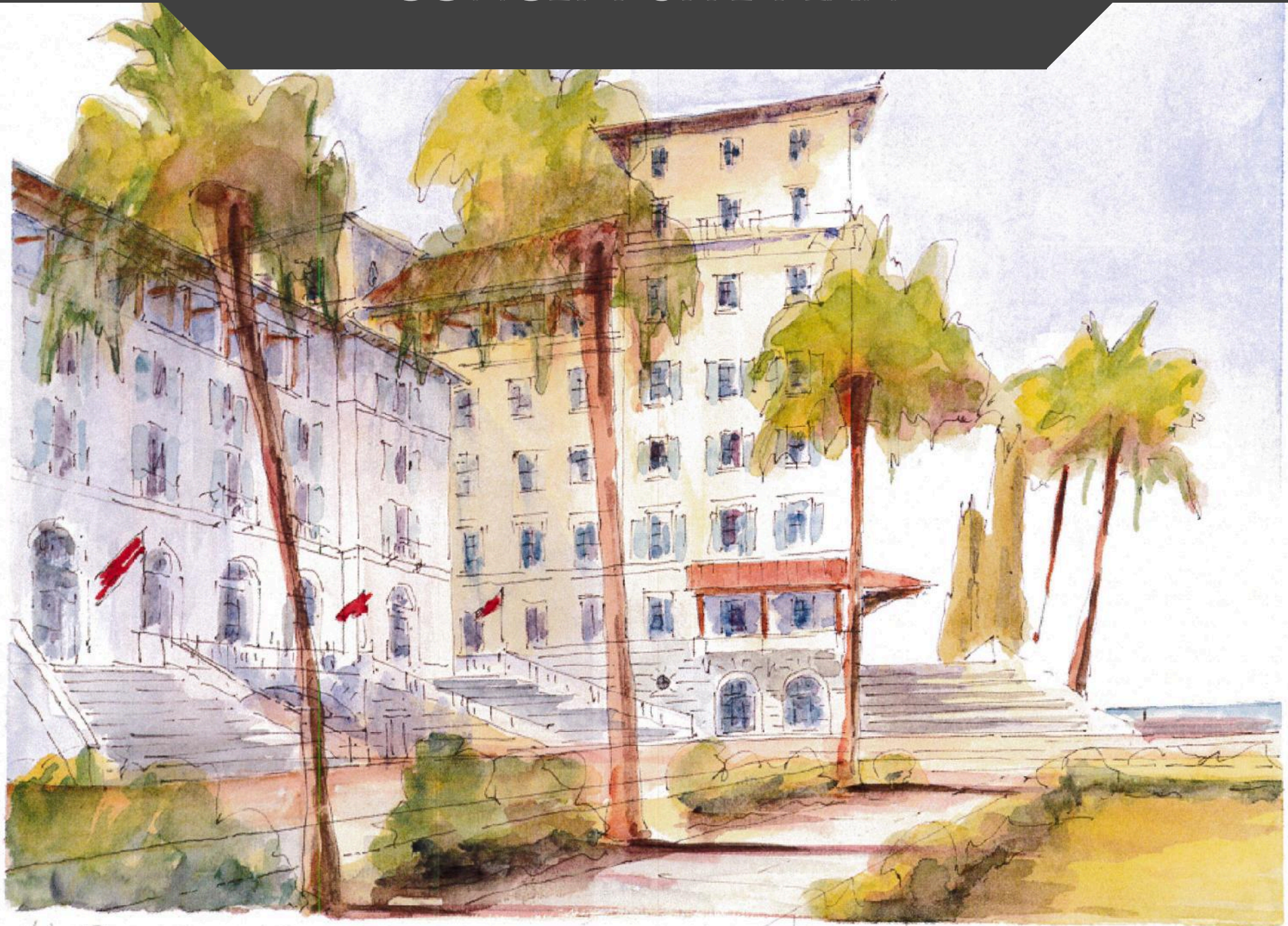
Side yard - 6

On 2nd frontage - 6 feet

Rear yard - 6 feet



# CONCEPT SITE PLAN



Victoria Deepu 26-11-06

PROPOSED TENGARPOON PLAZA, GULFPORT



# CONCEPT SITE PLAN





# CONCEPT SITE PLAN

LPK

architects

LPK ARCHITECTS, P.A.

