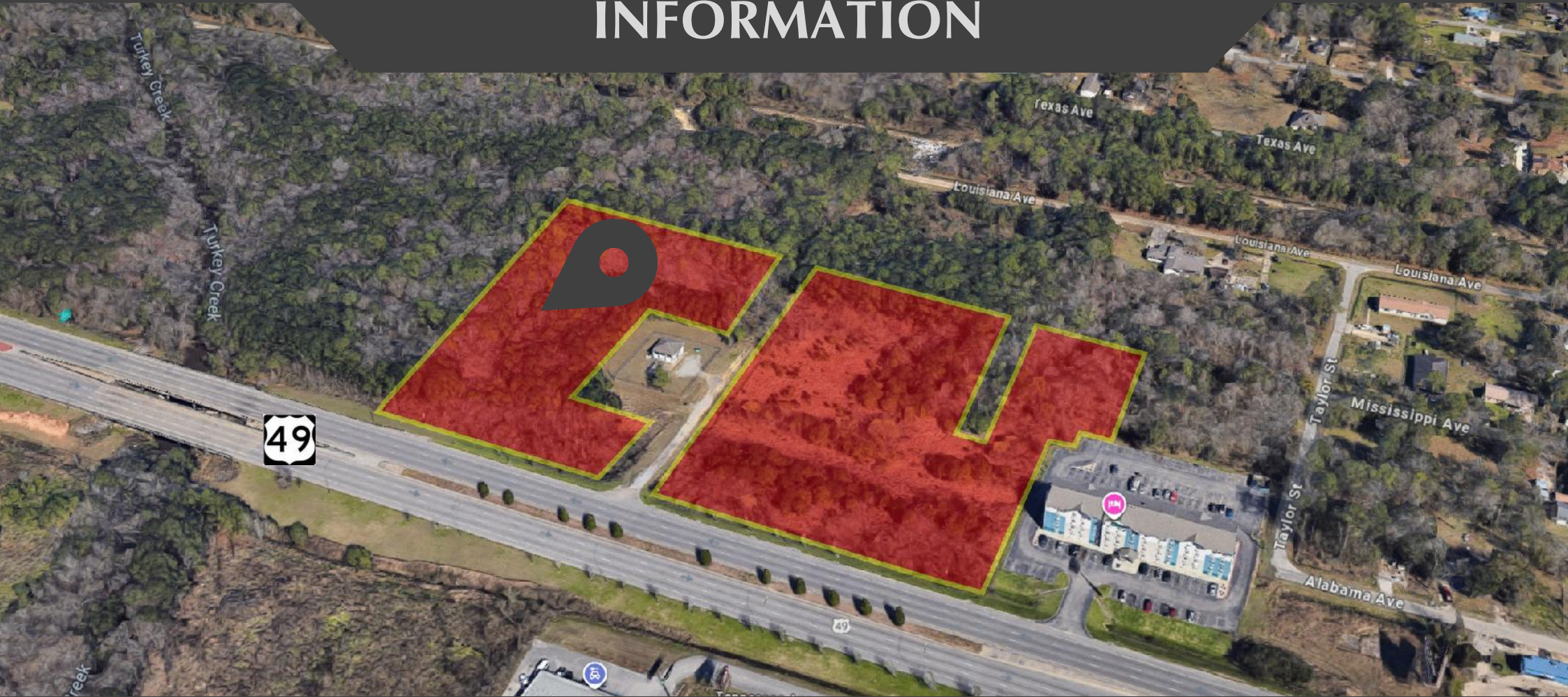




FOR SALE
DEVELOPMENT OPPORTUNITY
HIGHWAY 49, GULFPORT, 39501

PROPERTY INFORMATION



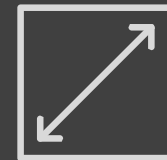
