

# SALE

## 1311 FATHER RYAN AVE

1311 Father Ryan Ave Biloxi, MS 39530



**SALE PRICE**

**\$600,000**

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**Kim Bush**  
228 875 1272



**COLDWELL BANKER  
COMMERCIAL**  
ALFONSO REALTY, INC.

# SALE

## 1311 FATHER RYAN AVE

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### PROPERTY DESCRIPTION

Premium Investor Property - Multi-Family residential income producing property one block off the beautiful Biloxi Beach. Embrace the exquisite upgrades in these meticulously renovated and charming four units in two duplex buildings. Renovated with hardwood floors and granite countertops, these units boast stainless steel appliances, washer/dryers. And each unit offers it's own private courtyard. Just a five minute walk to the beach and set in a mature, quiet neighborhood surrounded by beautiful historic homes and majestic Live Oak trees. Centrally located within minutes of local restaurants, entertainment, shopping and nearby casinos. Take advantage of this prime location for your next investment property. Currently, all four units are leased on a month-to-month basis, offering flexibility to the next owner of this hidden gem.

For more info: <http://kbushcommercial.com/FatherRyan>

### OFFERING SUMMARY

Sale Price:	\$600,000
Number of Units:	4
Lot Size:	25,460 SF
Building Size:	3,902 SF
Zoning:	General Residential
APN:	1310J-04-114.000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,478	11,128	25,940
Total Population	3,976	24,488	56,095

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### LOCATION DESCRIPTION

Located in the heart of Biloxi, Mississippi. One block from the warm waters of the Gulf of Mexico and just a five minute walk to the shoreline. This property is set in a mature, quiet neighborhood surrounded by beautiful historic homes and majestic Live Oak trees. This area offers a quintessential coastal living experience.

Centrally located within minutes of local restaurants, entertainment, shopping, golf, fishing, nearby casinos and Keesler Air Force Base. Take advantage of this prime location for your next investment property. Currently, all four units are leased on a month-to-month basis, offering flexibility to the next owner of this hidden gem.

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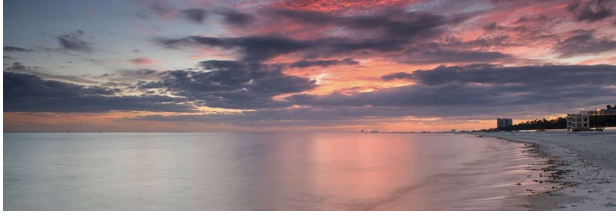
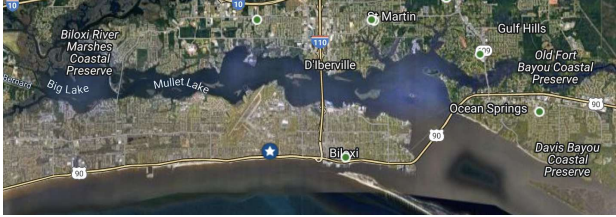