10000 W. GULFPORT BLVD., SUITE 100  
GULFPORT, MS 39503  
907.555.1234

CONCEPT SITE

TEGARDEN RD  
& HWY 90  
GULFPORT, MS

REVISIONS/SUBMISSIONS

DATE	NO.	DESCRIPTION
11/01/17	1	CONCEPT SITE PLAN

CONCEPT SITE PLAN

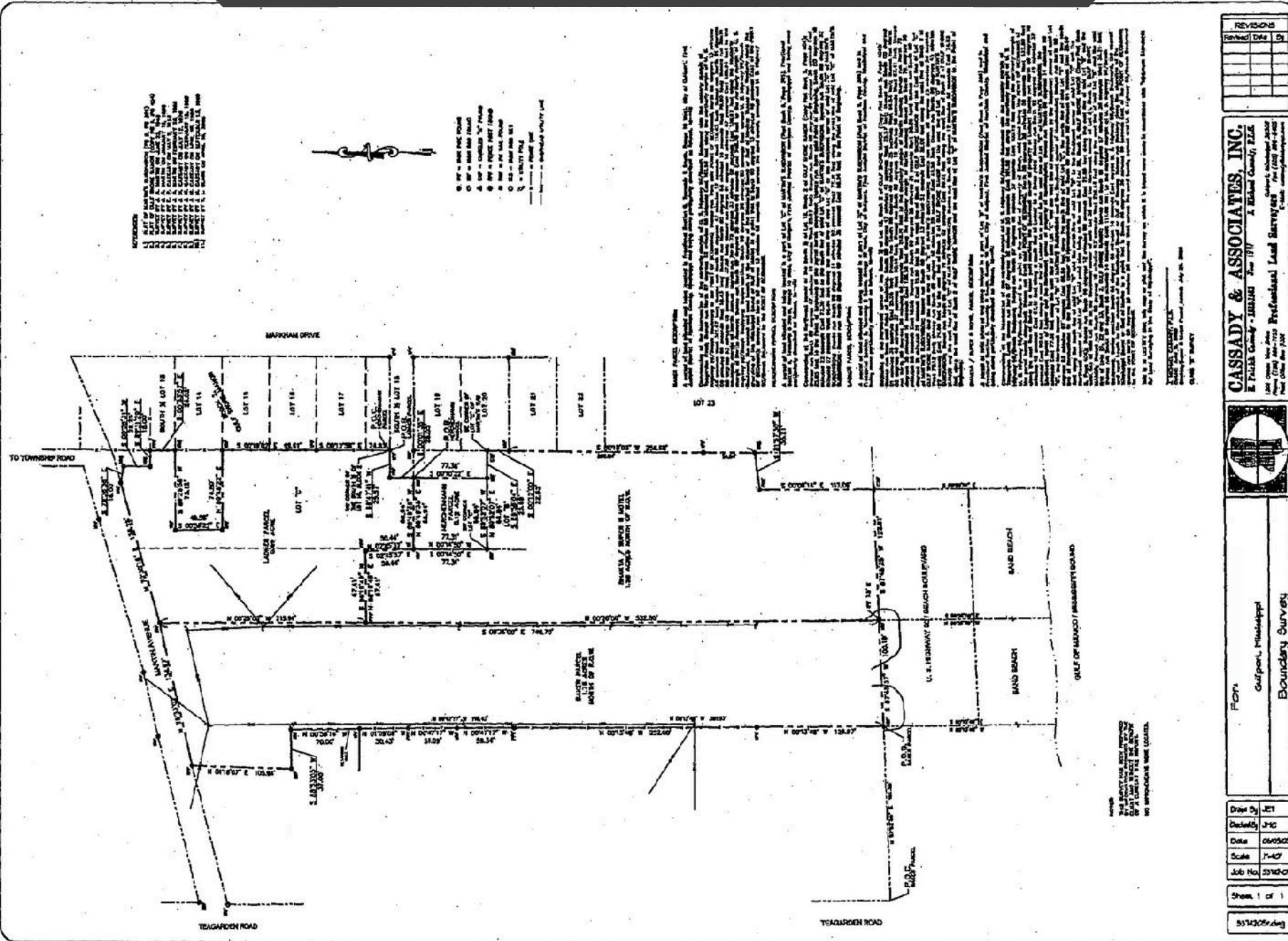
PROJECT NO.  