ZONE
B-4
**HIGHWAY BUSINESS
DISTRICT**



PRICE
169,000

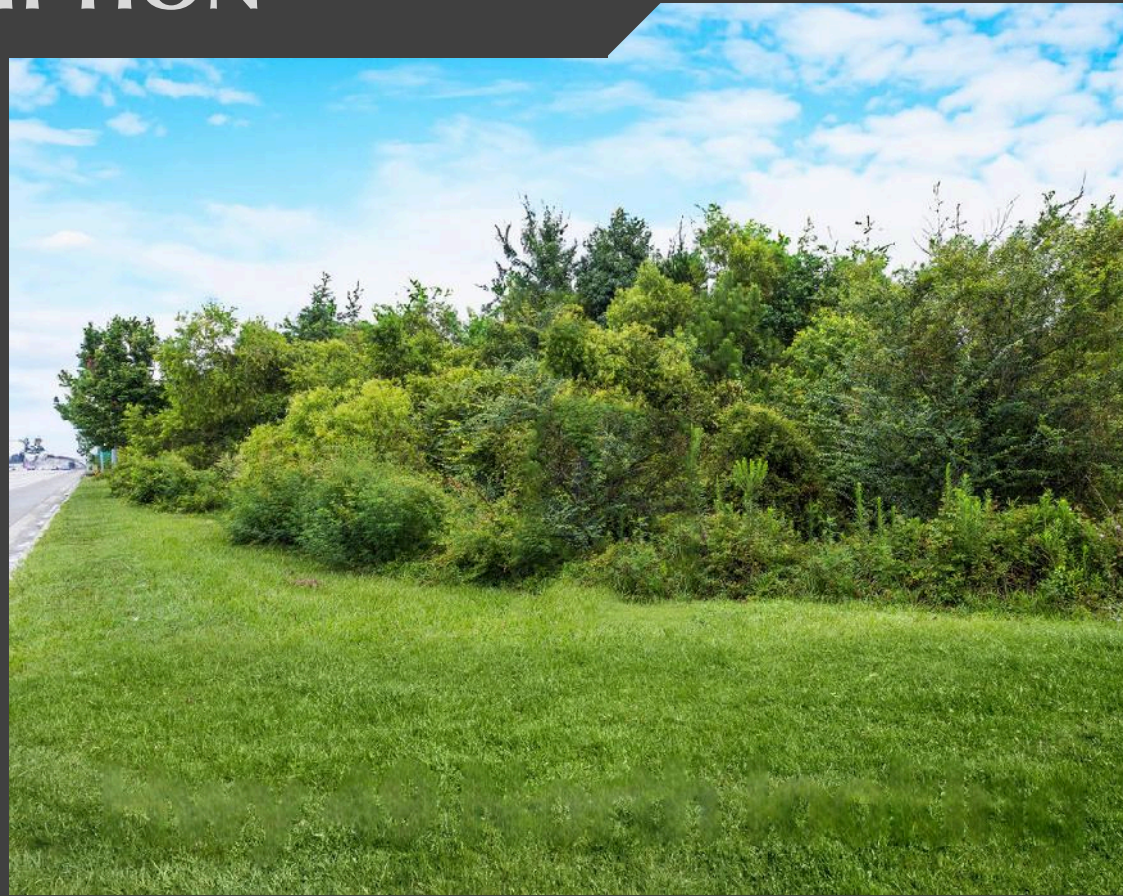
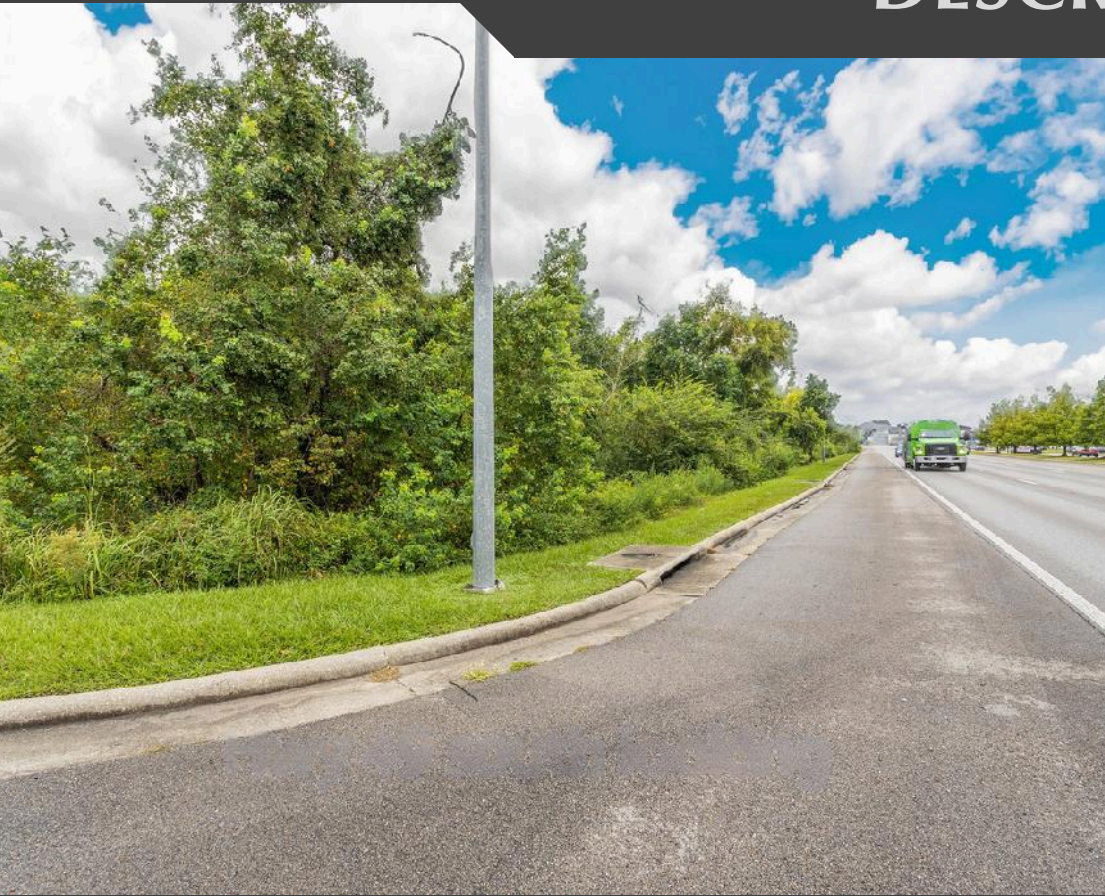


