

REAL ESTATE APPRAISAL REPORT

RESTRICTED APPRAISAL REPORT

DEVELOPMENT TRACTS
NKN JOHN HILL BOULEVARD
GULFPORT, MISSISSIPPI 39501



Development Tracts (24.50 Acres and 1.30 Acres)

PREPARED FOR

William Durham
131 Pinehills Drive
Hattiesburg, MS 39402
williamhdurhammd@gmail.com

PREPARED BY

Breland Appraisal Service, LLC
15520 Daniel Boulevard, Suite E #301
Gulfport, Mississippi 39503

DATE OF VALUE

July 22, 2025

DATE OF REPORT

July 25, 2025



BRELAND
Appraisal Service, LLC

15520 Daniel Boulevard, Suite E #301
Gulfport, MS 39503
Ph: (228) 325-1355
BrelandAppraisal.com

Stacy R. Breland, MAI
State-Licensed Cert. Gen. R.E. Appraiser GA-1047

July 25, 2025

William Durham
131 Pinehills Drive
Hattiesburg, MS 39402
williamhdurhammd@gmail.com

RE: Restricted Appraisal Report

Development tracts located at NKN John Hill Boulevard,
Gulfport, MS 39501 (24.50 Acres and 1.30 Acres)

Property Owner/Prepared for: William Durham

Mr. Durham:

In fulfillment of our agreement as outlined in the Letter of Engagement, we are pleased to transmit our complete appraisal report on the property reference above for the purpose of estimating the "As Is" market value. In compliance with the "Uniform Standards of Professional Appraisal Practice," this is a **Full Scope Appraisal** prepared in a **Restricted Appraisal format**. Breland Appraisal Service, LLC has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The subject of this appraisal report is listed as follows:

Development tracts
NKN John Hill Boulevard
(24.50 Acres and 1.30 Acres)
Gulfport, Mississippi 39501

RESTRICTED REPORT – FULL PROCESS

This is a restricted appraisal report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated in the following report.



BRELAND
Appraisal Service, LLC

William Durham
July 25, 2025

Conclusion,

Subject to the limiting conditions and certification of this report, it is our opinion that the market value of the subject property (fee simple), as of July 22, 2025, is:

FEE SIMPLE MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
"As Is" Northern Tract	Fee simple	July 22, 2025	\$6,950,000*
"As Is" Southern Tract	Fee simple	July 22, 2025	\$380,000*

Details Pertaining to the valuation are provided in the Addendum beginning on Page 42. *Subject To Assumptions and Special Limiting Conditions.

This valuation is of real estate only and does not include consideration of the movable items (if any) associated with the subject property. Movable items are considered personal property, and their valuation is outside the scope of this assignment. Items classified as real estate and included in this valuation are the land and site improvements.

To develop the opinion of value, we performed a complete appraisal process as defined by the Uniform Standards of Professional Appraisal Practice. This Restricted Appraisal Report is a brief recapitulation of our data, analyses, and conclusions (see Valuation Process in the Addendum). Supporting documentation is retained in our file. We appreciate the opportunity of providing appraisal services to you. After your review, should you have questions, please contact our office.

Respectfully submitted,

BRELAND APPRAISAL SERVICE, LLC.



Stacy R. Breland, MAI
State-Licensed Cert. Gen. R. E. Appraiser GA 1047

Phone: 228-325-1355
Email: SBreland@BrelandAppraisal.com

SRB/kzm

RESTRICTED APPRAISAL REPORT

CLIENT: William Durham
131 Pinehills Drive
Hattiesburg, MS 39402
williamhdurhammd@gmail.com

SUBJECT: Development Tracts
NKN John Hill Boulevard
(24.50 Acres and 1.30 Acres)
Gulfport, Mississippi 39501

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to conclude a supportable estimate of the “As Is” market value on July 22, 2025. This valuation is of the real estate only. Items classified as real estate and included in this valuation are the land and site improvements, if any.

INTENDED USE OF THE REPORT: This appraisal is being prepared to establish the “As Is” date of value as of July 22, 2025, for asset management purposes.

INTEREST VALUED: Fee Simple. There are no long-term leases in place; therefore, there is no leasehold to analysis.

DATE OF VALUE: July 22, 2025
DATE OF INSPECTION: July 22, 2025
DATE OF REPORT: July 25, 2025

EXTRAORDINARY ASSUMPTIONS: It is assumed that the information provided is current. We reserve the right to revise the report, as necessary.

The tract is currently zoned “I-1” Light Industrial District and “B-2” General Business District. For the purpose of this report, we assume the larger tract (24.50 AC) can be legally subdivided and rezoned for a higher-intensity commercial development. The concluded value of the subject tract does not assume that the tract has been approved for a certain type of development. Rather, the valuation represents an attempt to replicate the thinking and motivations of buyers and sellers of this type of development property located within Harrison County, Mississippi.

HYPOTHETICAL CONDITION: None.

HIGHEST AND BEST USE: The subject is zoned I-1, Light Industrial and “B-2” General Business (Gulfport, MS). As though vacant – Moderate-Intensity Commercial Use which would be compatible with surrounding land uses assuming a higher intensity zoning and division into smaller parcels would be granted and .

INDICATED EXPOSURE TIME: 18-24 months

INDICATED MARKETING TIME: 18-24 months

SCOPE OF WORK DEVELOPMENT AND REPORTING PROCESS:

- In preparing this appraisal, we inspected the subject property and neighborhood;
- Concluded the highest and best use for the subject property,
- Gathered information on comparable land sales,
- Confirmed and analyzed the data and applied this to the sales comparison approach for the land as vacant,

MARKET VALUE DEFINED: *Market value* is defined as: “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

LEGAL DESCRIPTION: The formal legal description is voluminous and is found in the Warranty Deeds provided in the Addendum. The subject is identified by the Harrison County Tax Assessor’s office as parcel numbers 0810F-02-050.000, 0810K-01-001.002, 0810K-01-001.004, 0810K-01-001.009. The legal descriptions provided below are referenced from the Landroll Information provided in the Addendum:

0810F-02-050.000

14.3 AC BEG 965.9 FT W OF SE COR OF SEC 28 N 664.9 FT E
980.9 FT S 549.2 FT TO N MAR OF JOHN HILL BLVD SWLY ALONG
ROAD 342.6 FT TO SEC LINE W ALONG SEC LINE 660 FT TO
POB PART OF SE1/4 OF SE1/4 OF SEC 28-7-11

0810K-01-001.002

2.1 AC(C) BEG 965.9 FT W OF NE COR OF SEC 33 S 50 FT E 261.6
S 342.2 FT TO N MAR OF RD NELY ALONG RD 559.1 FT TO SEC
LINE W ALONG SEC LINE 660 FT TO POB PART OF NE1/4 OF NE1/4
OF SEC 33-7-11

¹Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA), August 14, 1990.

LEGAL DESCRIPTION (Cont'd):

0810K-01-001.004

8.1 AC BEG 965.9 FT W & 50 FT S OF NE COR OF SEC 33 W 414
FT S 366.2 FT E 150 FT S 332 FT TO NLY MAR OF JOHN HILL BLVD
NELY ALONG RD 615 FTN 339.6 FT W 264.1 FT TO POB PART OF
N1/2 OF NE 1/4 OF SEC 33-7-11

0810K-01-001.009

1.3 AC COM AT NE COR OF SEC 33 N 15 FT TO S MAR OF RD WLY
ALONG RD 65.5 FT TO S 254.1 FT W 362.6 FT TORD NELY ALONG
RD 451.4 FT TO POB PART OF NE1/4 OF NE1/4 OF SEC 33-7-11

Referenced from the Landroll Information provided in the Addendum.

PRIVATE RESTRICTIONS: We know of no deed restrictions, private or public that significantly limits the use of the subject property. We cannot guarantee that no such restrictions exist. Deed restrictions are a legal matter, and only a title examination by an attorney or title company can usually uncover such restrictive covenants. Thus, we recommend a title search to determine if any restrictions exist.

HISTORY: To our knowledge, there have been no known “arms-length” transfers involving the subject property within the past three years. The property has been owned by William Durham for many years. Part of the 24.50 Acre tract is a former FEMA site. To the best of our knowledge, the subject is not currently listed for sale or lease on any Multiple Listing Service and is not under contracts to sell at this time. Reference Warranty Deeds, Expired MLS listings in the Addendum.

PROPERTY DESCRIPTION: The subject property consists of two development tracts; 24.50± gross acres or 1,067,220± gross square feet (tax information; subject to current survey) and 1.30± gross acres or 56,603 square feet (Warranty Deed; subject to current survey). A current survey is recommended. The property is partially wooded, covered with natural vegetation and trees, and is level. Utilities are available. The subject has exposure along the north and south sides of John Hill Boulevard. The 24.50 acre tract has three curb cuts along the north side of John Hill Boulevard. The 1.30 acre tract is located on the west side of Lowe’s access drive.

Referencing FEMA Flood Map#28047C0262H dated 12/21/2017, the property is in flood zone “X” (minimal annual chance of flood) and two small areas appear to be in “A” (1% annual chance of flood, no BFE established). Referencing the National Wetlands Inventory Map, the property does appear to have a freshwater pond and possible wetlands at or near the eastern & northern property boundaries (of the 24.50 acres tract). A Wetlands Delineation Report is recommended. The National Wetlands Inventory Map, FEMA Flood Map, and larger Harrison County tax maps are provided in the Addendum. The tax maps are provided on the following page.



Tax Map



Aerial Tax Map

EASEMENTS: Typical utility easements encumber the property. We are not aware of any easements, encroachments, or restrictions that adversely affect the value of the subject site. We recommend a title search to determine if any access exists.

SUBJECT PHOTOGRAPHS
Photographs taken July 22, 2025



John Hill Blvd., Subject at Left & Right



John Hill Blvd., Subject at Left & Right



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (1.30 Acres)

SUBJECT PHOTOGRAPHS
Photographs taken July 22, 2025
Larger Tract (24.50± Acres)



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (24.50 Acres)



Typical View of Subject Tract (24.50 Acres)

SUBJECT PHOTOGRAPHS

Photographs taken July 22, 2025

Smaller Tract (1.30± Acres)



Typical View of Subject Tract (1.30 Acres)



Typical View of Subject Tract (1.30 Acres)



Typical View of Subject Tract (1.30 Acres)



Typical View of Subject Tract (1.30 Acres)



Typical View of Subject Tract (1.30 Acres)



Typical View of Subject Tract (1.30 Acres)

ASSUMPTIONS AND LIMITING CONDITIONS:

1. To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice. This means that no departures from Standard 1 are invoked.
2. This is a restricted appraisal report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it does not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plan and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or inapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, & local environmental regulations/laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy or other administrative authority from any local, state, national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference

purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

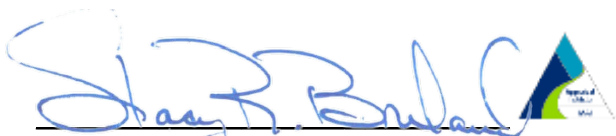
13. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The concluded value does not consider if the subject property contains any environmentally sensitive material. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, or other media without prior written consent and approval of the appraiser.
18. Size and dimensions of the subject property (larger tract) are referenced from the tax maps and are subject to a current survey. For purposes of this report, we have adopted the land size as 24.50± acres or 1,067,220± square feet, subject to a current survey. A current survey is recommended. We reserve the right to revise the appraisal report, as necessary.
19. Size and dimensions of the subject property (smaller tract) are referenced from the Warranty Deed and are subject to a current survey. For purposes of this report, we have adopted the land size as 1.30± acres or 56,603± square feet, subject to a current survey. A current survey is recommended. We reserve the right to revise the appraisal report, as necessary.

