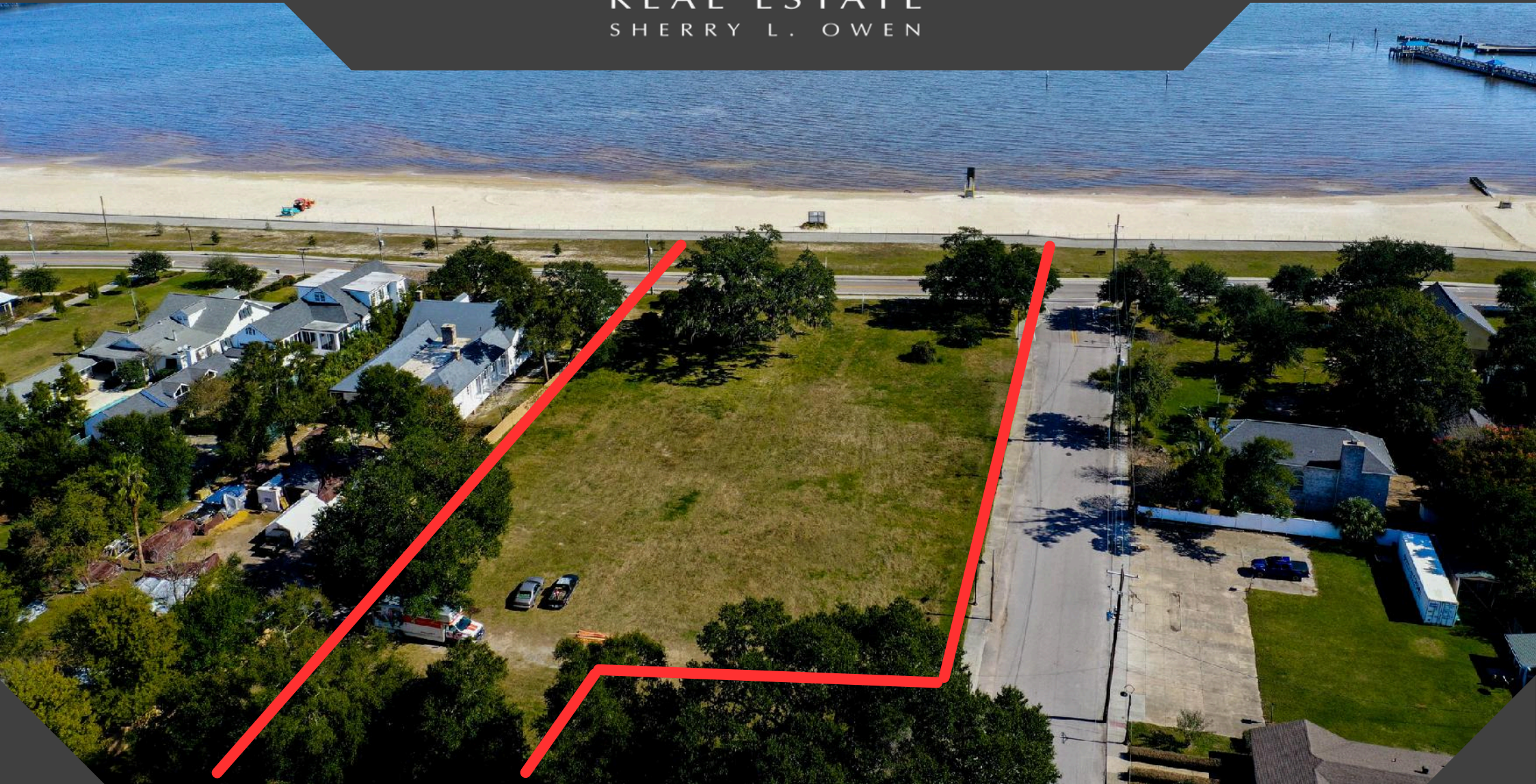


Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



FOR SALE
MULTI FAMILY DEVELOPMENT OPPORTUNITY
400 N Beach Blvd, Bay Saint Louis, MS 39520

