

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



FOR SALE
PRIME DEVELOPMENT OPPORTUNITY
261 Caillavet St, Biloxi, MS 39503

PROPERTY INFORMATION



ZONE

Regional Business



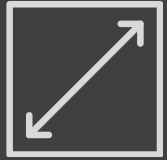
PRICE

\$250,000



LOCATION

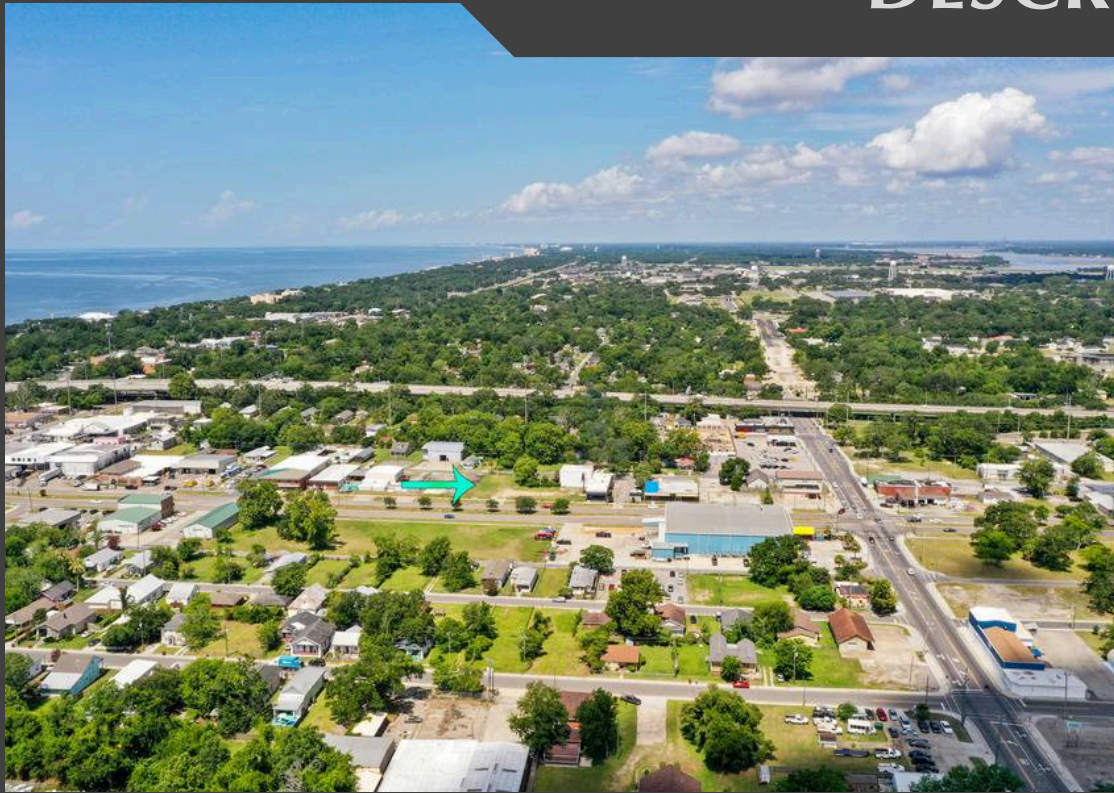
BILOXI, MS



LOT SIZE

0.42 ACRES

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this incredible development opportunity!

Two adjoining lots fronting Caillavet Street are available, zoned Regional Business (RB). This prime location, on the main street from I-110 to Boom Town exit and just south of Division Street, offers excellent visibility and access. The lots are situated near Highway 90, Beau Rivage Casino, and MGM Baseball Park, making them perfect for various development projects. The property includes commercial signage and spans a total area of 0.42 acres.

Call Broker for additional information.