20. We know of no deed restrictions, private or public that significantly limits the use of the subject property. We cannot guarantee that no such restrictions exist. Deed restrictions are a legal matter, and only a title examination by an attorney or title company can usually uncover such restrictive covenants.
21. The Appraisal Institute maintains a voluntary continuing education program for its members. As of the date of this report, the undersigned MAI, Stacy R. Breland, has completed the requirements of the continuing education program of the Appraisal Institute. We do not authorize the out of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
22. This appraisal/inspection is not a building inspection, structural inspection, or pest inspection. By preparing this report, the appraiser is not acting as a home inspector, structural engineer, or pest inspector. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised to have the structure inspected by an inspector that offers such warranted or guaranteed inspection if there is any concern regarding adverse or negative conditions.
23. The concluded value does not consider if the subject property contains any other environmentally sensitive material (i.e., asbestos, lead paint, mold, etc.) that required abatement and removal. The client is urged to retain an expert in this field. We reserve the right to revise this report
24. This valuation is of the real estate only. Items classified as real estate and included in this valuation are the land, and site improvements, if any.
25. The tract is currently zoned “I-1” Light Industrial District and “B-2” General Business District. For the purpose of this report, we assume the subject tract can be legally subdivided and rezoned for a higher-intensity commercial development. The concluded value of the subject tract does not assume that the tract has been approved for a certain type of development. Rather, the valuation represents an attempt to replicate the thinking and motivations of buyers and sellers of this type of development property located within Harrison County, Mississippi.
26. The only intended user of this appraisal is the client. There is no other intended user. No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose whatsoever. The fact that some party, other than the client, paid for the appraisal, either directly, or indirectly, does not make them an intended user.
27. Breland Appraisal Services, LLC., has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

CERTIFICATION:

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report we have no personal interest or bias with respect to the parties involved.
4. Compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. The analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. The appraiser, Stacy R. Breland, MAI has made a personal inspection of the subject property that is the subject of this report.
8. No one provided significant professional assistance to the persons signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Stacy R. Breland, MAI, has completed the requirements under the continuing education program of the Appraisal Institute
12. As of the date of this report, Stacy R. Breland has completed the requirements under the continuing education program for Designated Members of the Appraisal Institute.
13. The final value estimate of the subject property as a Development tracts located at NKN John Hill Boulevard, Biloxi, Harrison County, MS, described in this report and identified as Harrison County Tax Parcel numbers 0810F-02-050.000, 0810K-01-001.002, 0810K-01-001.004 (24.50 Acre tract); and 0810K-01-001.009 (1.30 Acre). The “As Is” fee simple estimate of the subject property (24.50 Acre) described in this report is \$6,950,000 (subject to assumptions & limiting conditions) on July 22, 2025. The “As Is” fee simple estimate of the subject property (1.30 Acre) described in this report is \$380,000 (subject to assumptions & limiting conditions) on July 22, 2025.



Stacy R. Breland, MAI

State-Licensed Cert. Gen. R. E. Appraiser GA 1047

Phone: 228-325-1355

Email: SBreland@BrelandAppraisal.com



POLICY STATEMENT OF THE APPRAISAL INSTITUTE

1. It is improper to base a conclusion or opinion of value upon the premise that the racial, ethnic, or religious homogeneity of the inhabitants of an area or of a property is necessary for maximum value.
2. Racial, religious, and ethnic factors are deemed unreliable predictors of value trends or price variance.
3. It is improper to base a conclusion or opinion of value or a conclusion with respect to neighborhood trends upon stereotyped or biased presumptions relating to the effective age or remaining life of the property being appraised or the life expectancy of the neighborhood in which it is located.

QUALIFICATIONS OF THE APPRAISER

Stacy R. Breland, MAI

EXPERIENCE

Nineteen years of real estate appraisal experience encompassing numerous types of real estate such as commercial, industrial, multi-family, residential, and special purpose. Also, 15 years of experience in corporate accounting.

FORMAL EDUCATION

1986-1989, *Bachelor of Arts Degree in Liberal Arts, Advertising and Marketing*, University of Southern Mississippi, Hattiesburg, Mississippi

1985-1986, *General Studies*, MS Gulf Coast Community College, Perkinston, Mississippi.

APPRAISAL EDUCATION

Successful completion of the following courses and exams which are specific to real estate appraisal:

Appraisal Principles, Appraisal Institute, Atlanta, Georgia

Appraisal Procedures, Appraisal Institute, Cleveland, Ohio

National 15-Hour USPAP, Appraisal Institute, Pearl, Mississippi

Real Estate Finance Statistics and Valuation Modeling, Appraisal Institute, Atlanta, Georgia

Appraising Convenience Stores Seminar, Appraisal Institute, Biloxi, Mississippi

General Appraiser Site Valuation and Cost Approach, Appraisal Institute, Houston, Texas

Business Practices and Ethics, Appraisal Institute, Chicago, Illinois

General Appraiser Income Approach (Part 1 and Part 2), Appraisal Institute, Houston, Texas

Appraising Distressed Commercial Real Estate Seminar, Appraisal Institute, Biloxi, Mississippi

General Appraiser Market Analysis & Highest and Best Use, Appraisal Institute, Jackson, Miss.

General Appraiser Sales Comparison Approach, Appraisal Institute, Flowood, Mississippi

General Appraiser Report Writing and Case Studies, Appraisal Institute, Sandy, Utah

Commercial Appraisal Review, McKissock School Of Appraisal Education, Warren, Pennsylvania

Expert Witness For Commercial Appraisers, McKissock School Of Appraisal Education, Warren, PA

Advanced Income Capitalization, Appraisal Institute, Houston, Texas

Advanced Concepts & Case Studies, Appraisal Institute, Houston, Texas

Zoning & Its Impact on Highest & Best Use Seminar, Appraisal Institute, Biloxi, Mississippi

Appraisal Of Owner-Occupied Commercial Properties, McKissock School Of Appraisal Education, PA

Supervisor-Trainee Course For Mississippi, McKissock School Of Appraisal Education, Warren, PA

Drone Technology & Its Impact Seminar, Appraisal Institute, Biloxi, Mississippi

Understanding Wetlands In Property Valuation Seminar, Appraisal Institute, Gulfport, Mississippi

National 7-Hour USPAP Update, Appraisal Institute, Jackson, Mississippi

COVID-19 Rapid Response & Latest Developments Update Webinar, Appraisal Institute, Chicago, IL

Appraising In A Pandemic, McKissock School Of Appraisal Education, Warren, Pennsylvania

Fundamentals Of Expert Witness Testimony, McKissock School Of Appraisal Education, Warren, PA

Demonstration Appraisal: Successful completion of the General Demonstration of Knowledge Report for the Appraisal Institute.

Comprehensive Examination: Successful completion of all modules of the Appraisal Institute's General Comprehensive Examination (a four (4)-part, modular Exam) designed to cover knowledge of appraisal.

Stacy R. Breland, MAI

Page Two

REAL ESTATE LICENSES HELD

Mississippi Licensed Certified General Real Estate Appraiser – GA-1047

BUSINESS CERTIFICATIONS HELD

NWBOC Certified Woman-Owned and Woman-Controlled Business – Certification No. WBE 24239

NWBOC Certified Woman-Owned and Woman-Controlled Business – Certification No. WOSB 24330

Mississippi Development Authority Certified Women-Owned Business Enterprise

Mississippi Unified Certification as a Disadvantaged Business Enterprise

PROFESSIONAL AFFILIATIONS

MAI Membership Designation, Appraisal Institute (2016). Appraisers holding the MAI Designation have met rigorous requirements relating to education, testing, experience, and demonstration of knowledge, understanding, and ability.

Member of the Gulf Coast Association of Realtors, Inc.

CIVIC AND COMMUNITY AFFILIATIONS

Mississippi Coast Chamber Of Commerce

Biloxi-Bay Chamber Of Commerce

Lighthouse Business & Professional Women of Biloxi



Addendum

Warranty Deeds, Resubdivision

MLS Expired Listings

Tax Sheets

Landroll Information

National Wetlands Inventory Map

FEMA Flood Map

MDOT Traffic Count Map

Tax Map

Aerial Tax Map

Zoning Map & Ordinance

Owner Provided Maps

Valuation Process

Warranty Deeds & Resubdivision

Prepared By:
Kim Street
20037 Daugherty Road
LongBeach, MS 39560
(601) 863-4601

GRANTORS: William H. Durham
300 Marion Avenue-Suite C
McComb, MS 39648
(601) 684-6649

Harold Dewayne Williams
4738 Ocean Street
Mayport, FL 32233
No Phone

BOOK 1332 PAGE 70

GRANTEE: William H. Durham
300 Marion Avenue-Suite C
McComb, MS 39648
(601) 684-6649

STATE OF MISSISSIPPI
COUNTY OF HARRISON


WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) cash in hand paid and other and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned WILLIAM H. DURHAM and HAROLD DEWAYNE WILLIAMS do hereby sell, convey and warrant unto WILLIAM H. DURHAM, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements, and the prior reservation of any oil, gas and other minerals.

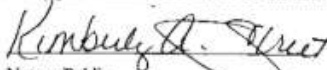
EXECUTED, this the 30 day of December, 1995..


William H. Durham


Harold Dewayne Williams

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 30th day of December, 1995, within my jurisdiction, the within named William H. Durham and Harold Dewayne Williams both executed the above and foregoing Warranty Deed.


Notary Public

MY COMMISSION EXPIRES:

May 4, 1998

70 (1275 x 2070) Page 1 of 3

Development Tracts – NKN John Hill Boulevard, Gulfport, MS

Parcel B-1

BOOK **1332** PAGE **71**

A parcel of land situated in the Northeast 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West; thence North 89° 59' 55" West along the Section line common to Sections 28 and 33 a distance of 965.87 feet to the East property line of Stockade Storage; thence South 00° 21' 37" East along said East property line a distance of 50.0 feet to the Southeast corner of said Stockade Storage and the Point of Beginning; thence North 89° 59' 55" West a distance of 414.02 feet; thence South 00° 00' 05" West a distance of 710.95 feet to the North right-of-way of John Hill Boulevard; thence South 89° 59' 55" East along said North right-of-way a distance of 16.89 feet; thence continue along said North right-of-way along a curve to the left having a delta angle of 45° 00' 00", a radius of 700.0 feet, and an arc length of 549.78 feet to a point which is North 67° 30' 05" East a distance of 535.76 feet from the last described point; thence continue along said North right-of-way North 45° 00' 05" East a distance of 235.16 feet; thence North 00° 00' 05" East a distance of 339.64 feet; thence North 89° 59' 55" West a distance of 264.13 feet to the Point of Beginning.

Said parcel contains 402,651.0 square feet or 9.244 acres and is subject to various easements, restrictions, and covenants.

PARCEL D-1

BOOK 1332 PAGE 72

A parcel of land situated in the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, Township 7 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, more particularly described as:

Commencing at the Section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West; thence North 89° 59' 55" West along the Section line common to Sections 28 and 33 a distance of 1,212.47 feet; thence South 00° 15' 24" West a distance of 1,300.07 feet to a point, said point being the Southeast corner of West Building Material said point also being on the North right-of-way of a 35 foot railroad easement; thence North 89° 53' 52" East along said North right-of-way of railroad easement a distance of 312.9 feet to the Southwest corner of Lowe's; thence North 00° 00' 05" East along the West property line of said Lowe's a distance of 581.20 feet to a point on the South right-of-way of John Hill Blvd.; thence along said South right-of-way along a curve to the left having a delta angle of 10° 11' 14", a radius of 800 feet, an arc length of 142.24 feet, and chord bearing North 50° 05' 42" East a distance of 142.05 feet to a point; thence North 45° 00' 05" East along said South right-of-way a distance of 537.71 feet to the point of beginning; thence continue North 45° 00' 05" East along said South right-of-way a distance of 184.78 feet; thence continue along said South right-of-way along a curve to the right having a delta angle of 33° 56' 47", a radius of 450 feet, an arc length of 266.61 feet, and a chord bearing North 61° 58' 29" East a distance of 262.73 feet to the West property line of said Lowe's; thence South 00° 00' 05" West a distance of 254.12 feet; thence North 89° 59' 55" West a distance of 362.58 feet to the Point of Beginning.