PROPERTY INFORMATION



ZONE

R-1 & SU-1



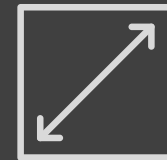
PRICE

\$3,599,000



LOCATION

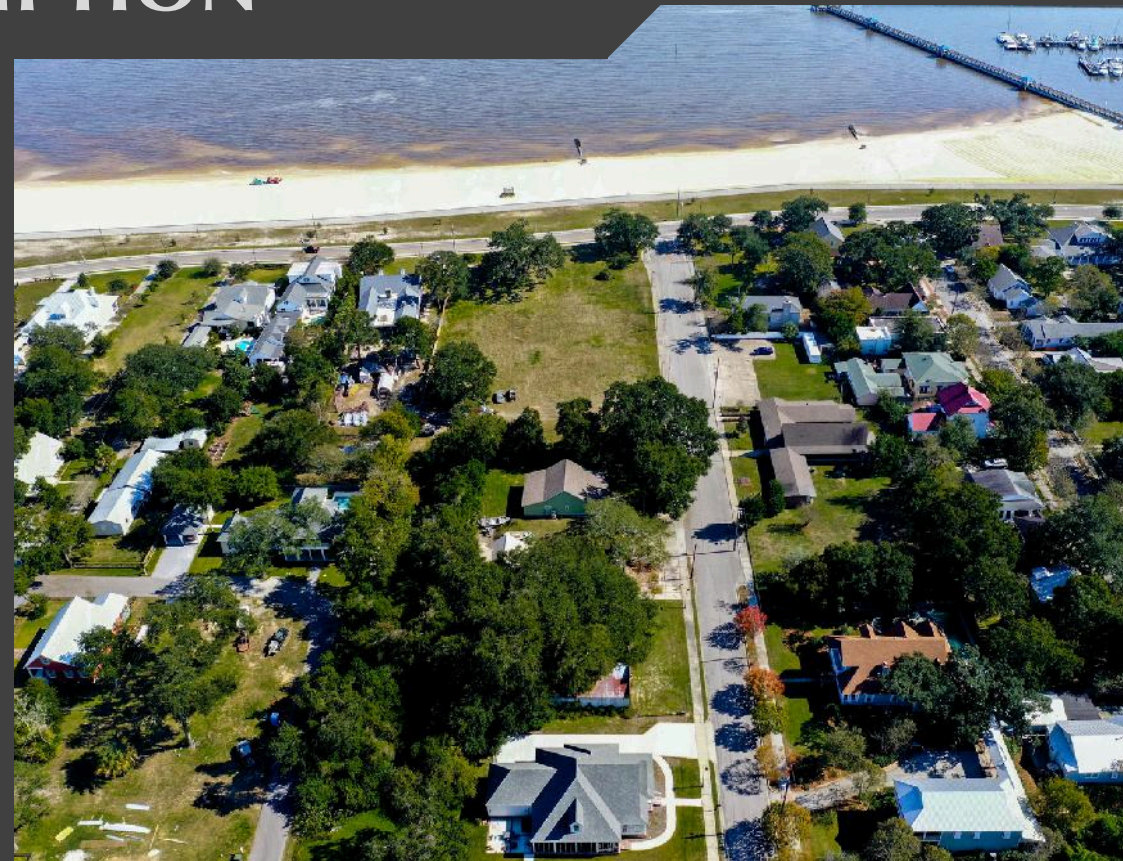
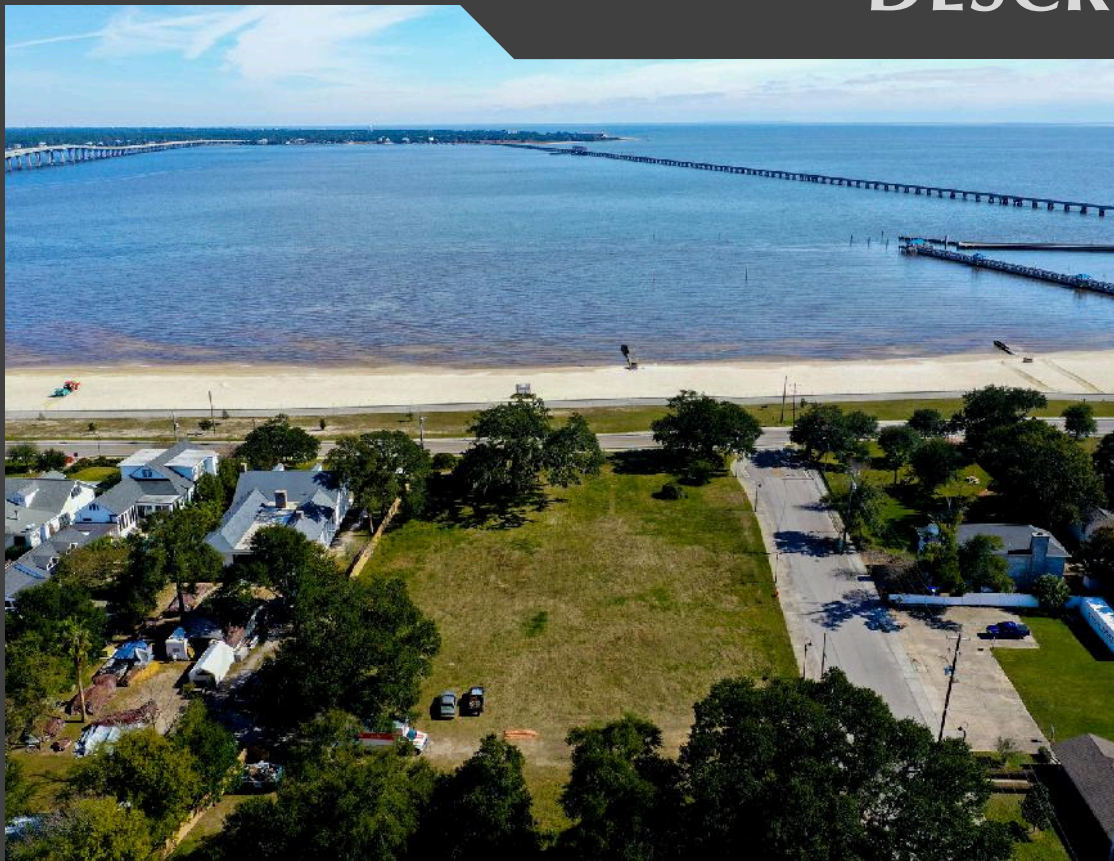
Bay Saint Louis
MS