PROPERTY INFORMATION

List Price \$250,000
 Divisible No
 Street Number Assigned Yes
 Sub-Type: Unimproved Commercial Lot For Sale
 Approx Lot Size Acres 0.42
 Subdivision Doty
 County Harrison
 N or S of CSX RR N
 N or S of I-10 S
 Additional Exemptions Y/N No
 List Price/Acre \$595,238.10
 Legal Description LOT 100 X 84 FT S BY STREET E BY
 CAILLAVET ST. N BY CITY OF BILOXI W BY
 DOTY SUBD. SEC. BLK. 151 AND ALSO
 ADJACENT N 15 FT OF VACATED STREET
 PER INST#2020-780
 Parcel # 1410e-02-037.000 & 1410E-02-039.000
 Directions to Property Hwy 90 to Caillavet, go North just past
 Esters Blvd. Property is on the West side
 between two structures.
 Association No
 Tax Year 2023
 Tax Annual Amount 1,391
 Leasehold Y/N No
 Homestead Y/N No
 Flood Insurance Required Yes
 Covenants Y/N No

School District Biloxi Public District
 Price Includes Land
 Current Use Unimproved; Vacant
 Possible Use Development; Unimproved
 Workshop Features No Workshop
 Additional Transportation City Street; Interstate 1 Mile or
 Less; Paved
 Mineral Rights No Minerals
 Trees - Wooded None
 Location Commercial Retail; Other
 Road Frontage Type City Street
 Road Surface Type Concrete
 Covenants And Restrictions None
 Horse Amenities No
 Land Details: Road Frontage: 205
 Waterfront Features No
 Listing Terms Cash; Conventional
 Available Documents Land Survey; Marketing Package;
 Photographs; Survey; Traffic Count
 Lot Features City Lot; Near Beach
 Sewer Public Sewer
 Utilities Cable Available; Electricity
 Available; Sewer Available; Water
 Available
 Water Source Public