Said parcel contains 56,602.7 square feet or 1.30 acres.

STATEMENT OF FEES

Recording Fee 31.00

Abstracting/Section Fee at \$1.00 each 31.00

Marginal Entry at .50 each 3.50

Other 0.00

TOTAL FEES COLLECTED 7.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this Instrument was received and filed for record at 10 o'clock and 54 minutes A. M. on 10th day of April, A.D. 1996 and recorded April 11, 1996 in Records of Deeds Book 1332 Pages 70-72

By John McAdams, Chancery Clerk Cindy Wroger D.C.

BOOK 1332 PAGE 66

Prepared By:
Kim Street
20087 Daugherty Road
Long Beach, MS 39560
(601) 863-4601

GRANTOR: Gulfport Regional Mall, Inc.
3450 Giles Road
Gulfport, MS 39501
(601) 864-5947

GRANTEE: William H. Durham
300 Marion Avenue-Suite C
McComb, MS 38648
(601) 684-6649

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) cash in hand paid and other and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned GULFPORT REGIONAL MALL, INC., a Mississippi Corporation, does hereby sell, convey, and warrant unto WILLIAM H. DURHAM, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements, and the prior reservation of any oil, gas and other minerals.

EXECUTED, this the 30th day of December, 1995.

GULFPORT REGIONAL MALL, INC.


John M. Hill, Secretary

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 30th day of December, 1995, within my jurisdiction, the within named John M. Hill, who acknowledged that he is Secretary of Gulfport Regional Mall, Inc., a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


Notary Public

MY COMMISSION EXPIRES/

May 4, 1998

Parcel B-2

BOOK 1332 PAGE 67

A parcel of land situated in the Northeast 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West; thence North 89° 59' 55" West along the Section line common to Sections 28 and 33 a distance of 1,212.47 feet; thence South 00° 15' 24" West a distance of 861.41 feet to a point, said point being the Northeast corner of West Building Materials and the Point of Beginning; thence North 89° 59' 55" West a distance of 145.77 feet to a point on the South right-of-way of John Hill Boulevard; thence along the said South right-of-way along a curve to the left having a Delta Angle of 34° 48' 45", a radius of 800.0 feet, and an arc length of 486.07 feet to a point which is North 72° 35' 42" East a distance of 478.63 feet from the last described point, said point also being the most Northwesterly property corner of Lowe's; thence South 00° 00' 05" West a distance of 143.18 feet; thence North 89° 59' 55" West 310.95 feet to the Point of Beginning.

Said parcel contains 20,952.4 square feet or 0.481 acres and is subject to various easements, restrictions, and covenants.

Parcel D-2

BOOK 1332 PAGE 68

A parcel of land situated in the Northeast 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West; thence North 89° 59' 55" West along the Section line common to Sections 28 and 33 a distance of 1,212.47 feet; thence South 00° 15' 24" West a distance of 1,300.07 feet to the Southeast corner of West Building Materials, said corner being on the North right-of-way of a 35.0 foot railroad easement and the Point of Beginning; thence North 89° 53' 52" East along said North right-of-way of a 35.0 foot railroad easement a distance of 312.90 feet to the Southwest corner of Lowe's Home Center, Inc.; thence North 00° 00' 05" East along the West property line of said Lowe's a distance of 438.09 feet; thence North 89° 59' 55" West a distance of 310.95 feet to the Northeast property corner of said West Building Materials; thence South 00° 15' 24" West along the East property line of said West Building Materials a distance of 438.66 feet to the Point of Beginning.

Said parcel contains 136,737.9 square feet or 3.139 acres and is subject to various easements, restrictions, and covenants.

Development Tracts – NKN John Hill Boulevard, Gulfport, MS

Parcel D-3

BOOK 1332 PAGE 69

A parcel of land situated in the Northeast 1/4 of Section 33 and the Southeast 1/4 of Section 28, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West; thence North 89° 59' 55" West along the Section line common to Sections 28 and 33 a distance of 965.87 feet to the East property line of Stockade Storage; thence South 00° 21' 37" East along said East property line a distance of 50.0 feet to the Southeast property corner of said Stockade Storage and the Point of Beginning; thence North 00° 21' 37" West along said East property line a distance of 714.86 feet; thence South 89° 59' 55" East a distance of 980.86 feet; thence South 00° 00' 05" West a distance of 549.21 feet to the North right-of-way of John Hill Boulevard; thence along said North right-of-way along a curve to the left having a delta angle of 42° 46' 58", a radius of 550.0 feet, and an arc length of 410.69 feet to a point which is South 66° 23' 34" West a distance of 401.21 feet from the last described point; thence continue along said North right-of-way South 45° 00' 05" West a distance of 487.33 feet; thence North 00° 00' 05" East a distance of 339.64 feet; thence North 89° 59' 55" West a distance of 264.13 feet to the Point of Beginning.

Said parcel contains 715,655.0 square feet or 16.429 acres, including 4.89 acres, more or less in detention pond easement as recorded in Deed Book 1273, Pages 11-18 on May 16, 1994.

STATEMENT OF FEES

Recording Fee	CHANCE	\$6.00
Abstracting/Section Fee at		
\$1.00 each	2.00	
Marginal Entry at .50 each		
Other		
TOTAL FEES COLLECTED	8.00	

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock and 53 minutes A. M. on 10th day of April, A.D. 1996 and recorded April 11, 1996 in Records of Deeds Book 1332 Pages 166-169

2692 John McAdams, Chancery Clerk

By Cindy Worthy, D.C.



CERTIFICATE OF RESUBDIVISION

In accordance with Section 3-42 of the Code of Ordinances (Louisiana Regulations of the City of Gulfport, Mississippi), and pursuant to the Ordinance of the City of Gulfport, Mississippi, the following property is being subdivided into lots, blocks, sections, and parcels, and the same are hereby described as follows:

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PROPERTY OF WILLIAM H. DUBHAM

A parcel of land situated in the Northwest 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West, thence North 89° 59' 55" West along the section line common to Sections 28 and 33 a distance of 965.87 feet to the East property line of Slatomade Slough, thence South 00° 00' 00" East along said East property line a distance of 30.0 feet to the Southeast corner of said Slatomade Slough and the Point of Beginning, thence North 89° 59' 55" West a distance of 414.07 feet, thence South 00° 00' 00" East a distance of 710.55 feet to the North right-of-way of John Hill Boulevard, thence South 89° 59' 55" East along said North right-of-way a distance of 15.89 feet, thence continue along said North right-of-way along a curve to the left having a delta angle of 45° 00' 00", a radius of 700.0 feet, and on the length of 540.78 feet to a point which is North 67° 30' 00" East a distance of 533.76 feet from the last described point, thence continue along said North right-of-way North 45° 00' 00" East a distance of 235.79 feet, thence North 00° 00' 00" East a distance of 339.64 feet, thence North 89° 59' 55" West a distance of 764.13 feet to the Point of Beginning. Said parcel contains 402,653 square feet or 9.24 acres.

LEGAL DESCRIPTIONS OF THE (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL "A":

A parcel of land situated in the Northwest 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West, thence North 89° 59' 55" West along the section line common to Sections 28 and 33 a distance of 965.87 feet to the East property line of Slatomade Slough, thence South 00° 00' 00" East along said East property line a distance of 30.0 feet to the Southeast corner of said Slatomade Slough and the Point of Beginning, thence North 89° 59' 55" West a distance of 414.07 feet, thence South 00° 00' 00" East a distance of 710.55 feet to the North right-of-way of John Hill Boulevard, thence South 89° 59' 55" East along said North right-of-way a distance of 15.89 feet, thence continue along said North right-of-way along a curve to the left having a delta angle of 45° 00' 00", a radius of 700.0 feet, and on the length of 540.78 feet to a point which is North 67° 30' 00" East a distance of 533.76 feet from the last described point, thence continue along said North right-of-way North 45° 00' 00" East a distance of 235.79 feet, thence North 00° 00' 00" East a distance of 339.64 feet, thence North 89° 59' 55" West a distance of 764.13 feet to the Point of Beginning. Said parcel contains 51,151 square feet or 1.17 acres.

LEGAL DESCRIPTION OF PARCEL "B":

A parcel of land situated in the Northwest 1/4 of Section 33, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as:

Commencing at the section corner common to Sections 27, 28, 33, and 34, Township 7 South, Range 11 West, thence North 89° 59' 55" West along the section line common to Sections 28 and 33 a distance of 965.87 feet to the East property line of Slatomade Slough, thence South 00° 00' 00" East along said East property line a distance of 30.0 feet to the Southeast corner of said Slatomade Slough and the Point of Beginning, thence North 89° 59' 55" West a distance of 414.07 feet, thence South 00° 00' 00" East a distance of 710.55 feet to the North right-of-way of John Hill Boulevard, thence South 89° 59' 55" East along said North right-of-way a distance of 15.89 feet, thence continue along said North right-of-way along a curve to the left having a delta angle of 45° 00' 00", a radius of 700.0 feet, and on the length of 540.78 feet to a point which is North 67° 30' 00" East a distance of 533.76 feet from the last described point, thence continue along said North right-of-way North 45° 00' 00" East a distance of 235.79 feet, thence North 00° 00' 00" East a distance of 339.64 feet, thence North 89° 59' 55" West a distance of 764.13 feet to the Point of Beginning. Said parcel contains 51,151 square feet or 1.17 acres.

ACKNOWLEDGE

I, the undersigned, being duly qualified to act as a Notary Public in and for the State of Mississippi, County of Harrison, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording, and that the same have been duly recorded in the Public Records of the County of Harrison, Mississippi, in Book 1352, Page 70, of the Official Record of the County of Harrison, Mississippi.

My Commission Expires 3/10/2000

This Certificate of Resubdivision has been prepared by J. Michael Cassidy, County & Associates, Inc.

PREPARED BY:
CASIDY & ASSOCIATES, INC.
 Professional Land Surveyors
 P.O. Box 1501 Gulfport, MS 39506
 (601) 736-1300 Fax (601) 736-6409

RESUBDIVISION OF UNNAMED PARCEL INTO PARCELS "A" AND "B" SHEET 3 OF 4

0623PC032

Un-Official

PLANNING COMMISSION
 Submitted and approved by the Gulfport City Planning Commission on the 21st day of April, 2006.

APPROVAL
 Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the 4th day of April, 2006.

ATTEST:
 ALEXIS DE COUNCIL
 City Clerk

ROBERT
 ROY EATON
 Planning Division Administrator

V-PRESIDENT
 ELIZABETH HENRIKSON

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this 5th day of April, 2006.