LOT SIZE

2.6 Acres

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this Multifamily Development Opportunity in Bay Saint Louis, MS

Prime 2.6-acre lot with 216 feet of sandy beach frontage, perfectly situated in the heart of "Old Town" Bay Saint Louis. This high-elevation corner lot fronts the Bay and is within walking distance to downtown shops, restaurants, and the beach.

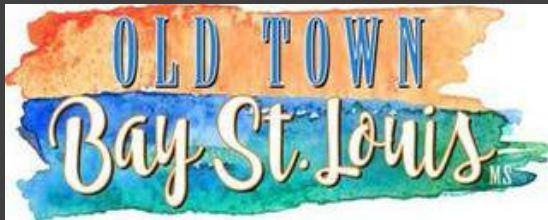
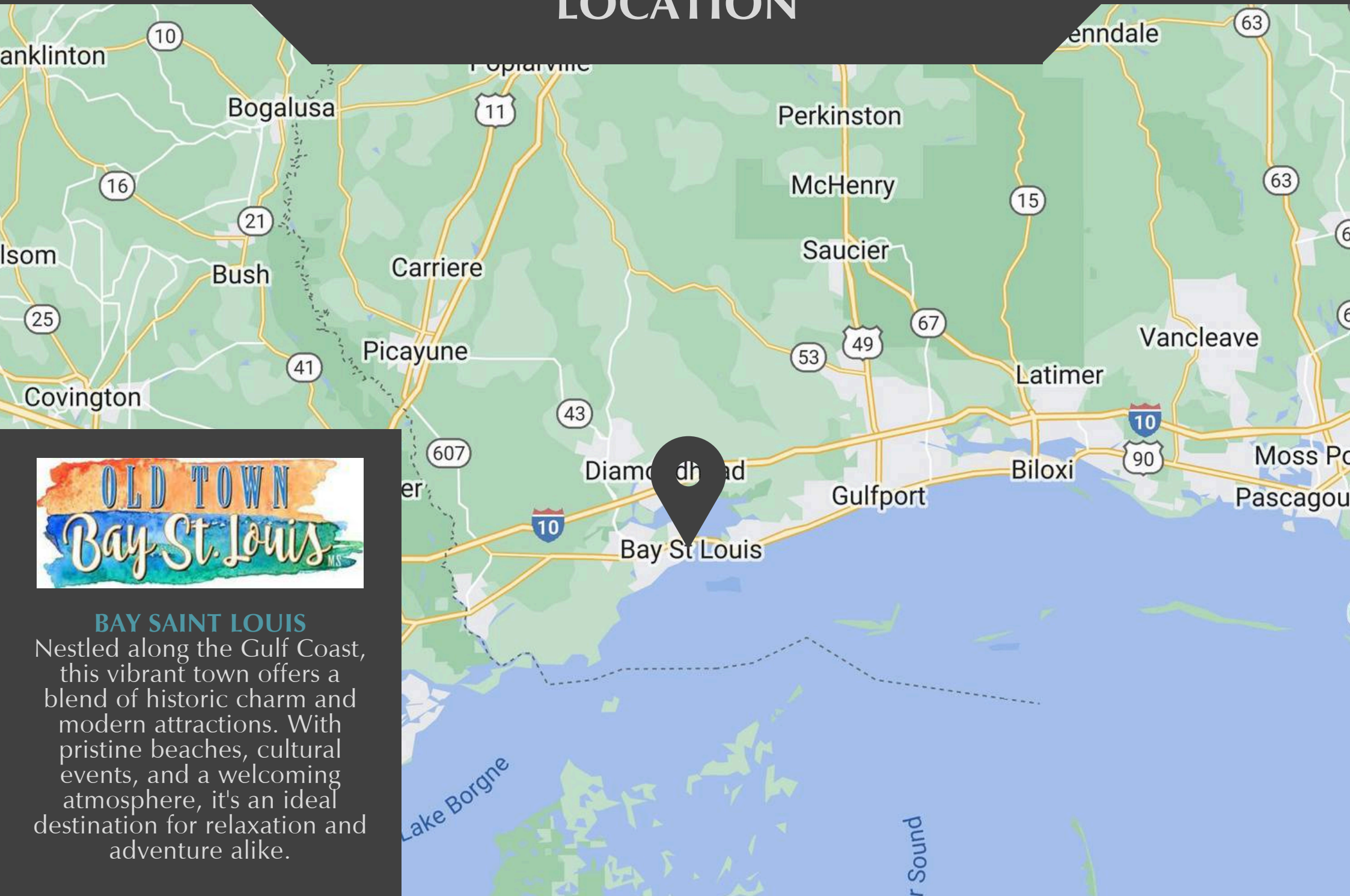
Zoned S1 on the southern part and R1 on the northern part, this property offers immense potential for various developments, including an apartment complex, senior housing, assisted living, or a retirement home. Don't miss this rare chance to invest in a versatile and scenic property in a thriving community.

Call Broker for additional information.

PROPERTY INFORMATION

List Price	\$3,599,000	Showing Requirements	Showing: Show Any Time; Vacant
Divisible	No	Current Use	Mixed Use; Multi-Family;
Street Number Assigned?	Yes	Possible Use	Residential; Unimproved; Vacant
Buyer Agency Comp	5%		Development; Multi-Family;
Sub Agency	No		Residential; Unimproved
Variable Rate Commission	No	Additional Transportation	City Street
Lot Size Dimensions	214x363x140x681x66x668	Trees - Wooded	Partially Wooded
Subdivision	Metes And Bounds	Lot Features	City Lot; Corner Lot; Level; Near