17-000002

SHEET NO.  
1-1





# SURVEY





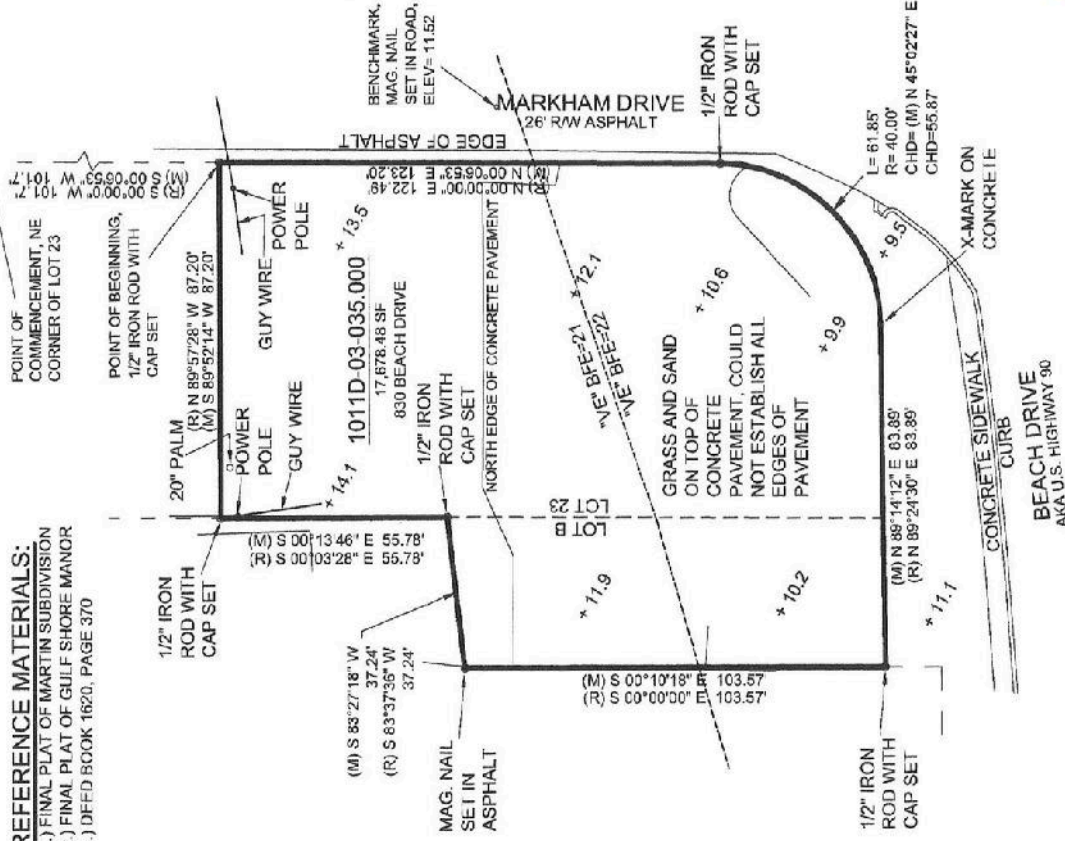
# SURVEY

## NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND CARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD83, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