BRENT WARR, MAYOR


**RESUBDIVISION OF UNNAMED PARCEL
 INTO PARCELS "A" AND "B"
 SHEET 4 OF 4**

PREPARED BY:
CASEADY & ASSOCIATES, INC.
 Professional Land Surveyors
 P.O. Box 1001 Gulfport, MS 39506
 (228)996-1155 Fax (228)996-6405

Scale: N.T.S. **Drawn By:** JET **Job Number:** 24403-04
Plate: 02/15/06 **Revised:** --/--/-- **Issue:** 02/15/06

060306C032


MLS Expired Listings

4077786		Xxx John Hill Boulevard Gulfport, MS 39501		Agent Copy	
Land Expired		List Price: \$383,900 Sub-Type: List Date: 04/11/2024 Days On Market: Expiration: 01/13/2025 CDDM: Date: Divisible: No Listing Service: Street: No Special Listing Conditions: Number: No Approx Lot Size Acres: Assigned?: No Lot Size Dimensions: Sub: No Subdivision: Agency: No County: Reserved Prospects: N or S of CSX RR: N or S of I-10: Listing Agreement: New Construction: Never Occupied: Owner/Agent: Additional Exemptions: List Price/Acre:		Acreage (10 acres or less) 250 250 Full Service Standard 1.3 1.3 Metes And Bounds Harrison No S S Exclusive Agency No No No No \$295,000	
		Legal Description: 1.3 +/- Acres John Hill Blvd. Parcel #: 0810-K-01-001.009 Directions to Property: Head North on Hwy 49. Take a left on John Hill Blvd. Property will be on your right, just past Lowes.			
Association: No		Tax Year: 2023 Tax Annual Amount: \$1,516.78 Leasehold Y/N: No Homestead Y/N: No		Flood Insurance Required?: Yes Covenants Y/N: No	
<p>Public Remarks: EXCEPTIONAL COMMERCIAL LAND OPPORTUNITY IN GULFPORT, MS! Discover 1.3 Acres of Prime Commercial Real Estate on John Hill Blvd, Harrison County, MS. Are you in search of a strategic commercial investment? Look no further than this meticulously positioned property, situated just off Hwy 49 in the heart of Gulfport, Mississippi. Boasting a coveted light industrial zoning designation, this parcel is primed for lucrative development ventures. Key features: Zoned Light Industrial: Unlock a spectrum of development possibilities tailored to your business objectives. Ample Size: Spanning 1.3 acres, this expansive parcel offers generous space for customized projects. Strategic Location: Positioned on John Hill Blvd, enjoy easy access to major thoroughfares, including Hwy 49 and I-10, facilitating seamless connectivity. Proximity to Major Developments: Adjacent to the 159-acre site of the Army Corps of Engineers Aeronautical Manufacturing Plant, currently under construction, and Lowes Building Supply, capitalize on synergistic opportunities and heightened visibility. Substantial Frontage: Boasting 451 feet of frontage on John Hill Blvd, maximize exposure and accessibility for your enterprises. Close Proximity to Gulf of Mexico: Situated just 2.5 miles from the Gulf, leverage the allure of coastal living to attract visitors and clientele. Convenient Access to Gulfport Airport: Located a mere 3 miles from Gulfport Airport, streamline logistics and operations with effortless travel connections. Near Historic Downtown Gulfport: Approx. 1.5 miles from the vibrant charm of Historic Downtown Gulfport, immerse yourself in the cultural fabric of the region while catering to local residents and tourists alike. Additionally, seize the opportunity to expand your investment horizon with an additional 25-acre parcel available across the road offering further development potential. With its strategic location, abundant amenities, and proximity to major economic hubs, this commercial land presents an unrivaled investment opportunity in Gulfport's thriving landscape. Don't miss out on securing your stake in this dynamic commercial endeavor. For inquiries and to explore the boundless potential of this property, contact your Realtor.</p>					
Showing Requirements: Showing: Show Any Time Showing Exclusions: No Current Use: None Possible Use: Commercial; Development; Industrial; Investment; Mini Storage; Place of Worship; Retail; Vacant; Warehouse Equipment Included: Structure Type: Workshop Features: Workshop: No Additional Transportation: Airport 1-2 Miles; City Street; Paved Mineral Rights: Trees - Wooded: Heavily Wooded		Location: Commercial Retail Appraiser Quality: Road Frontage Type: City Street Road Surface Type: Asphalt Parking Features: Barn Type: Community Features: Airport/Runway; Curb; Street Lights Covenants And Restrictions: Unknown Horse Amenities: Horse Amenities: No Livestock: Land Details: Acres Wooded: 1 Waterfront Features: Waterfront: No Listing Terms: Cash; Conventional Available Documents: Maps Possession: Close Of Escrow			
Lot Features: City Lot; Level; Many Trees Sewer: Public Sewer Utilities: Electricity Available; Water Available Water Source: Public					
Listing Member: Name Scott S Lindsey 21155 Office LO: United Country - Southern States Realty 637500730		Primary 601-248-3561 Mobile Office 601-250-0017 E-mail lindsey@broker@gmail.com			

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Stacy R. Ireland on Wednesday, July 23, 2026 11:38 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

(1.30 Acre)

Development Tracts – NKN John Hill Boulevard, Gulfport, MS


4077696	Xxx John Hill Boulevard Gulfport, MS 39501 Commercial Sale Expired		Agent Copy
	List Price: \$7,227,500 List Date: 04/25/2024 Expiration: 01/13/2025 Dates: Bathrooms: 0 Total: 0 Squares: Footage: SqFt: Source: Year Built: 1993 Total: 0 Floors: Sub: No Agency:	Sub-Type: Days On Market: CDOM: Listing Service: Special Listing Conditions: Approx Lot Size Acres: 24.5 Lot Size Dimensions: Subdivision: County: Zoning: N or S of CSX RR: N or S of I-10: Listing Agreement: New Construction: Owned/Agent: Complex Name: Sold In Previous 12 Months: No	Business: 238 238: Full Service: Standard: 24.5: Miles And Bounds: Harrison: Commercial: S: S: Exclusive Right To Sell: No: No: No:
	Legal Description: 24.5 +/- acres John Hill Blvd. Parcel #: 0810F-02-050.000 Additional Parcel #s: Parcel# 0810K-01-001.004 Parcel# 0810K-01-001.002 Directions to Property: Travel 10.6 miles on US 90 /Beach Blvd. Continue on Hewes Ave to John Hill Blvd for 3.1 miles. Property will be near Lowes. See sign.		
	Association: No Tax Year: 2023 Tax Annual Amount: \$19,000 Lesshold Y/N: No Flood Insurance Required?: Yes 18th Section: No		
	Public Remarks: PRIME INVESTMENT OPPORTUNITY FOR COMMERCIAL INVESTORS! Discover 24.5 Acres of Commercial Land in Thriving Gulfport, MS! Are you seeking a lucrative commercial investment? Look no further than this exceptional property nestled in Gulfport, Mississippi. Strategically positioned just east of Hwy 49 and directly opposite of Lowes, this expansive tract of land presents an unparalleled opportunity for savvy investors. Key features: Commercial/Industrial Zoning: Unlock endless potential for development with versatile zoning options. Partially Fenced: Ensuring security and delineating boundaries for convenience. Flat, Usable Land: Ideal for streamlined construction and development initiatives. Prime Location: Enjoy unparalleled accessibility and visibility, conveniently situated within 3 miles (5 minutes) from Gulfport Airport. Diverse Usage Possibilities: Whether envisioning hotels, industrial sites, gas stations, retail stores, or beyond, this property accommodates various ventures. Proximity to Gulf: Merely 2.5 miles north of the Gulf ensures allure for tourists and beach enthusiasts alike. Minutes from Historic Downtown Gulfport: Capture the charm and vibrancy of the region, attracting visitors and locals alike. Ample Road Frontage: Enhancing accessibility and exposure, facilitating smooth ingress and egress. Parcel Flexibility: Tailor the property to your specifications, with the potential for subdivision into smaller parcels. Located in Harrison County, MS: Tap into the vibrant economic landscape of the region. Moreover, seize the strategic advantage of being adjacent to the 159-acre site of the new Army Corps of Engineers Aeronautical Manufacturing Plant, currently under construction. This proximity underscores the immense potential and value of this investment opportunity. With its strategic location, abundant features, and limitless potential, this commercial/industrial land presents an unmissable investment opportunity. Seize the chance to secure a prominent foothold in Gulfport's flourishing landscape. For inquiries and to capitalize on this high-visibility commercial gem, contact your Realtor. Your next lucrative venture awaits!		
	Showing Requirements: Showing: Show Any Time; Appointment Phone: 6012497061 Showing Exclusions: No Accessibility Features: No Levels: One Basement Features: Basement: No Sewer: Public Sewer Utilities: Electricity Available; Water Available Water Source: Public		
	Business Type: Commercial; Industrial; Land Only Possible Use: Commercial; Convenience Store; Development; Hotel/Motel; Industrial; Investment; Medical/Dental; Mini Storage; Office; Restaurant; Retail; Service Station/Repair; Warehouse; Other Location: Airport 1-2 Miles; City; Commercial Retail; Industrial Waterway; Public Transport; Railroad Siding Lot Features: City Lot; Many Trees; Open Lot Sale Options: Will Divide Listing Terms: Cash Possession: Close Of Escrow		
	Listing Member: Name: Scott S Lindsey 21155 Office: LO: United Country - Southern States Realty 637500730 Primary: 601-248-3661 Mobile: Office: 601-250-0017 E-mail: lindseylndbroker@gmail.com		
	<small>Information is deemed to be reliable, but is not guaranteed. © 2025 M.S. and F.B.S. Prepared by Stacy R. Ireland on Wednesday, July 23, 2026 11:38 AM. The information on this sheet has been made available by the M.S. and may not be the listing of the provider.</small>		

(24.50 Acre)

Tax Sheets

Harrison County Mississippi

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Property Link

HARRISON COUNTY, MS

Current Date **7/23/2025** Tax Year **2024**
 Records Last Updated **7/22/2025**

OWNER DURHAM WILLIAM H
131 PINE HILLS DR

HATTIESBURG MS 39402

PARCEL 0810K-01-001.009
ADDRESS JOHN HILL BLVD

ACRES : **NA**
LAND VALUE : 74750
IMPROVEMENTS : **NA**
TOTAL VALUE: 74750
ASSESSED : 11213

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	408.38	408.38	0.00
CITY	381.24	381.24	0.00
SCHOOL	690.05	690.05	0.00
TOTAL	1479.67	1479.67	0.00

Mail Payments To:

Sharon Nash Barnett, Tax Collector
P.O. Box 1270
Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 12 / 26 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE None

HOMESTEAD CODE 4G

TAX DISTRICT 110190

PPIN 33

SECTION 07

TOWNSHIP 11

RANGE

LEGAL DR: 1332/0070 04/10/1996-
 1.3 AC COM AT NE COR OF SEC
 33
 N
 15 FT TO S MAR OF RD WLY
 ALONG
 RD
 65.5 FT TO S 254.1 FT W 362.6
 FT TO
 RD NELY ALONG RD 451.4 FT
 TO P

Deed Book/Page References

Book	Page	Date	Type
1332/0070		4/10/1996	
1308/0235			
1291/0648			
1252/0253			
1115/0242			
1112/0314			

TAX PAID HISTORY

Year	Owner	Total Tax Paid(Y/N)
2023	DURHAM WILLIAM H	1516.78 Y

LAST PAYMENT DATE

Harrison County Mississippi

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Property Link

HARRISON COUNTY, MS

Current Date **7/23/2025**

Tax Year **2024**
Records Last Updated **7/22/2025**

OWNER

DURHAM WILLIAM H
131 PINE HILLS DR

HATTIESBURG MS 39402

PROPERTY DETAIL

ACRES : **NA**
LAND VALUE : 1207.50
IMPROVEMENTS : **NA**
TOTAL VALUE: 1207.50
ASSESSED : 18113

PARCEL 0810K-01-001.002

ADDRESS JOHN HILL BLVD

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	659.68	659.68	0.00
CITY	615.84	615.84	0.00
SCHOOL	1114.67	1114.67	0.00
TOTAL	2390.19	2390.19	0.00

Mail Payments To:

Sharon Nash Barnett, Tax Collector
P.O. Box 1270
Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 12 / 26 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE

HOMESTEAD None

CODE

TAX DISTRICT 4G

PPIN 103032

SECTION 33

TOWNSHIP 07

RANGE 11

LEGAL DR: 1332/0066 04/10/1996-
2.1 AC(C) BEG 965.9 FT W OF
NE
COR
OF SEC 33 S 50 FT E 261.6 S 34
2.2
FT TO N MAR OF RD NELY
ALONG R
D
559.1 FT TO SEC LINE W
ALONG S

Deed Book/Page References

Book	Page	Date	Type
1332/0066		4/10/1996	
1308/0235			
1291/0648			
1252/0253			
1115/0242			
1112/0314			