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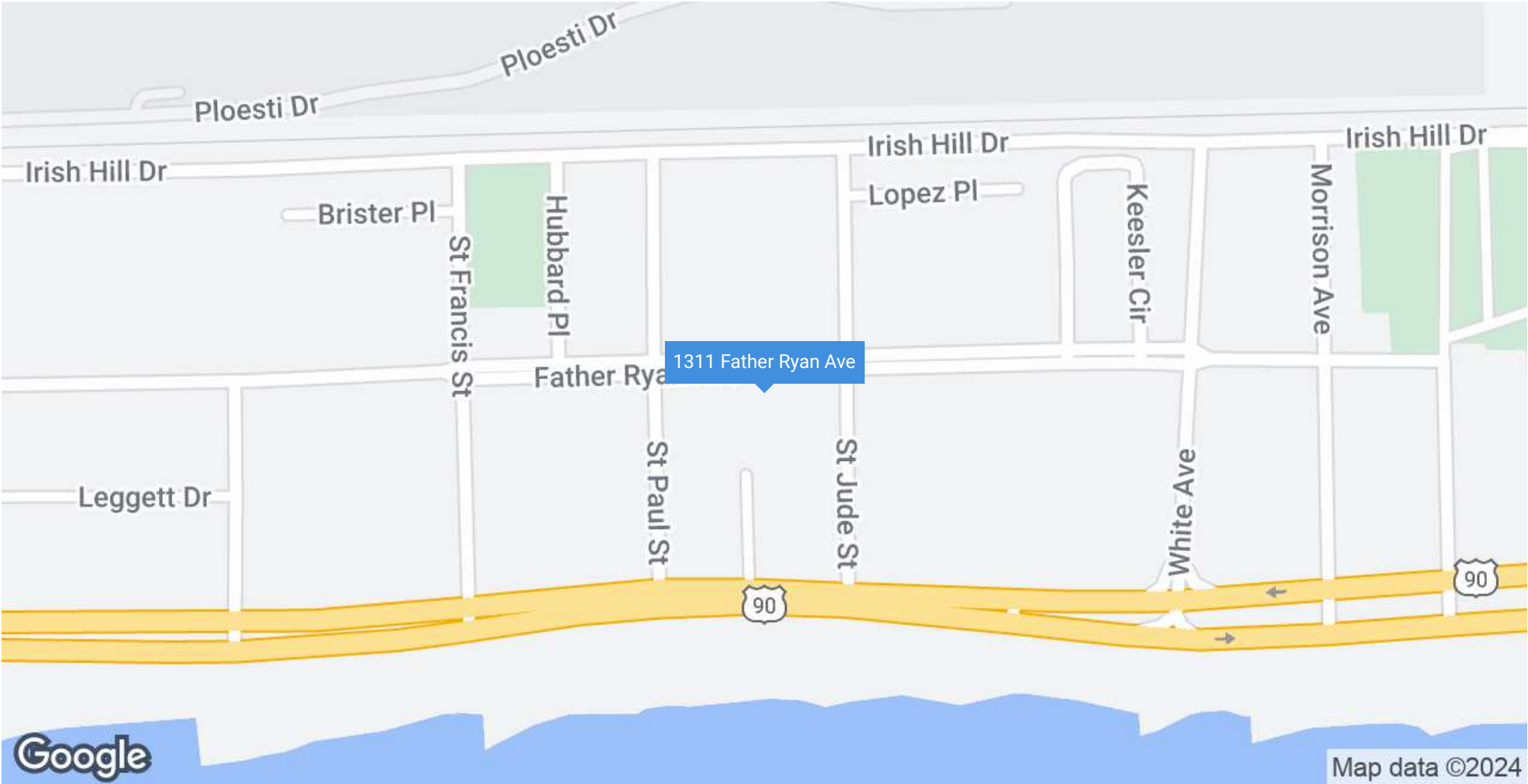