## REFERENCE MATERIALS:

- 1.) FINAL PLAT OF MARTIN SUBDIVISION
- 2.) FINAL PLAT OF GULF SHORE MANOR
- 3.) DEED BOOK 1620, PAGE 370



## SURVEY DESCRIPTION:

A PARCEL OF LAND LOCATED AND BEING A PART OF LOT 23, BLOCK 2, GULF SHORE MANOR SUBDIVISION, AND A PART OF LOT B OF MARTIN SUBDIVISION, IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 23, BLOCK 2, GULF SHORE MANOR SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 23 AND THE WEST MARGIN OF MARKHAM DRIVE, S00°06'53\"W 107.7' TO AN IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE S89°52'14\"W 87.20' TO AN IRON ROD WITH CAP SET; THENCE S00°13'48\"E 55.78' TO AN IRON ROD WITH CAP SET; THENCE S63°27'18\"W 37.24' TO A MAG. NAIL SET IN ASPHALT; THENCE S00°10'18\"E 103.57' TO AN IRON ROD WITH CAP SET ON THE NORTH MARGIN OF BEACH DRIVE, THENCE ALONG SAID NORTH MARGIN, N89°14'12\"E 83.89' TO AN X-MARK ON CONCRETE; THENCE ALONG A CURVE OF THE WEST MARGIN OF MARKHAM DRIVE TO THE RIGHT, HAVING A RADIUS OF 40.00', AN ARC LENGTH OF 61.85' AND A CHORD BEARING AND DISTANCE OF N45°02'27\"E 55.87' TO AN IRON ROD WITH CAP SET; THENCE ALONG THE WEST MARGIN OF MARKHAM DRIVE, N00°06'53\"E 123.20' TO THE POINT OF BEGINNING, CONTAINING 17,678.48 SQUARE FEET. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 1011D-03-035.000 AND BEING THAT SAME PROPERTY DESCRIBED IN DEED BOOK 1620 ON PAGE 370 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S.

DATE

10/23/2020



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE AS SHOWN HEREON ACCORDING TO

MAP NUMBER 2804/C0268G DATED JUNE 16, 2009

SURVEY CLASS - "B"

FOR:

BEARINGS SHOWN HEREON ARE DERIVED BY:  
GPS OBSERVATION, STATE PLANE GRID, MS EAST

SCALE: 1" = 40'

DATE OF FIELD WORK: 10/20/2020

PARTY CHIEF: CC

INSTRUMENT MAN: CC

RODMAN: CC

DRAWN BY: CAC

DRAWING NUMBER: 20436

REVISED:

## CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING

716 LIVE OAK DRIVE

BILOXI, MISSISSIPPI 39532

PHONE: 228-234-1649

FAX: 228-594-9427

EMAIL: cliffordcrosby@cableone.net



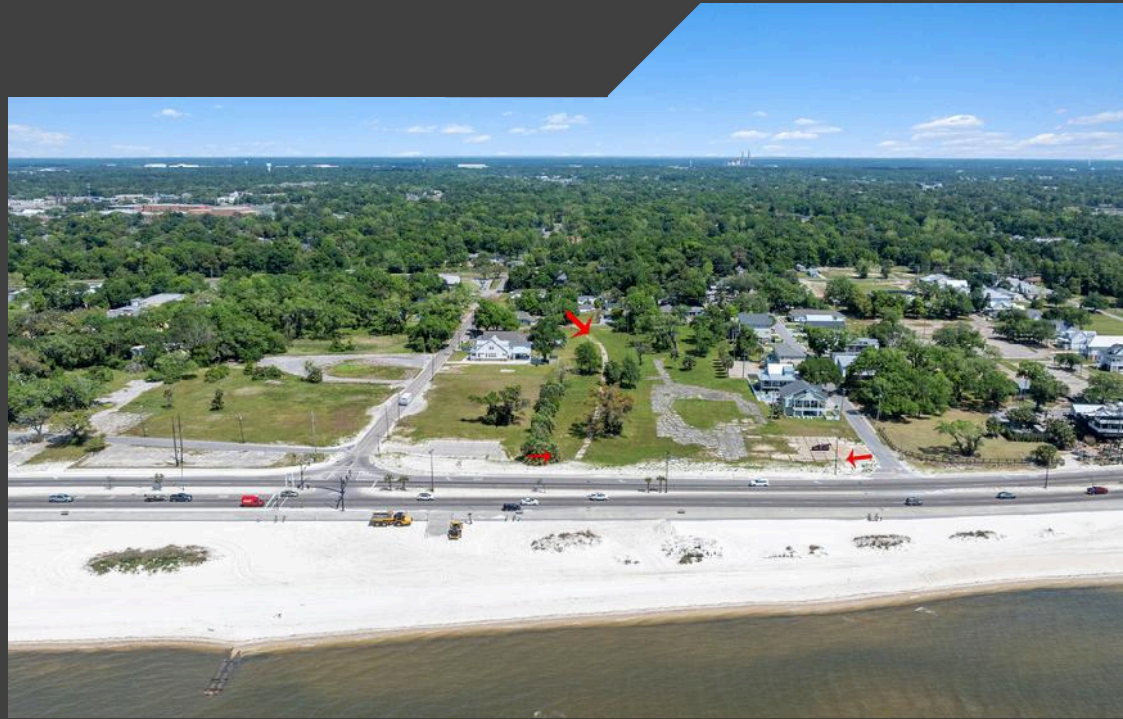
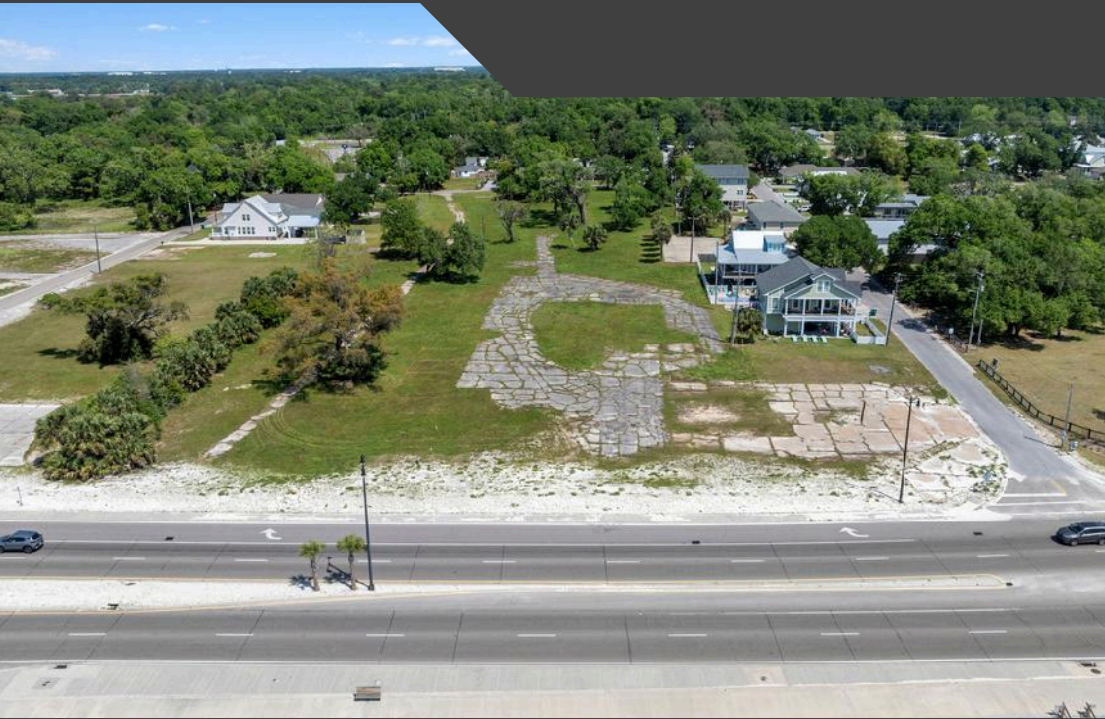