TAX PAID HISTORY

Year	Owner	Total Tax Paid(Y/N)
2023	DURHAM WILLIAM H	2450.15 Y
	H	LAST PAYMENT DATE

Harrison County Mississippi

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Property Link

HARRISON COUNTY, MS

Current Date **7/23/2025**
Tax Year **2024**

Records Last Updated **7/22/2025**

PROPERTY DETAIL

OWNER DURHAM WILLIAM H
131 PINE HILLS DR

HATTIESBURG MS 39402

PARCEL 0810K-01-001.004

ADDRESS JOHN HILL BLVD

ACRES : **NA**

LAND VALUE : 465750

IMPROVEMENTS : **NA**

TOTAL VALUE: 465750

ASSESSED : 69863

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	2544.41	2544.41	0.00
CITY	2375.34	2375.34	0.00
SCHOOL	4299.37	4299.37	0.00
TOTAL	9219.12	9219.12	0.00

Mail Payments To:

Sharon Nash Barnett, Tax Collector
P.O. Box 1270
Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 12 / 26 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL
HOMESTEAD CODE None	DR: 2006-0003583-D-J1 04/25/20
TAX DISTRICT 4G	06-CE
PPIN 103994	8.1 AC BEG 965.9 FT W & 50 FT
SECTION 33	S OF
TOWNSHIP 07	NE COR OF SEC 33 W 414 FT S
RANGE 11	36
	6.2
	FT E 150 FT S 332 FT TO NLY
	MA
	R OF

Deed Book/Page References

<u>Book</u>	<u>Page</u>	<u>Date</u>	<u>Type</u>
2006-0003583-D-J1		4/25/2006	CE
1332/0070			
1273/0523			
1252/0255			
1220/0581			
1219/0046			

TAX PAID HISTORY

<u>Year</u>	<u>Owner</u>	<u>Total Tax Paid(Y/N)</u>
-------------	--------------	----------------------------

Harrison County Mississippi

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Property Link

HARRISON COUNTY, MS

Current Date **7/23/2025**
Tax Year **2024**

Records Last Updated **7/22/2025**

OWNER DURHAM WILLIAM H
131 PINE HILL DR

HATTIESBURG MS 39402

PARCEL 0810F-02-050.000
ADDRESS JOHN HILL BLVD

PROPERTY DETAIL

ACRES : **NA**
 LAND VALUE : 402903
 IMPROVEMENTS : **NA**
 TOTAL VALUE: 402903
 ASSESSED : 60435

TAX INFORMATION

YEAR 2024	TAX DUE	PAID	BALANCE
COUNTY	2201.04	2201.04	0.00
CITY	2054.79	2054.79	0.00
SCHOOL	2934.12	2934.12	0.00
TOTAL	7189.95	7189.95	0.00

Mail Payments To:

Sharon Nash Barnett, Tax Collector
 P.O. Box 1270
 Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 12 / 26 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	DR: 1332/0066 04/11/1996-
HOMESTEAD		14.3 AC BEG 965.9 FT W OF SE
CODE	None	C
TAX DISTRICT	4G0	OR
PPIN	058587	OF SEC 28 N 664.9 FT E 980.9 F
SECTION	28	T S
TOWNSHIP	07	549.2 FT TO N MAR OF JOHN
RANGE	11	HILL
		BLVD
		SWLY ALONG ROAD 342.6 FT
		TO SE

Deed Book/Page References

Book	Page	Date	Type
1332/0066		4/11/1996	
1308/0235		6/28/1995	
1291/0648			
1115/0242			
1112/0314			

TAX PAID HISTORY

Year	Owner	Total Tax Paid(Y/N)
2023	DURHAM WILLIAM H	Y 7223.79 LAST PAYMENT DATE 12/28/2023

Landroll Information

2024 Landroll Information				
<p>DURHAM WILLIAM H 131 PINE HILLS DR HATTIESBURG, MS 39402</p> <p>Physical Street Address: 0 JOHN HILL BLVD</p>				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0810K-01-001,009	110190	4G		1
Supervisor District:		Subdivision:		
4				
Exemption Code				
Non-Exempt				
Section	Township	Range		
33	07	11		
Instrument Number(s)				
1332/0070, 1308/0235, 1291/0648, 1252/0253, 1115/0242, 1112/0314				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	74750	0	74750	11213 0 / 11212.5
Legal Description				
1.3 AC COM AT NE COR OF SEC 33 N 15 FT TO S MAR OF RD WLY ALONG RD 65.5 FT TO S 254.1 FT W 362.6 FT TORD NELY ALONG RD 451.4 FT TO POB PART OF NE1/4 OF NE1/4 OF SEC 33-7-11				
There are 0 building description records attached to this parcel.				

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2024 Landroll Information				
DURHAM WILLIAM H 131 PINE HILLS DR HATTIESBURG, MS 39402 Physical Street Address: 0 JOHN HILL BLVD				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0810K-01-001.002	103032	4G		1
Supervisor District:		Subdivision:		
4				
Exemption Code				
Non-Exempt				
Section	Township	Range		
33	07	11		
Instrument Number(s)				
1332/0066, 1308/0235, 1291/0648, 1252/0253, 1115/0242, 1112/0314				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	120750	0	120750	18113.0 / 18112.5
Legal Description				
2.1 AC(C) BEG 965.9 FT W OF NE COR OF SEC 33 S 50 FT E 261.6 S 342.2 FT TO N MAR OF RD NELY ALONG RD 559.1 FT TO SEC LINE W ALONG SEC LINE 660 FT TO POB PART OF NE1/4 OF NE1/4 OF SEC 33-7-11				
There are 0 building description records attached to this parcel.				

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2024 Landroll Information				
DURHAM WILLIAM H 131 PINE HILLS DR HATTIESBURG, MS 39402 Physical Street Address: 0 JOHN HILL BLVD				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0810K-01-001.004	103994	4G		1
Supervisor District:		Subdivision:		
4				
Exemption Code				
Non-Exempt				
Section	Township	Range		
33	07	11		
Instrument Number(s)				
2006-0003583-D-J1, 1332/0070, 1273/0523, 1252/0255, 1220/0581, 1219/0046				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	465750	0	465750	69863.0 / 69862.5
Legal Description				
8.1 AC BEG 965.9 FT W & 50 FT S OF NE COR OF SEC 33 W 414 FT S 366.2 FT E 150 FT S 332 FT TO NLY MAR OF JOHN HILL BLVD NELY ALONG RD 615 FTN 339.6 FT W 264.1 FT TO POB PART OF N1/2 OF NE 1/4 OF SEC 33-7-11				
There are 0 building description records attached to this parcel.				

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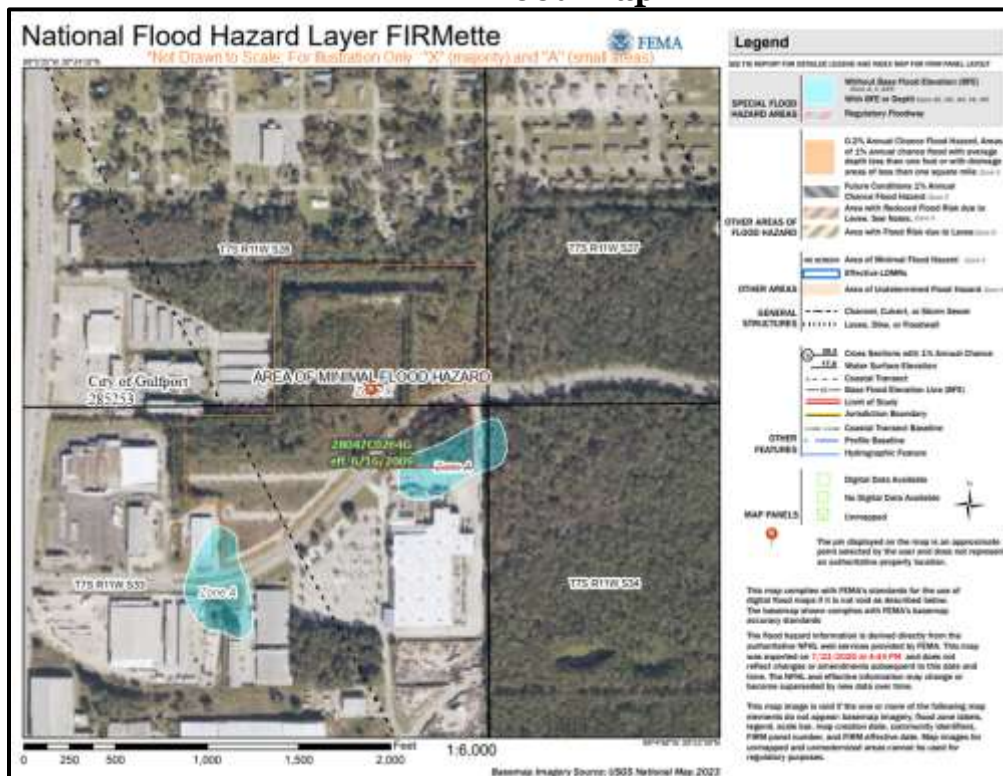
2024 Landroll Information				
<p>DURHAM WILLIAM H 131 PINE HILL DR HATTIESBURG, MS 39402</p> <p>Physical Street Address: 0 JOHN HILL BLVD</p>				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0810F-02-050.000	58587	4GO		1
Supervisor District:		Subdivision:		
4				
Exemption Code				
Non-Exempt				
Section	Township	Range		
28	07	11		
Instrument Number(s)				
1332/0066, 1308/0235, 1291/0648, 1115/0242, 1112/0314				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	402903	0	402903	60436 0 / 60435.45
Legal Description				
14.3 AC BEG 965.9 FT W OF SE COR OF SEC 28 N 664.9 FT E 980.9 FT S 549.2 FT TO N MAR OF JOHN HILL BLYDSWLY ALONG ROAD 342.6 FT TO SEC LINE W ALONG SEC LINE 660 FT TO POB PART OF SE1/4 OF SE1/4 OF SEC 28-7-11				

There are 0 building description records attached to this parcel.