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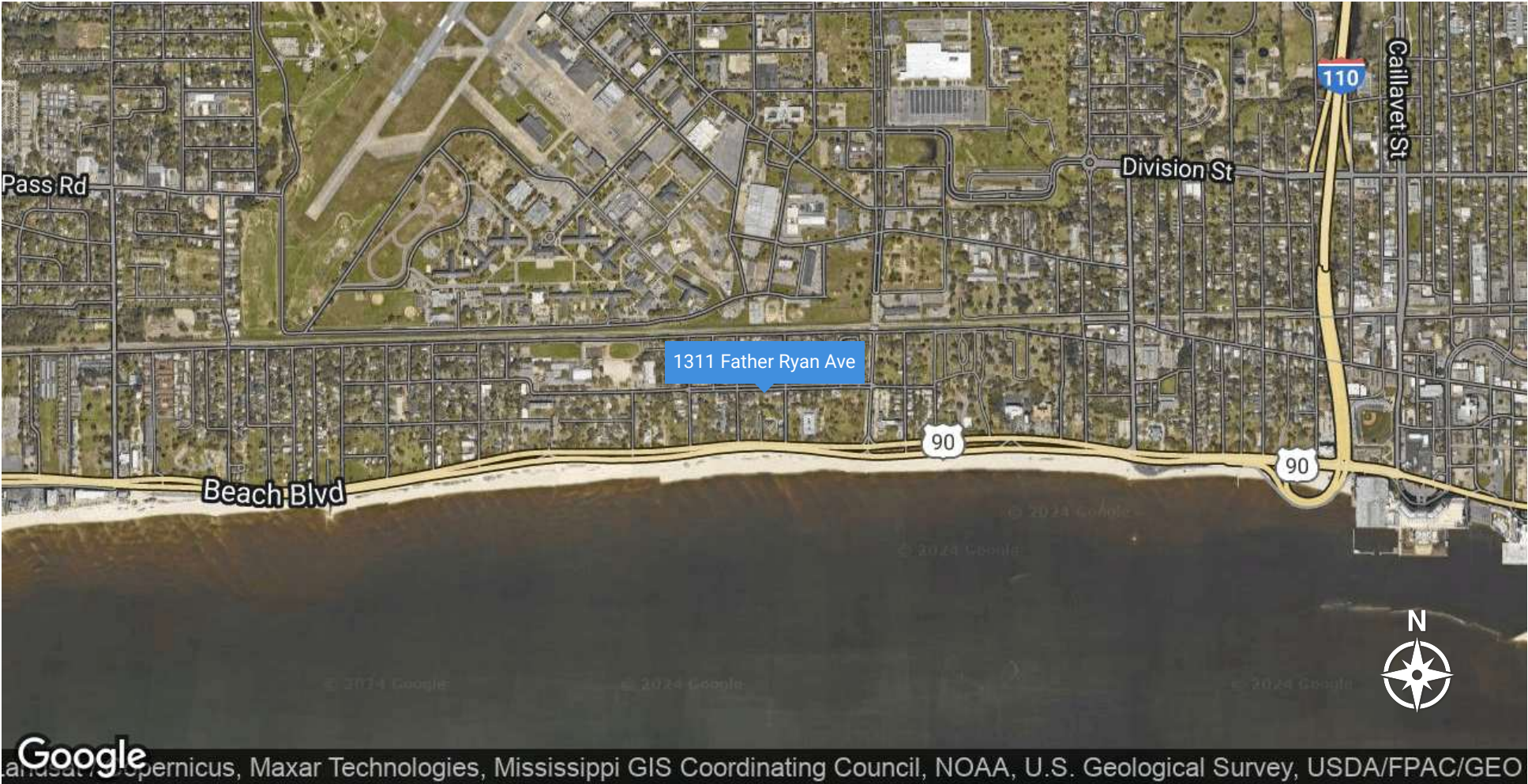
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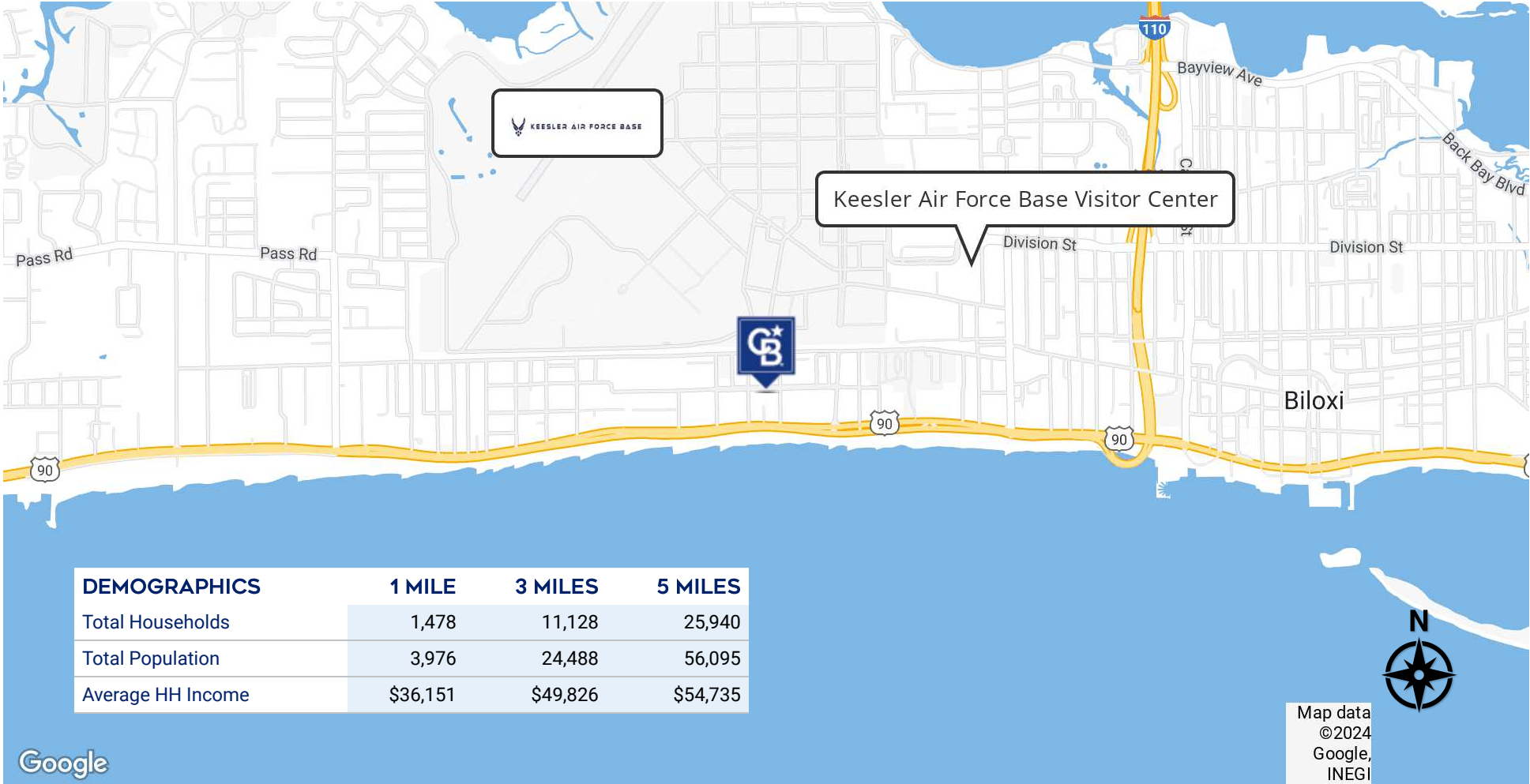