County	Hancock		Beach; Views
Zoning	R1	Sewer	Public Sewer
N or S of CSX RR	S	Available Utilities	Cable; Electricity; Natural Gas;
N or S of I-10	S		Phone; Sewer; Water
Listing Agreement	Exclusive Right To Sell	Water Source	Public
New Construction	No	Location	Downtown/Urban; Historic Area;
Owner/Agent	No		Small Town
Additional Exemptions Y/N	No	Road Frontage Type	City Street
List Price/Acre	\$1,384,230.77	Road Surface Type	Asphalt
Legal Description	PT A ULMAN SUB	Community Features	Boating; Fitness Center; Marina;
Parcel #	149g-0-29-037.000		Near Entertainment; Restaurant;
Additional Parcel #s	149G-0-29-034.000		Sidewalks; Street Lights
	149G-0-29-036.000	Covenants And Restrictions	Unknown
	149G-0-29-035.000	Land Details	Frontage Feet: 214
Directions to Property	Hwy 90 to N Beach. Head South to property.		Road Frontage: 214
			Water Frontage: 214
Association	No	Waterfront Features	Waterfront: Yes; Beach Access;
Tax Year	2023		Beach Front; Marina; View; Walk-To
Tax Annual Amount	18,676	Listing Terms	Cash; Conventional
Leasehold Y/N	No	Disclosures	As Is; None
Homestead Y/N	No	Available Documents	Aerial Map/Photo; Brochure; Legal
Subject to Survey	No		Description; Maps; Plat; Plot
School District	Bay St. Louis Waveland Dist		Plan/Survey
High School	Bay St Louis		