National Wetlands Inventory Map



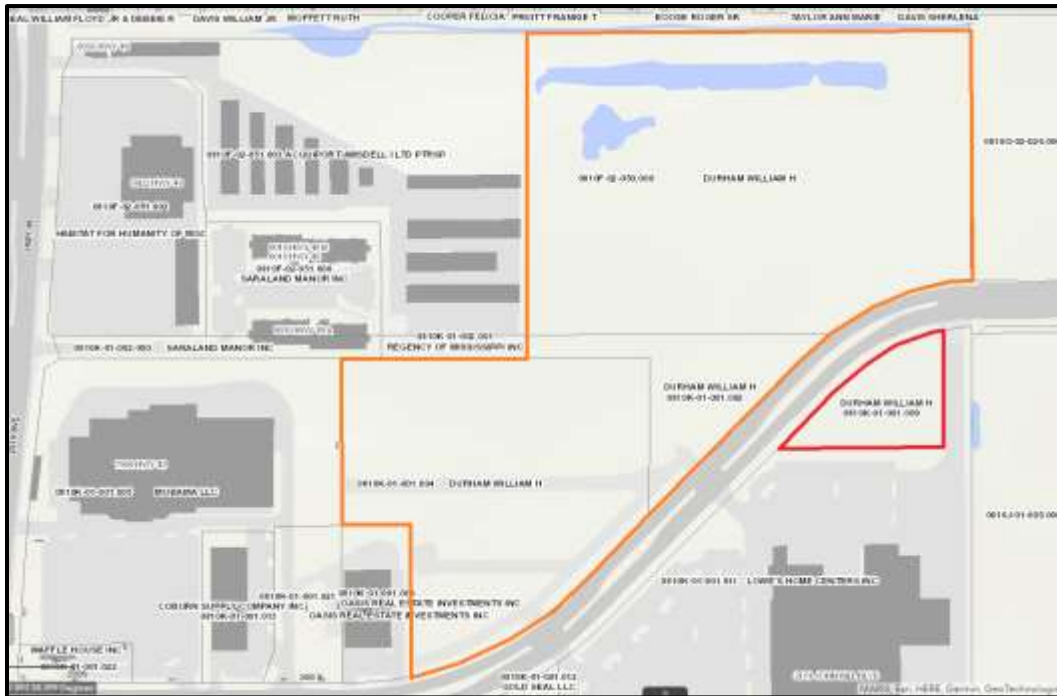
FEMA Flood Map



Traffic Map



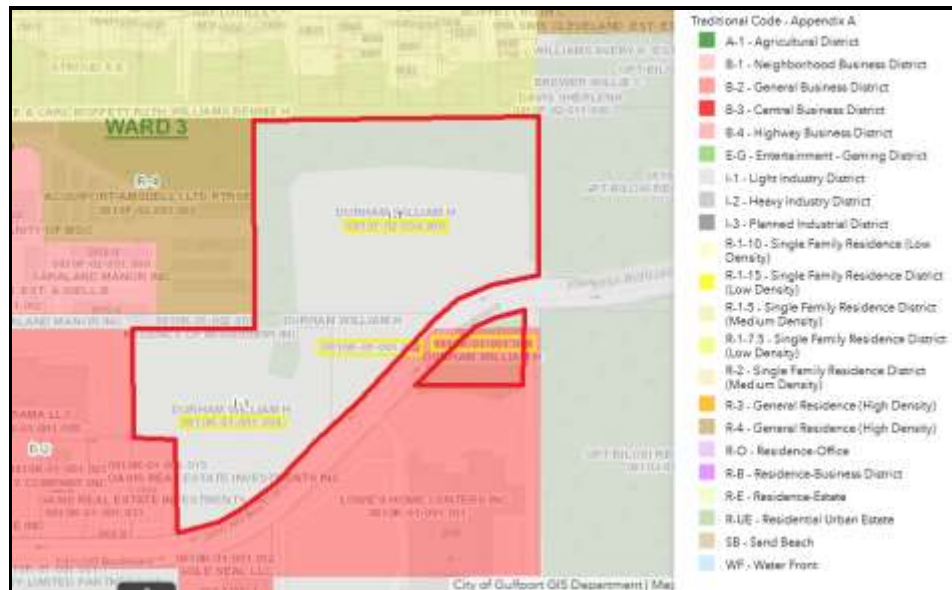
Tax Map



Aerial Tax Map



Zoning Map & Ordinance



According to Sam Sweeting, clerk with the Gulfport Zoning Department, the property is currently zoned “I-1” Light Industrial and “B-2” General Business. Many property owners of undeveloped parcels in the area of Highway 49, 34th Street, and John Hill Boulevard recognize their parcels as commercial or higher-density residential; but do not petition for a higher conditional use of zoning change until a contract is in place or plans for development begin. The area of O’Neal Road and John Ross Road have an array of zoning districts (“I-1,” “B-2,” “R-B,” “R-4,” “R-1-15,” and “R-1-7.5”). Time and cost to rezone parcels in the area is minimal.

(1) *I-1 districts: Light industry districts.* These districts are composed of land and structures occupied by or suitable for light manufacturing, wholesaling and similar uses. Located for convenient access from existing and future arterial thoroughfares, highways and railway lines, these districts are usually separated from residential areas by business districts or by natural barriers. The district regulations are designed to permit a range of light industrial activities subject to limitations intended to protect nearby residential and business districts.

(a) *Permitted uses.* See chart at end of this section.

(b) *Building site area.* Except as provided in section IV, the minimum building site area shall be 10,000 square feet.

(c) *Building site coverage.* The maximum building site coverage by all buildings shall be seventy-five (75) percent.

(d) *Building height limit.* Except as provided in section IV, no structure shall exceed fifty (50) feet in height.

(e) *Yards required.* Except as provided in section IV, the minimum dimensions of yards shall be:

Front yard—25 feet.

(There are no minimum required side or rear yards.)

B-2 districts: General business districts. These districts are composed of land and structures occupied by or suitable for uses furnishing, in addition to the retail goods and services supplied by the neighborhood business districts, the wider range of retail goods and services required by residents of a group or community of neighborhoods, and by the city generally. Usually located on a thoroughfare or highway or near the intersection of principal thoroughfares or highways, these districts are large and within convenient distance of the area they serve. The district regulations are designed to permit the development of the districts for their purpose in a spacious arrangement of uses and structures. To protect the abutting and surrounding residential areas, certain requirements are placed on uses. It is intended that additional general business districts will be created, in accordance with the amendment procedure of this ordinance, as they are needed to serve groups of new neighborhoods or the city generally.

(a) *Permitted uses.* See chart at end of this section.

(b) *Building site area.* There is no minimum required building site area, except that multiple-family dwellings permitted as special exception uses shall comply with the building site area requirements specified for the R-B districts.

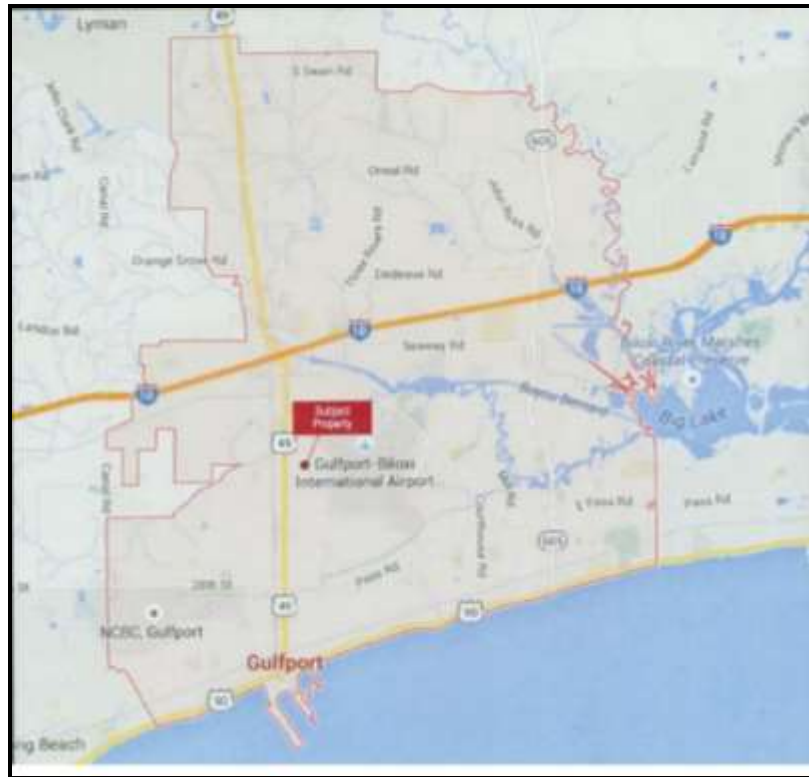
(c) *Building site coverage.* The maximum building site coverage by all buildings shall be fifty (50) percent.

(d) *Building height limit.* Except as provided in section IV, no structure shall exceed thirty-five (35) feet in height.

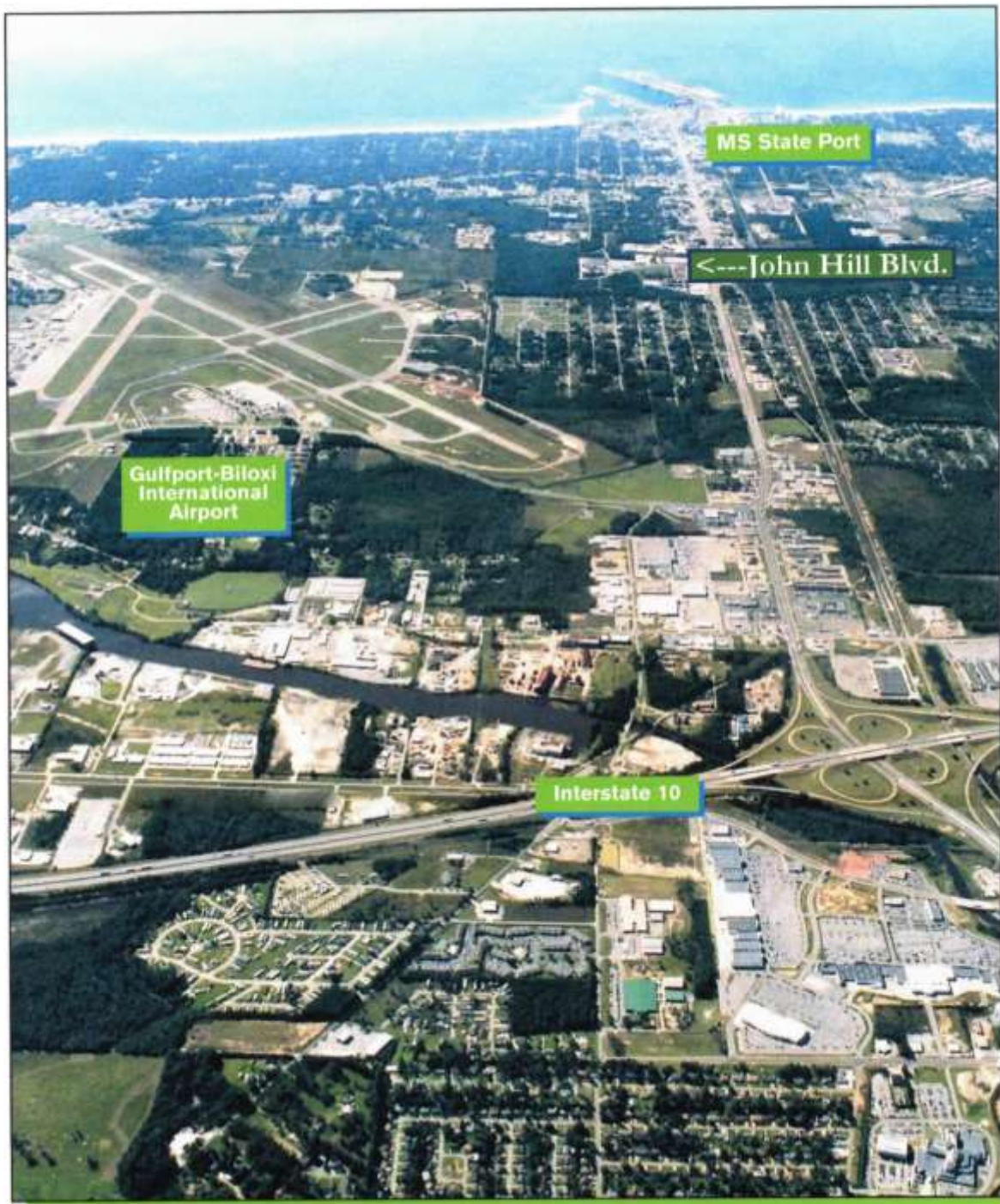
(e) *Yards required.* Except as provided in section IV, the minimum dimensions of yards shall be:

Front yard—25 feet.