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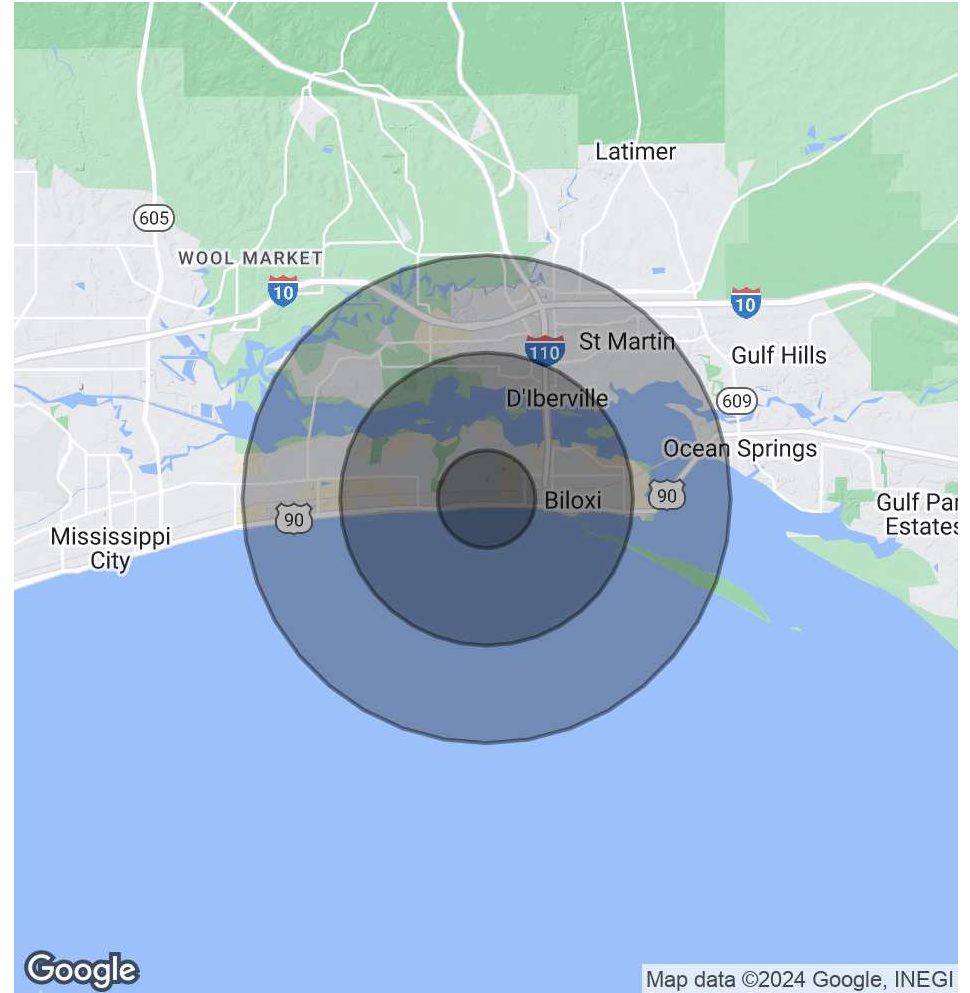
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,976	24,488	56,095
Average Age	30	35	37.3
Average Age (Male)	31.3	35.7	35.8
Average Age (Female)	28.5	35.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,478	11,128	25,940
# of Persons per HH	2.7	2.2	2.2
Average HH Income	\$36,151	\$49,826	\$54,735
Average House Value	\$126,029	\$134,239	\$145,174