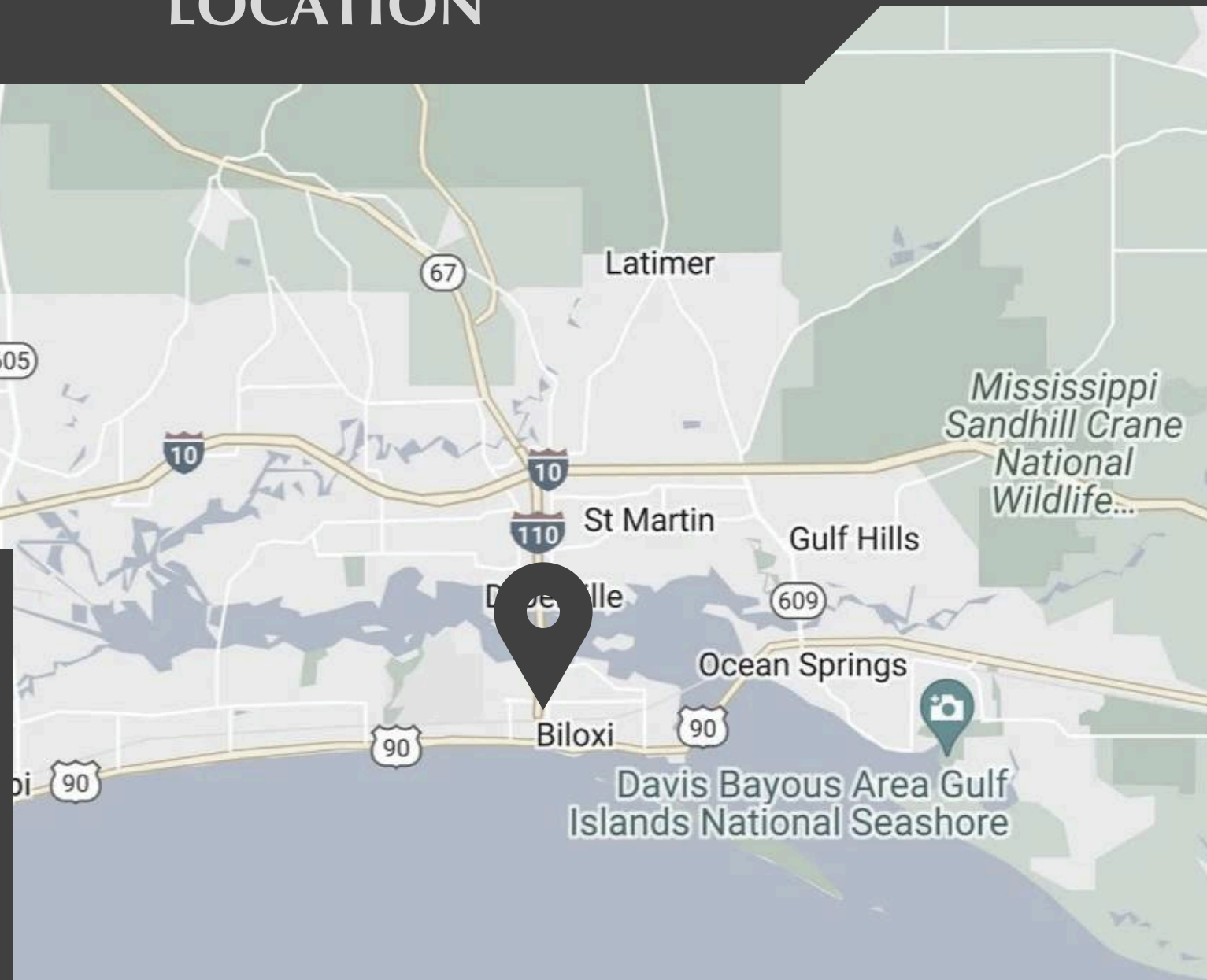
LOCATION



BILOXI

Biloxi is a Mississippi city on the Gulf of Mexico.

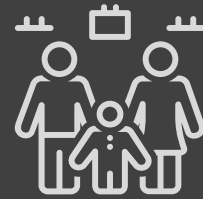
Whether you're looking for fun in the sun, cultural attractions, eclectic cuisine or glittering casinos, "the playground of the South" offers the perfect mix of exciting attractions and affordable accommodation. Its prime location on the shores of the Mississippi Gulf Coast means, no matter where you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



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2018 ESTIMATED POPULATION	4,986	31,190	66,393
2023 PROJECTED POPULATION	5,330	33,878	70,635