Owner Provided Maps/Information







$$A = \begin{pmatrix} 1 & 1 & 1 \\ 1 & 1 & 1 \\ 1 & 1 & 1 \end{pmatrix}, \quad B = \begin{pmatrix} 1 & 1 & 1 \\ 1 & 1 & 1 \\ 1 & 1 & 1 \end{pmatrix}, \quad C = \begin{pmatrix} 1 & 1 & 1 \\ 1 & 1 & 1 \\ 1 & 1 & 1 \end{pmatrix}, \quad D = \begin{pmatrix} 1 & 1 & 1 \\ 1 & 1 & 1 \\ 1 & 1 & 1 \end{pmatrix}$$

Therefore we conclude subdividing the larger northern tract into two smaller

WILLIAM F. DODD, RICHARD B. BARNETT, JAMES W. LAMAR, ROBERT R. RUTH, JOHN P. FIDELL, JOHN S. SPRANGETT, JOHN S. SUGER SR., TAYLOR ANN BAKER, JAMES W. FLENA

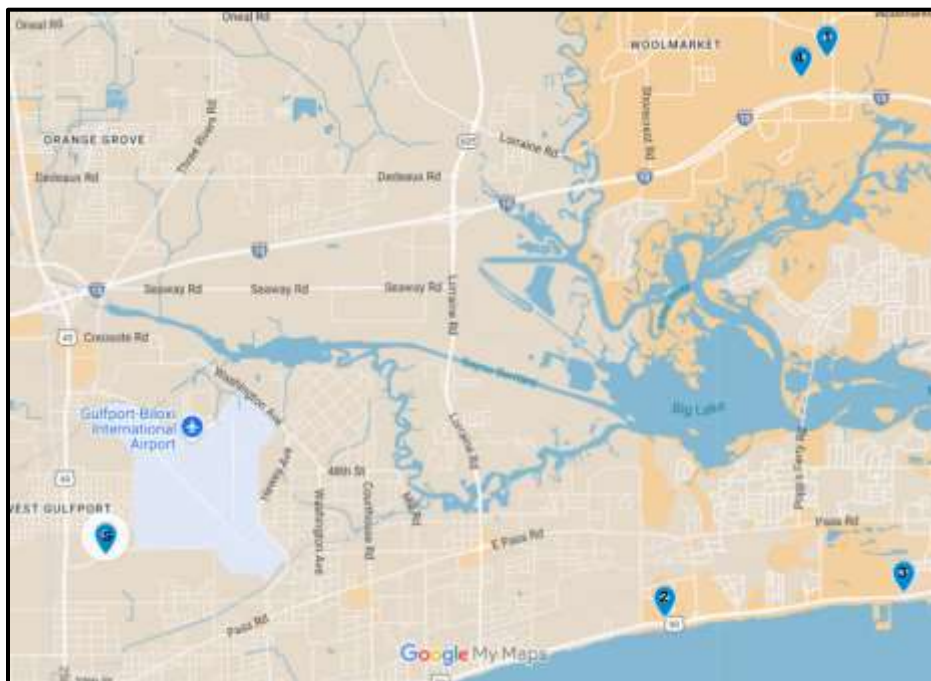
APPROACHES OMITTED AS NOT APPLICABLE

There are three commonly accepted approaches to value which includes the cost approach, sales comparison approach, and the income approach. The final estimate of each approach is reconciled, the approach is carefully weighted, and the final value then determined.

As described in this report, the highest and best use of the subject parcel is for speculative commercial development. Recall that the subject tracts comprises approximately 24.50 acres and 1.30 acres. The most applicable approach to value applicable when appraising vacant, unimproved land is the sales comparison approach (vacant land). The cost approach and the income approach are not applicable, therefore, will not be processed.

As described in this report, the highest and best use of the subject parcel is subdividing the northern tract (24.50 Acres) into two smaller tracts (8.75 Acres and 15.75 Acres) for commercial development. We conclude that a typical purchaser of the subject tract will consider prices being paid for larger commercial tracts. The typical purchaser will consider land sales having urban influence (by their placement) with a similar Highest And Best Use (commercial).

The concluded value of the subject tract does not assume that the tract has been approved for a certain type of development. Rather, the valuation represents an attempt to replicate the thinking and motivations of buyers and sellers of this type of development property. A map showing the location of the comparable land sales is provided below.



Land Sales Location Map For Larger Tracts

VALUATION PROCESS

NORTHERN TRACT A - LAND VALUATION AS OF JULY 22, 2025

The following land sales grid is offered:

Land Sales Adjustment Grid																																
	Subject	1	2	3	4																											
Date of Sale	Jul-25	Jan-24	May-23	Dec-22	Sep-22																											
Transaction Type		Sale	Sale	Sale	Sale																											
Zoning	I-1	RB	CB	CB	RB																											
	Industrial	Commercial	Commercial	Commercial	Commercial																											
Land Size - Gross Acres	8.75	4.40	4.10	8.55	13.13																											
Land Size - Gross SF	381,150	191,664	178,596	372,438	571,986																											
Actual Sale Price		\$1,350,000	\$1,500,000	\$1,600,000	\$1,950,000																											
Adjusted Sale Price		\$1,350,000	\$1,500,000	\$1,600,000	\$1,950,000																											
Unadjusted Price / Gross AC		\$306,818	\$365,854	\$187,135	\$148,504																											
Property Rights Conveyed	Fee Simple	-	-	-	-																											
Financing Terms	Conventional	-	-	-	-																											
Conditions of Sale	None	-	-	-	-																											
Market Cond. Adj. @	2.00%	2.98%	4.37%	5.21%	5.78%																											
Subtotal Adjusted Price/Gross AC		\$315,947	\$381,831	\$196,876	\$157,088																											
COMPARISONS		Percentage Adjustments																														
Location	Urban	0.05	(0.20)	(0.20)	0.05																											
Size (Gross AC)	8.75	(0.10)	(0.10)	-	0.05																											
Shape	Irregular	-	-	-	-																											
Corner	No	-	(0.05)	-	(0.05)																											
Road Frontage	651	-	-	-	-																											
Exposure	Average	(0.15)	(0.10)	(0.10)	(0.15)																											
Topography/Wetlands	Level	0.10	-	-	0.05																											
Cleared Area	Partially Cleared	(0.05)	(0.05)	(0.05)	(0.05)																											
Zoning	I-1	-	-	-	-																											
Utilities	Upgraded	0.10	0.10	0.10	0.10																											
Flood Zone	"X" & "A"	-	0.20	0.20	-																											
Other	Other	-	-	-	-																											
Overall Physical Adjustments (%)		(0.05)	(0.20)	(0.05)	0.00																											
Value Indication Per Gross AC		\$300,150	\$305,465	\$187,032	\$157,088																											
Weighting		2	1	1	1																											
Value Ranges		<table><tr><th colspan="2">Adjusted \$/AC</th></tr><tr><th>Before</th><th>After</th></tr><tr><th><u>Adjustment</u></th><th><u>Adjustment</u></th></tr><tr><td>Minimum Price/AC</td><td>\$148,504</td><td>\$157,088</td></tr><tr><td>Maximum Price/AC</td><td>\$365,854</td><td>\$305,465</td></tr><tr><td>Mean Average Price/AC</td><td>\$252,077</td><td>\$237,434</td></tr><tr><td>Median Price/AC</td><td>\$246,976</td><td>\$243,591</td></tr><tr><td>Standard Deviation/AC</td><td>\$101,467</td><td>\$76,501</td></tr><tr><td>Weighted Average</td><td></td><td>\$249,977</td></tr><tr><td>Indicated Value</td><td></td><td>\$290,000</td></tr></table>				Adjusted \$/AC		Before	After	<u>Adjustment</u>	<u>Adjustment</u>	Minimum Price/AC	\$148,504	\$157,088	Maximum Price/AC	\$365,854	\$305,465	Mean Average Price/AC	\$252,077	\$237,434	Median Price/AC	\$246,976	\$243,591	Standard Deviation/AC	\$101,467	\$76,501	Weighted Average		\$249,977	Indicated Value		\$290,000
Adjusted \$/AC																																
Before	After																															
<u>Adjustment</u>	<u>Adjustment</u>																															
Minimum Price/AC	\$148,504	\$157,088																														
Maximum Price/AC	\$365,854	\$305,465																														
Mean Average Price/AC	\$252,077	\$237,434																														
Median Price/AC	\$246,976	\$243,591																														
Standard Deviation/AC	\$101,467	\$76,501																														
Weighted Average		\$249,977																														
Indicated Value		\$290,000																														

It should be noted that other physical dissimilarities exist, while not directly adjusting for these differences; we have factored these differences into our final value estimate for the subject tracts.

Northern Tract A - Land Valuation As Of July 22, 2025

LAND VALUE CONCLUSION

The land comparables exhibit adjusted per acre values ranging from \$157,088 to \$305,465. Considering the subject location, land size, shape, placement, road frontage, topography, and other characteristics, we conclude a per acre value at \$290,000/AC. The concluded unit value for the subject property at \$290,000/AC is ranked with the comparable sales, shown as follows:

<u>Ranking (Adjusted)/AC</u>	
Sale No. 2	\$305,465
Sale No. 1	\$300,150
Subject	\$290,00
Sale No. 3	\$187,032
Sale No. 4	\$157,088

Land Valuation

Indication Before Adjustments: As shown by the land sales adjustment grid, the range of values exhibited by the land comparables *before adjustments* is \$217,350 per acre (difference between the high and low per acre values). The mean average per acre value *before adjustments* is \$252,077 and the standard deviation is \$101,467 per acre.

Indication After Adjustments: As shown by the primary sales adjustment grid, the range of values exhibited by the land comparables *after adjustments* is lowered to \$148,376 per acre (difference between the high and low per acre values). The mean average per acre value *after adjustments* is \$237,434 per acre and the standard deviation is lowered to \$76,501 per acre (was \$101,467). The lower range, mean, and standard deviation indicate that the required adjustments are in the right direction and facilitates a tighter range of value to form a reasonable conclusion.

Conclusion,

8.75 Acres x \$290,000/AC=	\$2,537,500
Rounded To	\$2,540,000

NORTHERN TRACT A - LAND VALUE ESTIMATE

\$2,540,000

(“As Is” Market Value -July 22, 2025)

(Subject To Assumptions & Limiting Conditions)

VALUATION PROCESS

NORTHERN TRACT B - LAND VALUATION AS OF JULY 22, 2025

The following land sales grid is offered:

Land Sales Adjustment Grid																									
	Subject	1	2	3	4																				
Date of Sale	Jul-25	Jan-24	May-23	Dec-22	Sep-22																				
Transaction Type		Sale	Sale	Sale	Sale																				
Zoning	I-1	RB	CB	CB	RB																				
	Industrial	Commercial	Commercial	Commercial	Commercial																				
Land Size - Gross Acres	15.75	4.40	4.10	8.55	13.13																				
Land Size - Gross SF	686,070	191,664	178,596	372,438	571,986																				
Actual Sale Price		\$1,350,000	\$1,500,000	\$1,600,000	\$1,950,000																				
Adjusted Sale Price		\$1,350,000	\$1,500,000	\$1,600,000	\$1,950,000																				
Unadjusted Price / Gross AC		\$306,818	\$365,854	\$187,135	\$148,504																				
Property Rights Conveyed	Fee Simple	-	-	-	-																				
Financing Terms	Conventional	-	-	-	-																				
Conditions of Sale	None	-	-	-	-																				
Market Cond. Adj. @	2.00%	2.98%	4.37%	5.21%	5.78%																				
Subtotal Adjusted Price/Gross AC		\$315,947	\$381,831	\$196,876	\$157,088																				
COMPARISONS		Percentage Adjustments																							
Location	Urban	0.05	(0.20)	(0.20)	0.05																				
Size (Gross AC)	15.75	(0.15)	(0.15)	(0.05)	-																				
Shape	Irregular	-	-	-	-																				
Corner	No	-	(0.05)	-	(0.05)																				
Road Frontage	902	-	-	-	-																				
Exposure	Average	(0.15)	(0.10)	(0.10)	(0.15)																				
Topography/Wetlands	Level	0.10	-	-	0.05																				
Cleared Area	Partially Cleared	(0.05)	(0.05)	(0.05)	(0.05)																				
Zoning	I-1	-	-	-	-																				
Utilities	Upgraded	0.10	0.10	0.10	0.10																				
Flood Zone	"X" & "A"	-	0.20	0.20	-																				
Other	Other	-	-	-	-																				
Overall Physical Adjustments (%)		(0.10)	(0.25)	(0.10)	(0.05)																				
Value Indication Per Gross AC		\$284,352	\$286,373	\$177,188	\$149,234																				
Weighting		2	1	1	1																				
Value Ranges		<table><tr><th colspan="2">Adjusted \$/AC</th></tr><tr><th>Before</th><th>After</th></tr><tr><td><u>Adjustment</u></td><td><u>Adjustment</u></td></tr><tr><td>Minimum Price/AC</td><td>\$149,234</td></tr><tr><td>Maximum Price/AC</td><td>\$286,373</td></tr><tr><td>Mean Average Price/AC</td><td>\$224,287</td></tr><tr><td>Median Price/AC</td><td>\$230,770</td></tr><tr><td>Standard Deviation/AC</td><td>\$71,446</td></tr><tr><td>Weighted Average</td><td>\$236,300</td></tr><tr><td>Indicated Value</td><td>\$280,000</td></tr></table>				Adjusted \$/AC		Before	After	<u>Adjustment</u>	<u>Adjustment</u>	Minimum Price/AC	\$149,234	Maximum Price/AC	\$286,373	Mean Average Price/AC	\$224,287	Median Price/AC	\$230,770	Standard Deviation/AC	\$71,446	Weighted Average	\$236,300	Indicated Value	\$280,000
Adjusted \$/AC																									
Before	After																								
<u>Adjustment</u>	<u>Adjustment</u>																								
Minimum Price/AC	\$149,234																								
Maximum Price/AC	\$286,373																								
Mean Average Price/AC	\$224,287																								
Median Price/AC	\$230,770																								
Standard Deviation/AC	\$71,446																								
Weighted Average	\$236,300																								
Indicated Value	\$280,000																								

It should be noted that other physical dissimilarities exist, while not directly adjusting for these differences; we have factored these differences into our final value estimate for the subject tracts.