\* Demographic data derived from 2020 ACS - US Census



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# BILOXI, MISSISSIPPI

## HARRISON COUNTY



**45,906**  
POPULATION

**1.1%**

COUNTY POPULATION ANNUAL AVERAGE  
**GROWTH RATE**



### WORKFORCE

**20,184** LABOR FORCE PARTICIPATION  
**29,899** TOTAL EMPLOYED  
**3.9%** COUNTY UNEMPLOYMENT RATE  
(April 2022; Seasonally Adjusted)

AVERAGE  
COMMUTE TIME  
 **20.5**  
MINUTES

AVERAGE WAGE  
**\$43,156**

AVERAGE MANUFACTURING WAGE  
**\$60,817**

### COST OF LIVING INDEX

CITY OF BILOXI  **88.0**  
HARRISON COUNTY  **88.0**  
MISSISSIPPI  **82.0**  
U.S. = 100



**\$48,137**  
MEDIAN HOUSEHOLD INCOME



**19.4%**  
POVERTY RATE

**RIGHT TO  
WORK STATE**

**2.7%**  
private union membership in city

# \$9.2 BILLION

### GROSS DOMESTIC PRODUCT IN COUNTY

The largest contributing sector, Health Care and Social Assistance, contributed 14.6% to the 2020 Gross Domestic product (GDP) of the county.

### LARGEST INDUSTRY CLUSTERS



CONSUMER SERVICES



UTILITIES



PUBLIC ADMINISTRATION



HEALTH CARE



RETAIL

### MAJOR EMPLOYERS

Beau Rivage Resorts, Inc.	Biloxi, MS	Casinos
United States Dept. of the Air Force	Biloxi, MS	National Security and International Affairs
Gold Strike Casino Resort	Biloxi, MS	Casinos
Biloxi Public Schools	Biloxi, MS	Primary and Secondary Education
Hardrock Hotel & Casino	Biloxi, MS	Casinos

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**KIM BUSH**

CREP

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