LOCATION
Gulfport, MS



LOT SIZE
2.6 Acres

PROPERTY DESCRIPTION



Development Opportunity in Gulfport, MS

2.6 acres of premium commercial property with 343 feet of Highway 49 frontage, ideally positioned just south of I-10 and less than 5 minutes from the Gulfport-Biloxi International Airport. This highly visible and accessible location is perfect for development, surrounded by thriving businesses including a hotel next door and the Enterprise Car Rental Agency across the street. An additional 4.2-acre adjacent parcel is also available, creating a combined 7-acre development site with an impressive 743 feet of highway frontage. The property is just minutes from the Crossroads Shopping Center, offering excellent exposure and connectivity for retail, hospitality, or other commercial ventures. This is a rare opportunity to secure a high-traffic, high-growth corridor location with unbeatable accessibility and visibility in the heart of the Gulf Coast.

PROPERTY INFORMATION

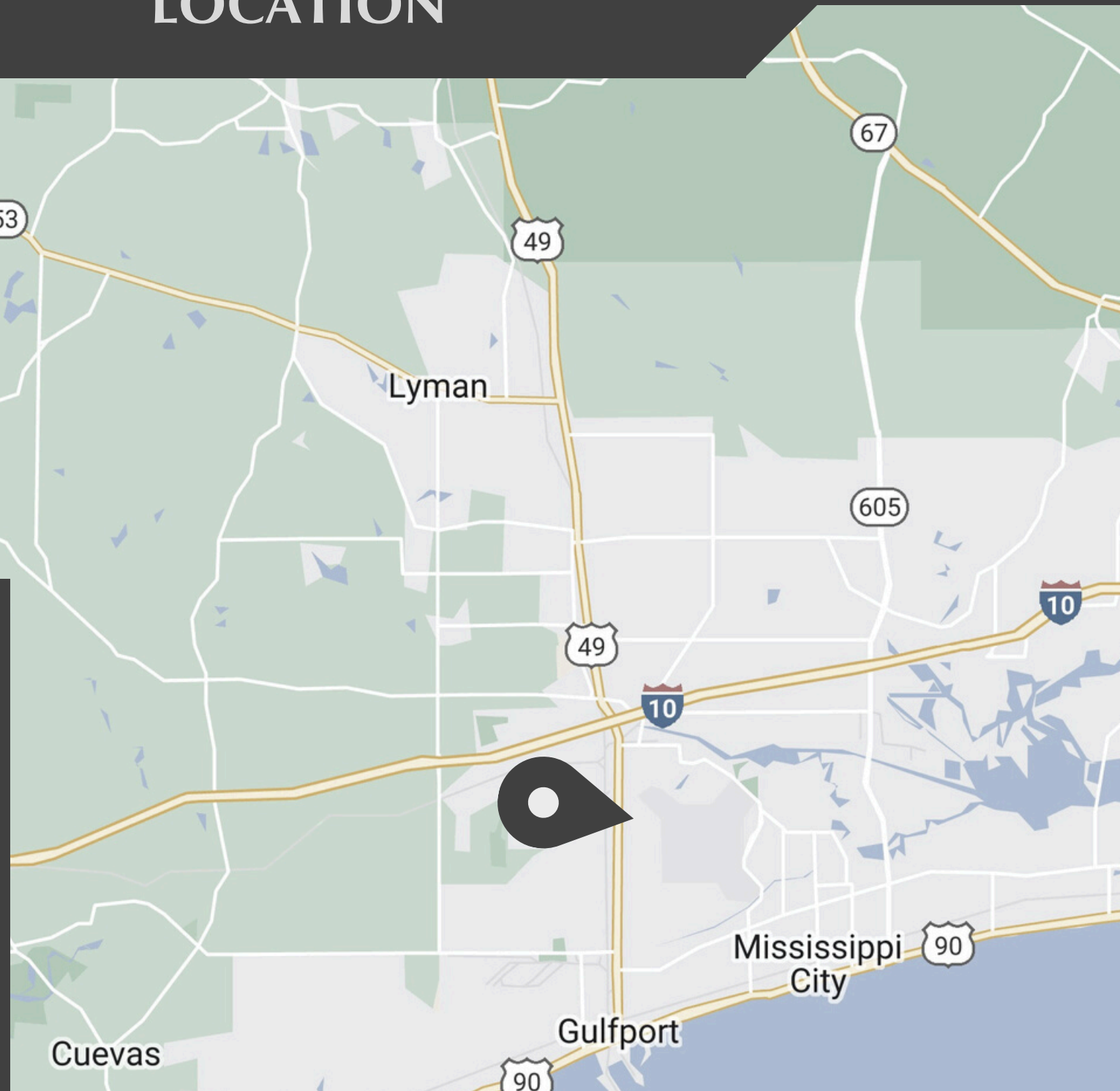
List Price	\$169,000	Covenants Y/N	No
Divisible	No	School District	Gulfport Dist
Allowances/Concessions in Offer	Yes	High School	Gulfport
Sub Agency	No	Showing Requirements	Show Any Time
Legal Description	On File	Showing Exclusions	No
Parcel #	0810C-04-035.000	Price Includes	Land
	0810c-04-036.000	Current Use	Commercial; Unimproved; Vacant; Other
	0810C-04-037.000	Possible Use	Commercial; Development; Industrial;
Directions to Property	SE Hwy 49, Just north of Taylor Rd.		Mini Storage; Place of Worship;