Northern Tract B - Land Valuation As Of July 22, 2025

LAND VALUE CONCLUSION

The land comparables exhibit adjusted per acre values ranging from \$149,234 to \$286,373. Considering the subject location, land size, shape, placement, road frontage, topography, and other characteristics, we conclude a per acre value at \$280,000/AC. The concluded unit value for the subject property at \$280,000/AC is ranked with the comparable sales, shown as follows:

<u>Ranking (Adjusted)/AC</u>	
Sale No. 2	\$ 286,373
Sale No. 1	\$ 284,352
Subject	\$280,00
Sale No. 3	\$ 177,188
Sale No. 4	\$149,235

Land Valuation

Indication Before Adjustments: As shown by the land sales adjustment grid, the range of values exhibited by the land comparables *before adjustments* is \$217,350 per acre (difference between the high and low per acre values). The mean average per acre value *before adjustments* is \$252,077 and the standard deviation is \$101,467 per acre.

Indication After Adjustments: As shown by the primary sales adjustment grid, the range of values exhibited by the land comparables *after adjustments* is lowered to \$137,139 per acre (difference between the high and low per acre values). The mean average per acre value *after adjustments* is \$224,287 per acre and the standard deviation is lowered to \$71,446 per acre (was \$101,467). The lower range, mean, and standard deviation indicate that the required adjustments are in the right direction and facilitates a tighter range of value to form a reasonable conclusion.

Conclusion,

15.75 Acres x \$280,000/AC=	\$4,410,000
Rounded To	\$4,410,000

NORTHERN TRACT B - LAND VALUE ESTIMATE

\$4,410,000

(“As Is” Market Value -July 22, 2025)

(Subject To Assumptions & Limiting Conditions)

Recap of Northern Tract,

Tract A: 8.75 Acres x \$290,000/AC=	\$2,540,000 (Rd.)
Tract B: 15.75 Acres x \$280,000/AC=	<u>\$4,410,000</u> (Rd.)
Total Indicated Value	\$6,950,000

VALUATION PROCESS

SOUTHERN TRACT C - LAND VALUATION AS OF JULY 22, 2025

The following land sales grid is offered:

Land Sales Adjustment Grid																																
	Subject	5	6	7	8																											
Date of Sale	Jul-25	Mar-25	May-25	Aug-24	May-23																											
Transaction Type		Sale	Sale	Sale	Sale																											
Zoning	B-2 & I-1	RB	T5	B-4	B-4																											
	Commercial	Commercial	Commercial	Commercial	Commercial																											
Land Size - Gross Acres	1.30	1.79	1.72	0.32	1.31																											
Land Size - Gross SF	56,603	78,103	74,923	13,939	57,064																											
Actual Sale Price		\$710,000	\$600,000	\$90,000	\$600,000																											
Adjusted Sale Price		\$710,000	\$600,000	\$90,000	\$620,000																											
Unadjusted Price / Gross AC		\$395,985	\$348,838	\$281,254	\$473,279																											
Property Rights Conveyed	Fee Simple	-	-	-	-																											
Financing Terms	Conventional	-	-	-	-																											
Conditions of Sale	None	-	-	-	-																											
Market Cond. Adj. @	2.00%	0.67%	0.30%	1.88%	4.39%																											
Subtotal Adjusted Price/Gross AC		\$398,654	\$349,889	\$286,555	\$494,077																											
COMPARISONS																																
Percentage Adjustments																																
Location	Urban	(0.20)	(0.20)	-	(0.10)																											
Size (Gross AC)	1.30	-	-	(0.10)	-																											
Shape	Irregular	-	-	-	-																											
Corner	No	-	(0.05)	-	(0.05)																											
Road Frontage	451	-	-	-	-																											
Exposure	Average	(0.10)	-	(0.10)	(0.10)																											
Topography/Wetlands	Level	-	-	-	-																											
Cleared Area	Wooded	-	(0.10)	(0.10)	(0.10)																											
Zoning	B-2 & I-1	-	-	-	-																											
Utilities	Typical	-	-	-	-																											
Flood Zone	"X" & "A"	-	0.20	0.20	-																											
Other	Other	-	-	-	-																											
Overall Physical Adjustments (%)		(0.30)	(0.15)	(0.10)	(0.35)																											
Value Indication Per Gross AC		\$279,058	\$297,406	\$257,900	\$321,150																											
Weighting		1	2	1	1																											
Value Ranges		<table><tr><th colspan="2">Adjusted \$/AC</th></tr><tr><th>Before</th><th>After</th></tr><tr><td><u>Adjustment</u></td><td><u>Adjustment</u></td></tr><tr><td>Minimum Price/AC</td><td>\$281,254</td><td>\$257,900</td></tr><tr><td>Maximum Price/AC</td><td>\$473,279</td><td>\$321,150</td></tr><tr><td>Mean Average Price/AC</td><td>\$374,839</td><td>\$288,878</td></tr><tr><td>Median Price/AC</td><td>\$372,411</td><td>\$288,232</td></tr><tr><td>Standard Deviation/AC</td><td>\$80,771</td><td>\$26,897</td></tr><tr><td>Weighted Average</td><td></td><td>\$290,584</td></tr><tr><td>Indicated Value</td><td></td><td>\$295,000</td></tr></table>				Adjusted \$/AC		Before	After	<u>Adjustment</u>	<u>Adjustment</u>	Minimum Price/AC	\$281,254	\$257,900	Maximum Price/AC	\$473,279	\$321,150	Mean Average Price/AC	\$374,839	\$288,878	Median Price/AC	\$372,411	\$288,232	Standard Deviation/AC	\$80,771	\$26,897	Weighted Average		\$290,584	Indicated Value		\$295,000
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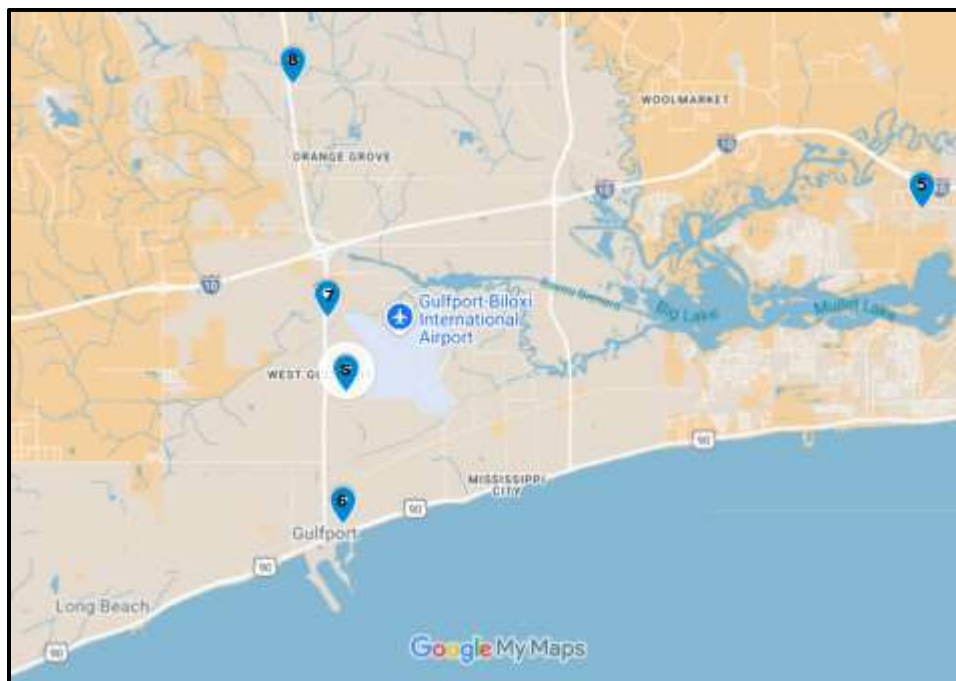
It should be noted that other physical dissimilarities exist, while not directly adjusting for these differences; we have factored these differences into our final value estimate for the subject tracts.

Southern Tract C - Land Valuation As Of July 22, 2025

LAND VALUE CONCLUSION

The land comparables exhibit adjusted per acre values ranging from \$257,900 to \$321,150. Considering the subject location, land size, shape, placement, road frontage, topography, and other characteristics, we conclude a per acre value at \$295,000/AC. The concluded unit value for the subject property at \$295,000/AC is ranked with the comparable sales, shown as follows:

<u>Ranking (Adjusted)/AC</u>	
Sale No. 8	\$ 321,150
Sale No. 6	\$297,406
Subject	\$295,00
Sale No. 5	\$279,058
Sale No. 7	\$257,900



Land Sales Location Map For Smaller Tract

Land Valuation

Indication Before Adjustments: As shown by the land sales adjustment grid, the range of values exhibited by the land comparables *before adjustments* is \$192,025 per acre (difference between the high and low per acre values). The mean average per acre value *before adjustments* is \$374,839 and the standard deviation is \$80,771 per acre.

Indication After Adjustments: As shown by the primary sales adjustment grid, the range of values exhibited by the land comparables *after adjustments* is lowered to \$63,250 per acre (difference between the high and low per acre values). The mean average per acre value *after adjustments* is \$288,878 per acre and the standard deviation is lowered to \$26,897 per acre (was \$80,771). The lower range, mean, and standard deviation indicate that the required adjustments are in the right direction and facilitates a tighter range of value to form a reasonable conclusion.

Conclusion,

1.30 Acres x \$295,000/AC=	\$383,331
Rounded To	\$380,000

SOUTHERN TRACT C - LAND VALUE ESTIMATE **\$380,000** **(“As Is” Market Value - July 22, 2025)** **(Subject To Assumptions & Limiting Conditions)**

MARKETING & EXPOSURE TIME

We have estimated the subject’s marketing time to be from **18 to 24 months**. This marketing time assumes the sale to have been managed by a knowledgeable real estate broker familiar with the subject real estate market. Further assumptions include the real estate broker is well connected in the real estate market and would implore aggressive real estate sales tactics during the marketing period.

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local retail market, it is our opinion that the probable exposure time for the subject at the concluded market values stated previously is **18 to 24 months**.

Expired Listing: The subject property was listed for sale from June 11, 2024 to January 13, 2025 for \$383,500 (Southern Tract) and \$7,227,500 (Northern Tract). The property was on the market for 250 days. Based on the analysis presented, the expired listing is slightly higher than current market value. According to the property contact and realtor, Mr. Brian Dear, the recent listing was not aggressively marketed.

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