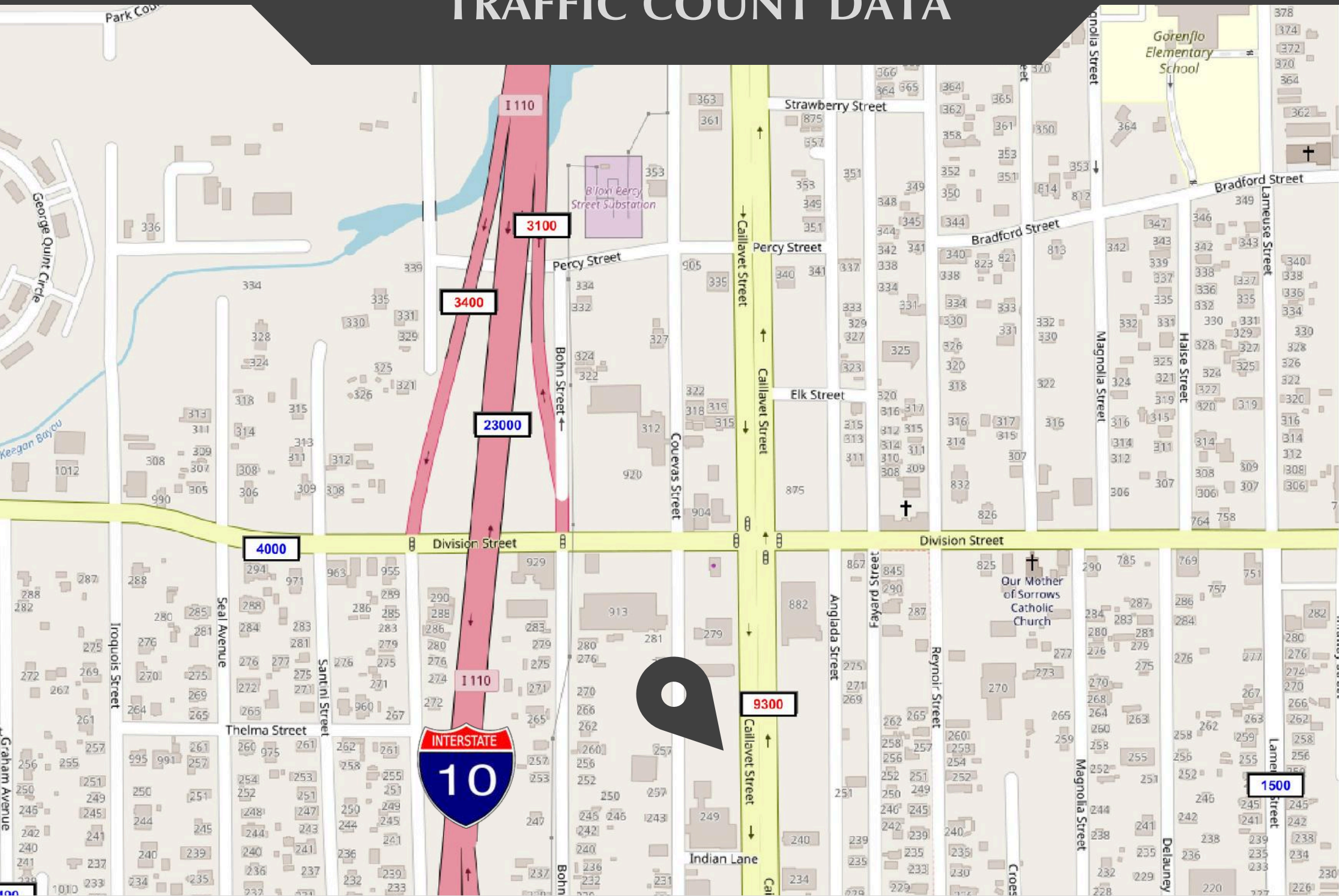


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	2,055	11,630	25,980
2023 PROJECTED HOUSEHOLDS	2,190	12,520	27,476