Sub-Type	Unimproved Commercial Lot for Sale	Additional Transportation	Recreational; Retail; Warehouse
Listing Service		Mineral Rights	Airport 1-2 Miles; City Street; State
Approx Lot Size Acres	Full Service	Trees - Wooded	Highway; US Highway
Lot Size Dimensions	2.6	Lot Features	No Minerals
Subdivision	343 x 425 x 300 x 425	Sewer	Variety
County	North Gulfport	Utilities	City Lot; Interior Lot; Level; Wooded
Zoning	Harrison		Public Sewer
Reserved Prospects	B4		Cable Available; Electricity Available;
N or S of CSX RR	No	Water Source	Natural Gas Available; Sewer Available;
N or S of I-10	N	Location	Water Available
Listing Agreement	S	Road Frontage Type	Public
Never Occupied	Exclusive Right To Sell	Road Surface Type	Commercial Retail
Owner/Agent	No	Community Features	City Street; Highway
Additional Exemptions	No		Asphalt
Sold In Previous 12 Months	No		Airport/Runway; Fishing; Golf; Marina;
List Price/Acre	No		Near Entertainment; Park; Restaurant; RV
Association	\$65,000		Parking; RV/Boat Storage; Sports Fields;
Tax Year	No		Street Lights
Tax Annual Amount	2024	Covenants And Restrictions	None
Leasehold Y/N	\$3,747	Horse Amenities	No
Homestead Y/N	No	Land Details	Road Frontage: 343
Flood Insurance Required?	No	Waterfront Features	No
16th Section	Subject to Survey	Listing Terms	Cash; Conventional
	No	Disclosures	As Is
		Available Documents	Aerial Map/Photo; Appraisal; Brochure;
		Possession	Legal Description; Traffic Count
			Close Of Escrow