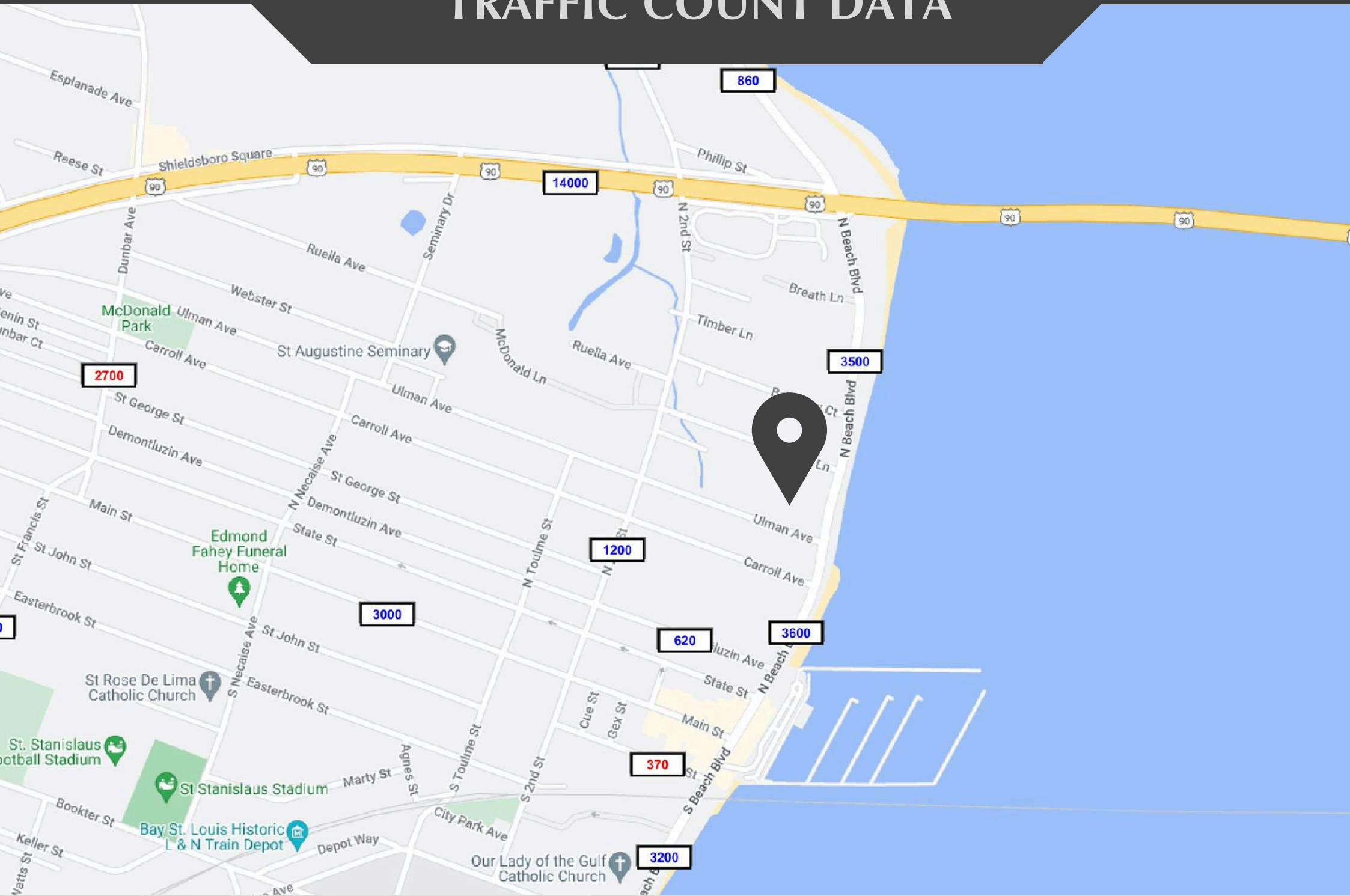
LOCATION



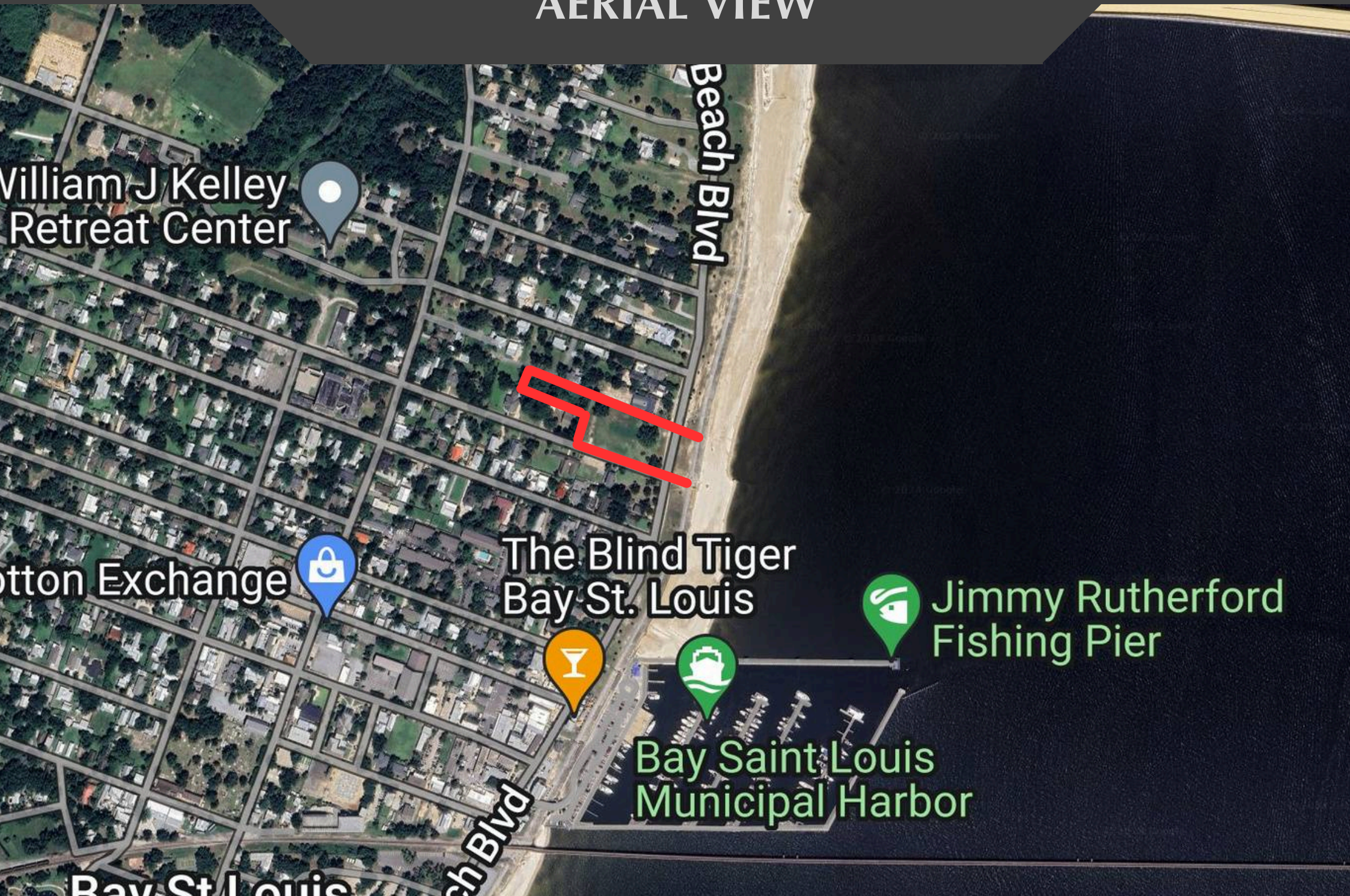
BAY SAINT LOUIS

Nestled along the Gulf Coast, this vibrant town offers a blend of historic charm and modern attractions. With pristine beaches, cultural events, and a welcoming atmosphere, it's an ideal destination for relaxation and adventure alike.