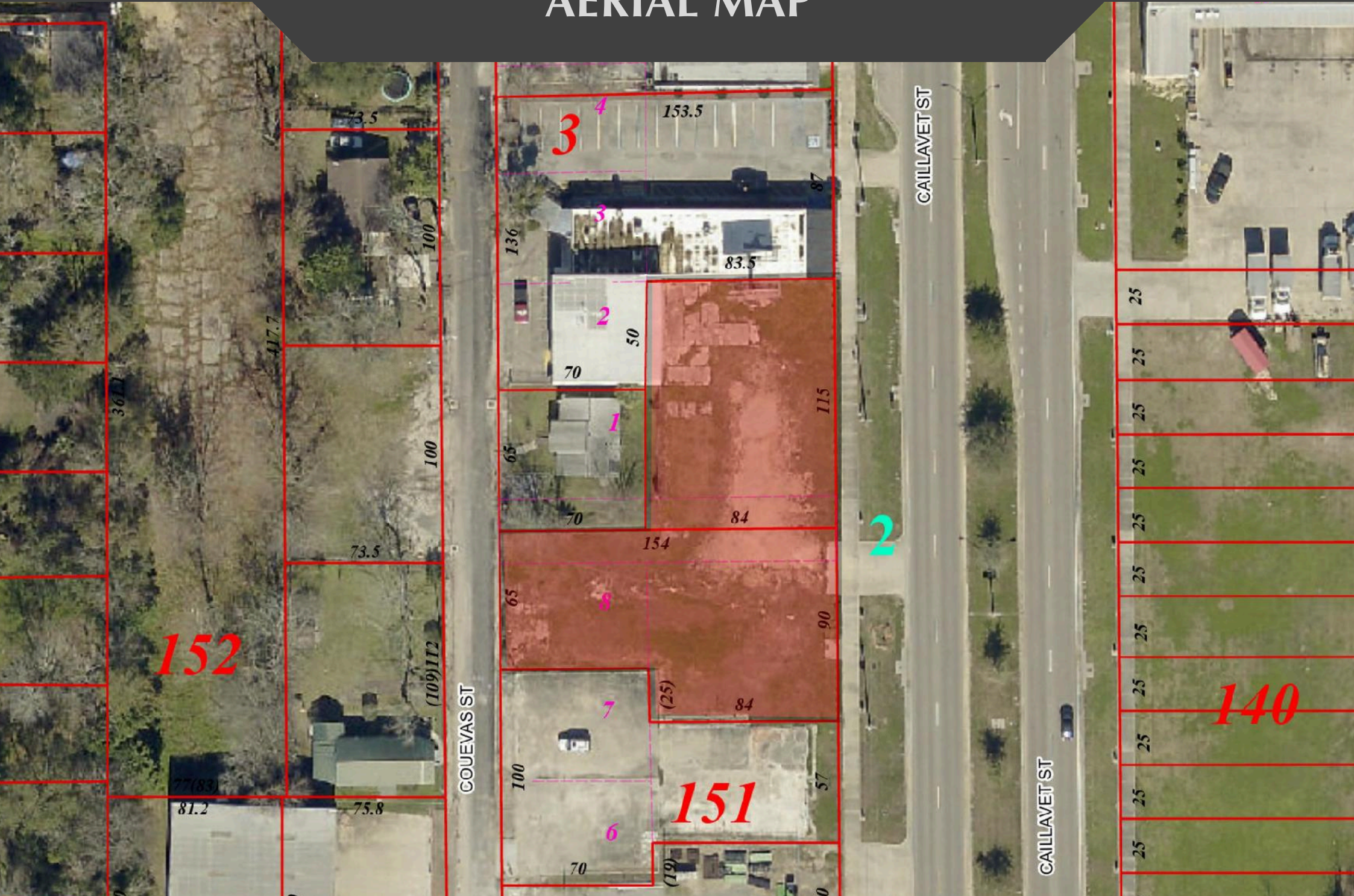


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$43,095	\$49,425	\$54,555
2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$42,172	\$49,291	\$54,166