LOCATION

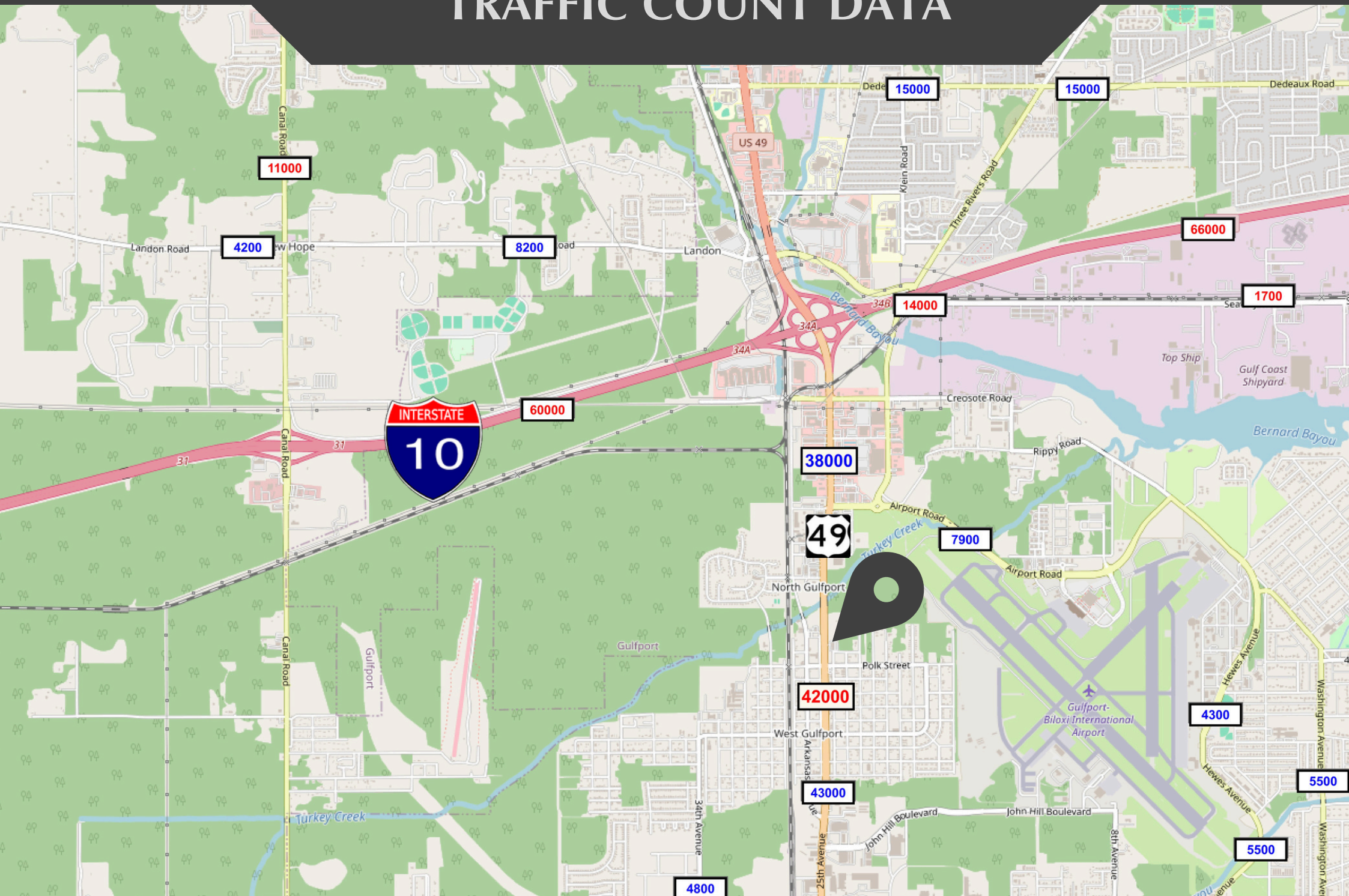


GULFPORT

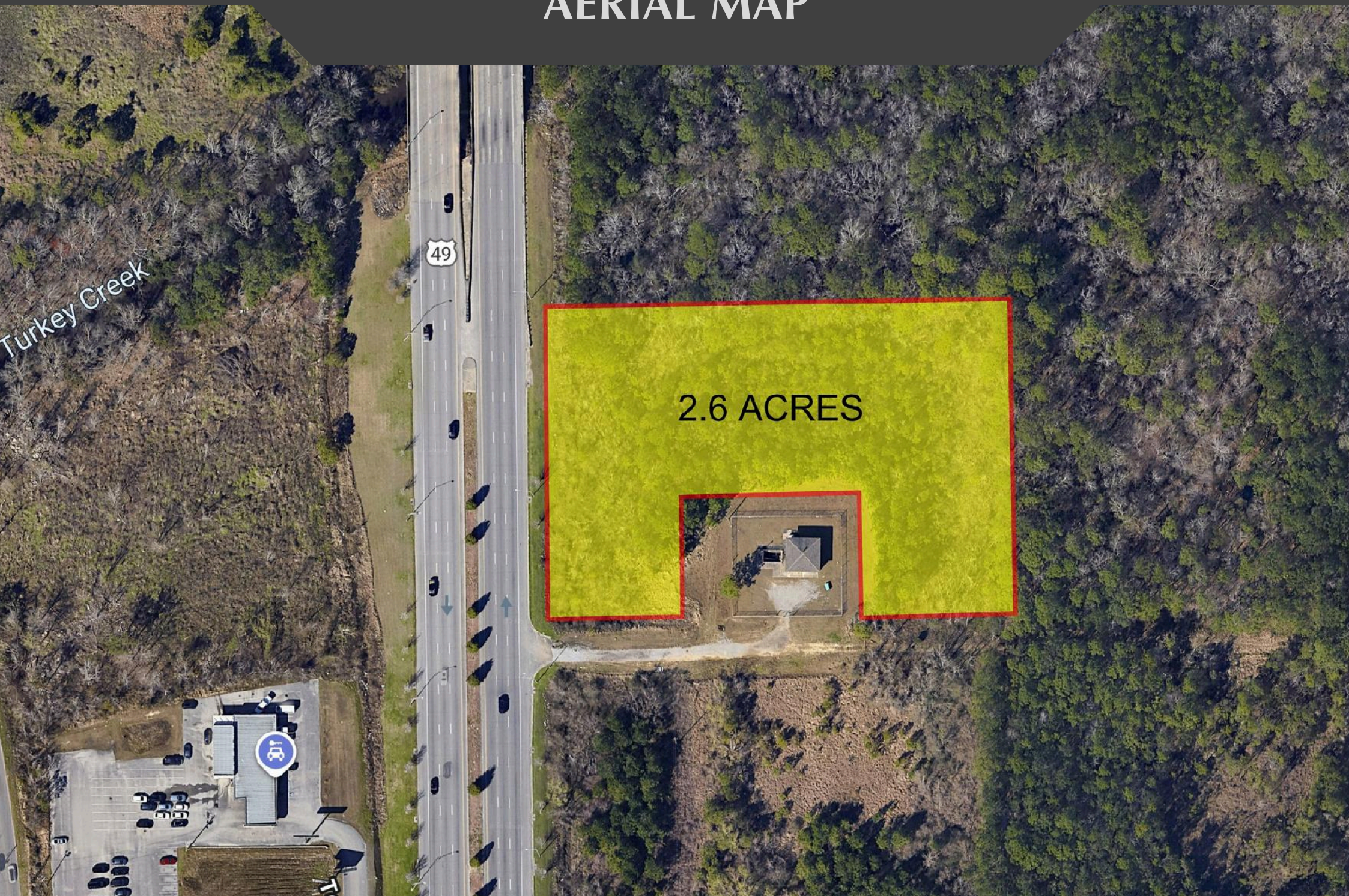
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn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