# PHOTOS



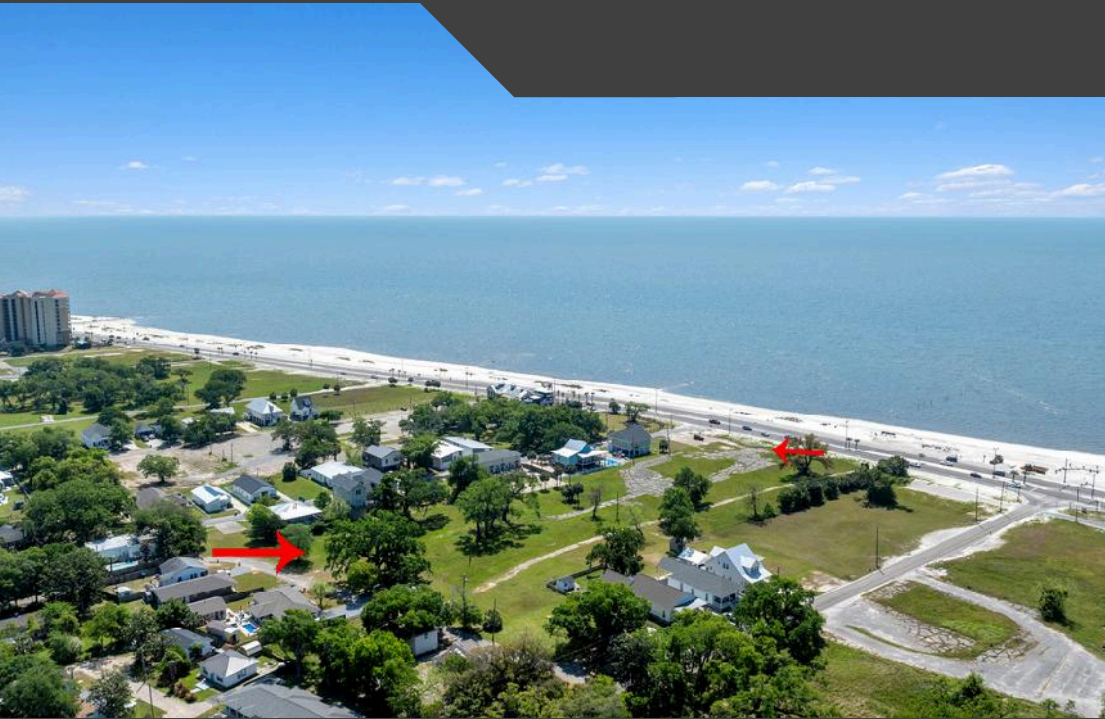


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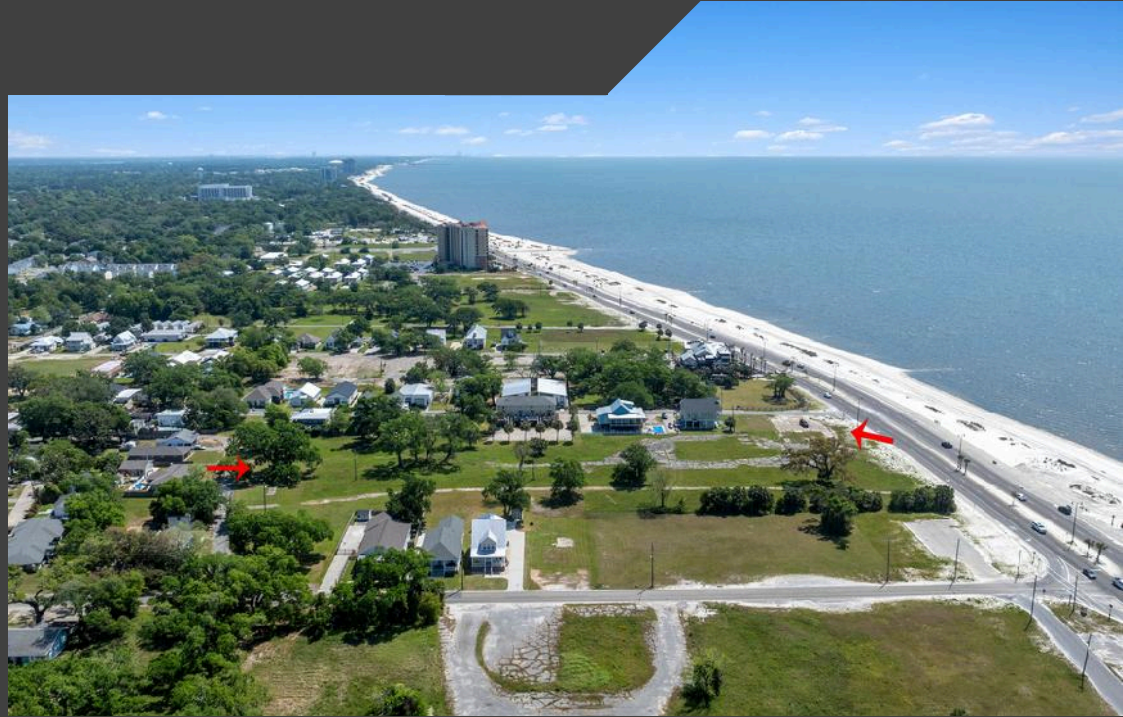