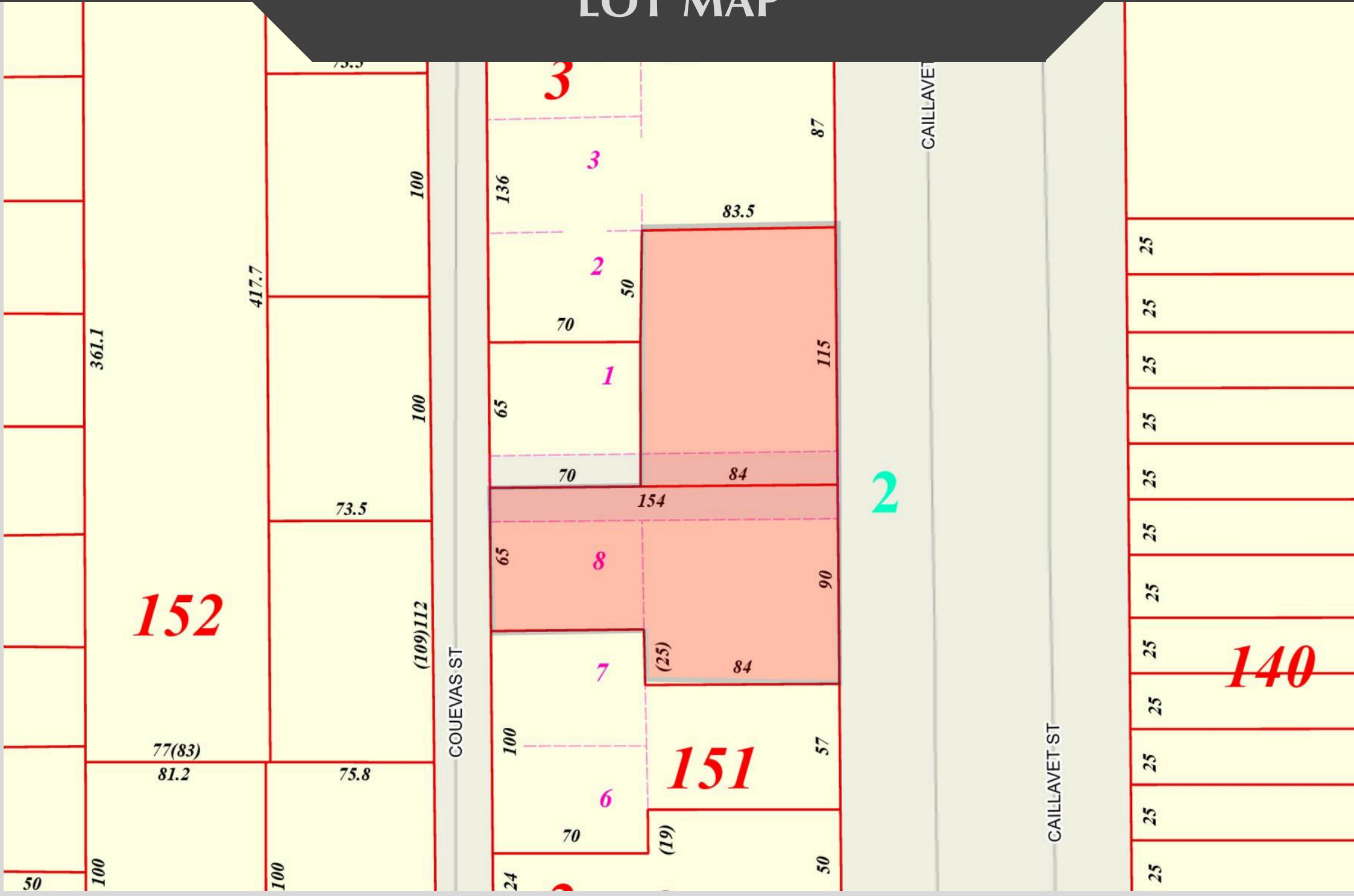
TRAFFIC COUNT DATA



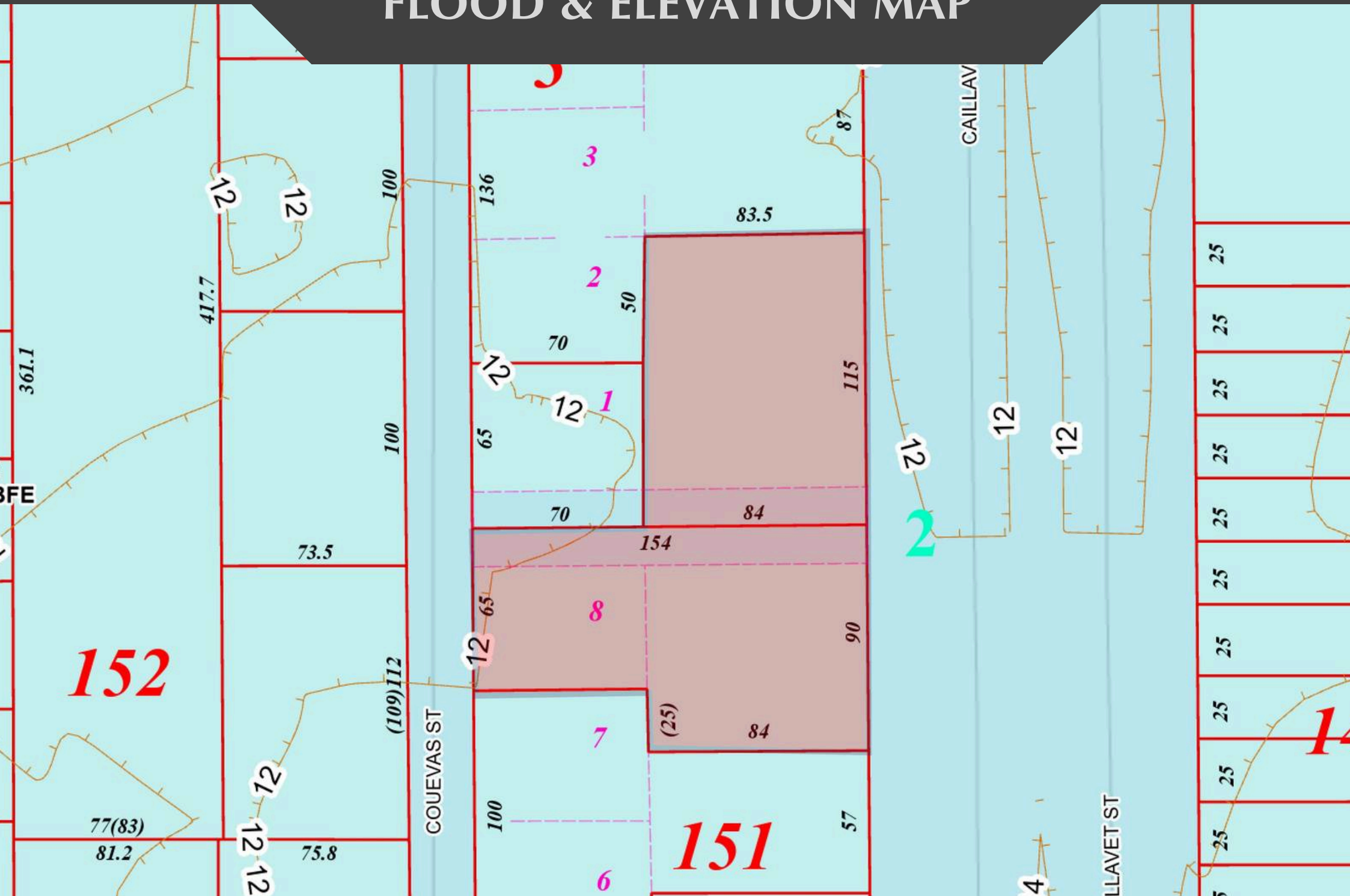
AERIAL MAP



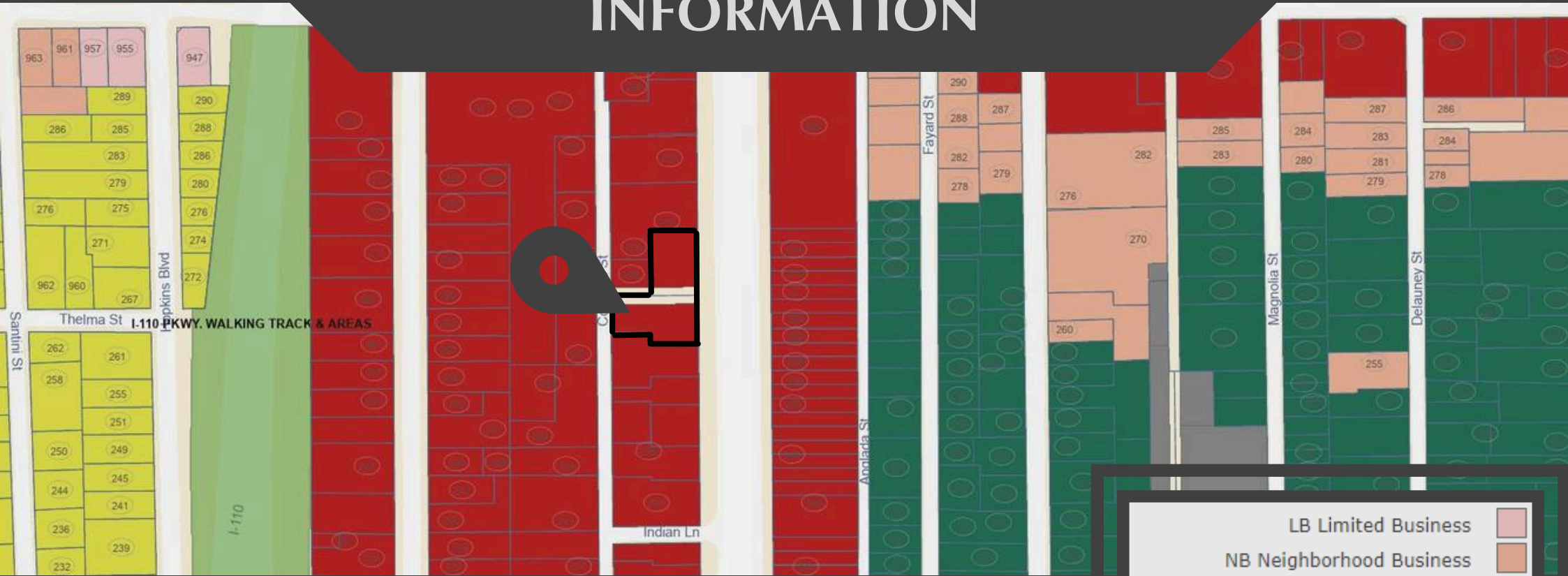
LOT MAP



FLOOD & ELEVATION MAP



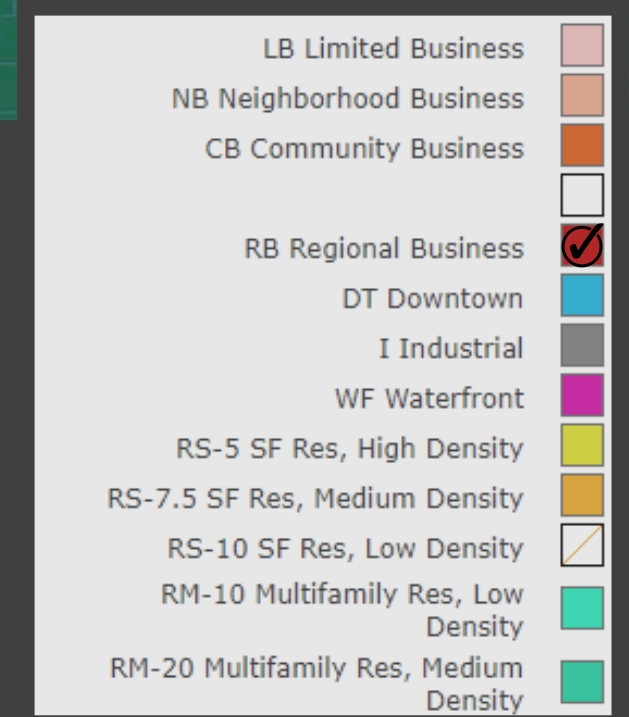
ZONING INFORMATION



ZONE RB - REGIONAL BUSINESS

The Regional Business (RB) District is established and intended to accommodate a diverse range of high-intensity retail, service, office, and institutional uses that provide goods and services serving a community, citywide, and regional customer base, including tourist accommodations and related commercial activities serving visitors. It also accommodates Biloxi's major employment-generating hubs. RB Districts are generally appropriate in areas conveniently accessible to the regional roadway network and transit service, and as designated on the comprehensive plan's future land use map. high-density residential uses are encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings that are part of a larger horizontal mixed-use development. RB District Standards are intended to ensure development is compatible with surrounding uses.

Chart of Permitted Uses available upon request



PHOTOS



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REAL ESTATE
SHERRY L. OWEN



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