TRAFFIC COUNT DATA



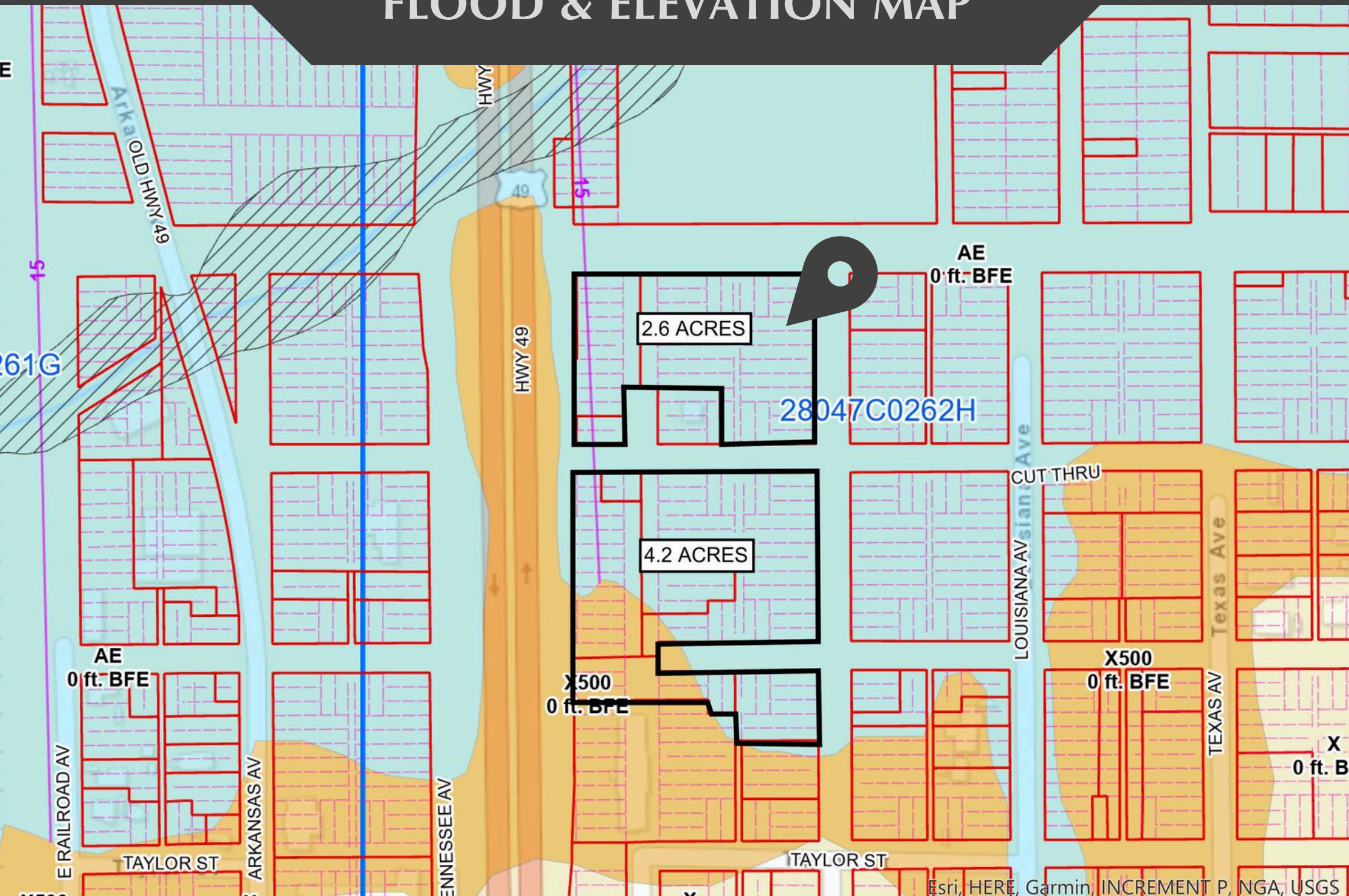
AERIAL MAP



LOT MAP



FLOOD & ELEVATION MAP



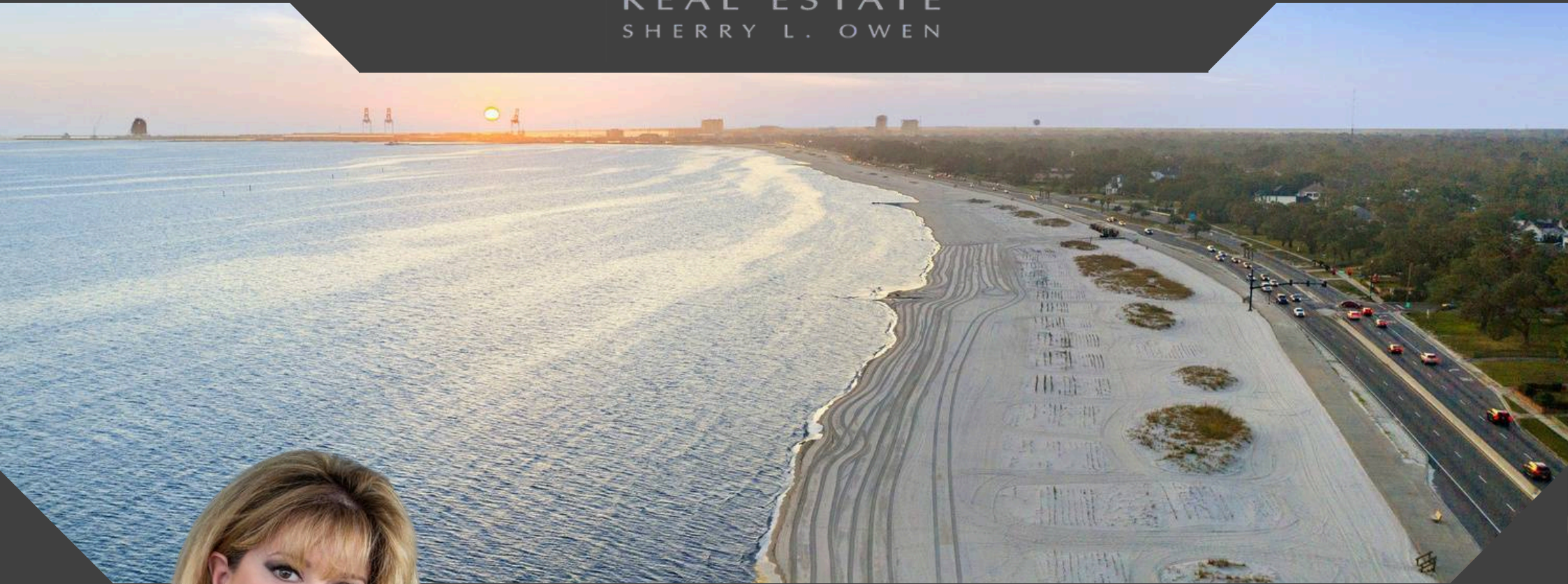
ZONING MAP



B-4 HIGHWAY BUSINESS DISTRICT

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

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



OWEN & CO LLC, REAL ESTATE
Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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