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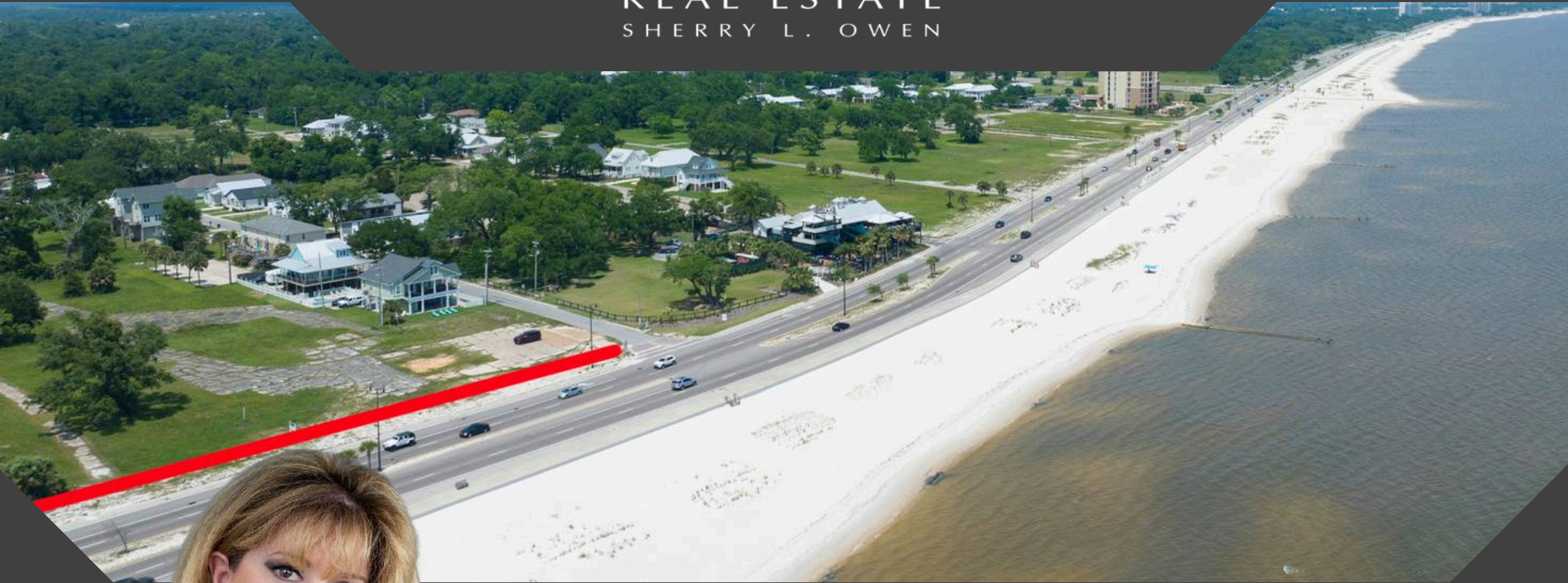


# PHOTOS





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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