TRAFFIC COUNT DATA



AERIAL VIEW



William J Kelley
Retreat Center

Beach Blvd

Cotton Exchange

The Blind Tiger
Bay St. Louis

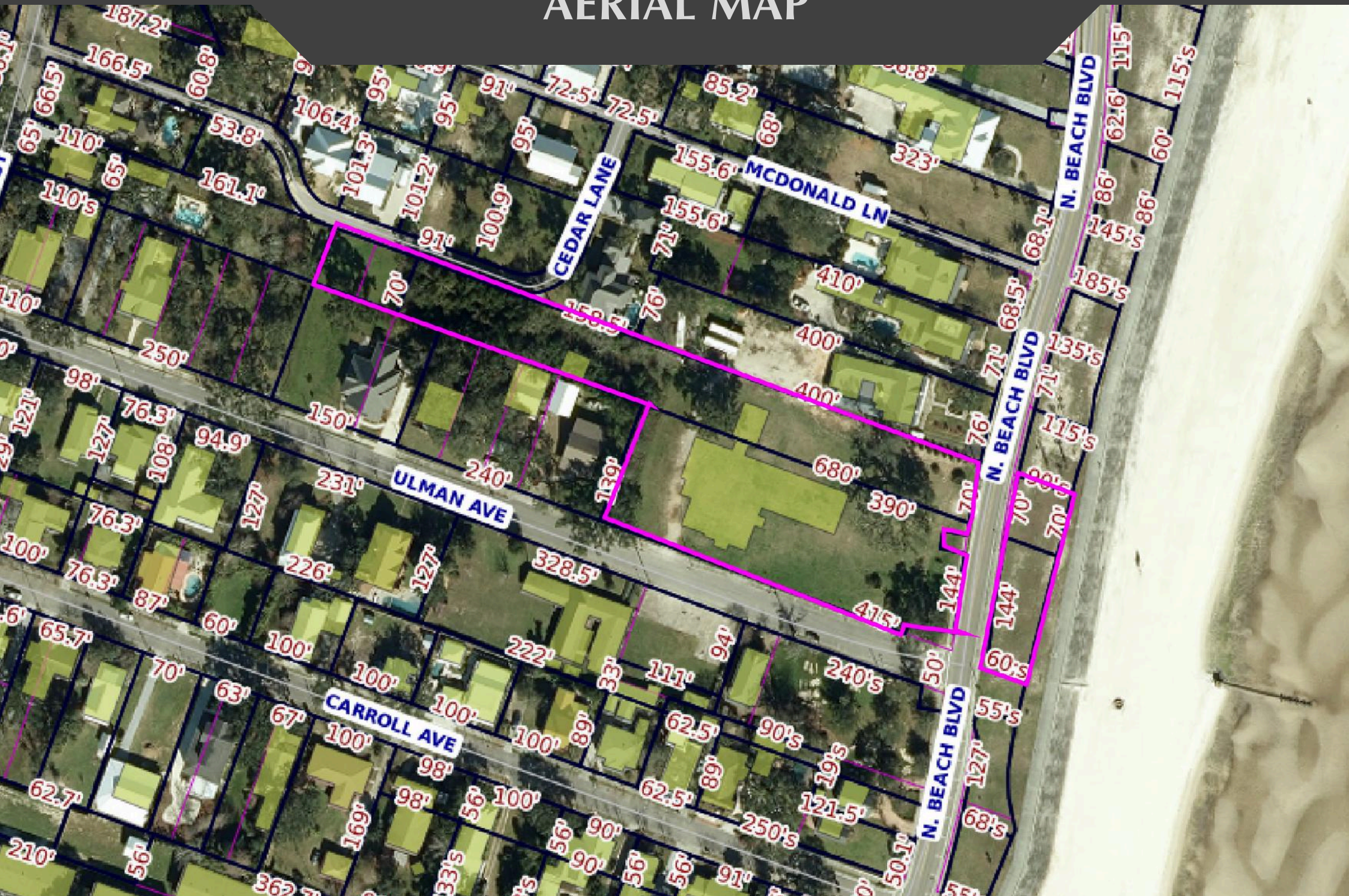
Jimmy Rutherford
Fishing Pier

Bay Saint Louis
Municipal Harbor

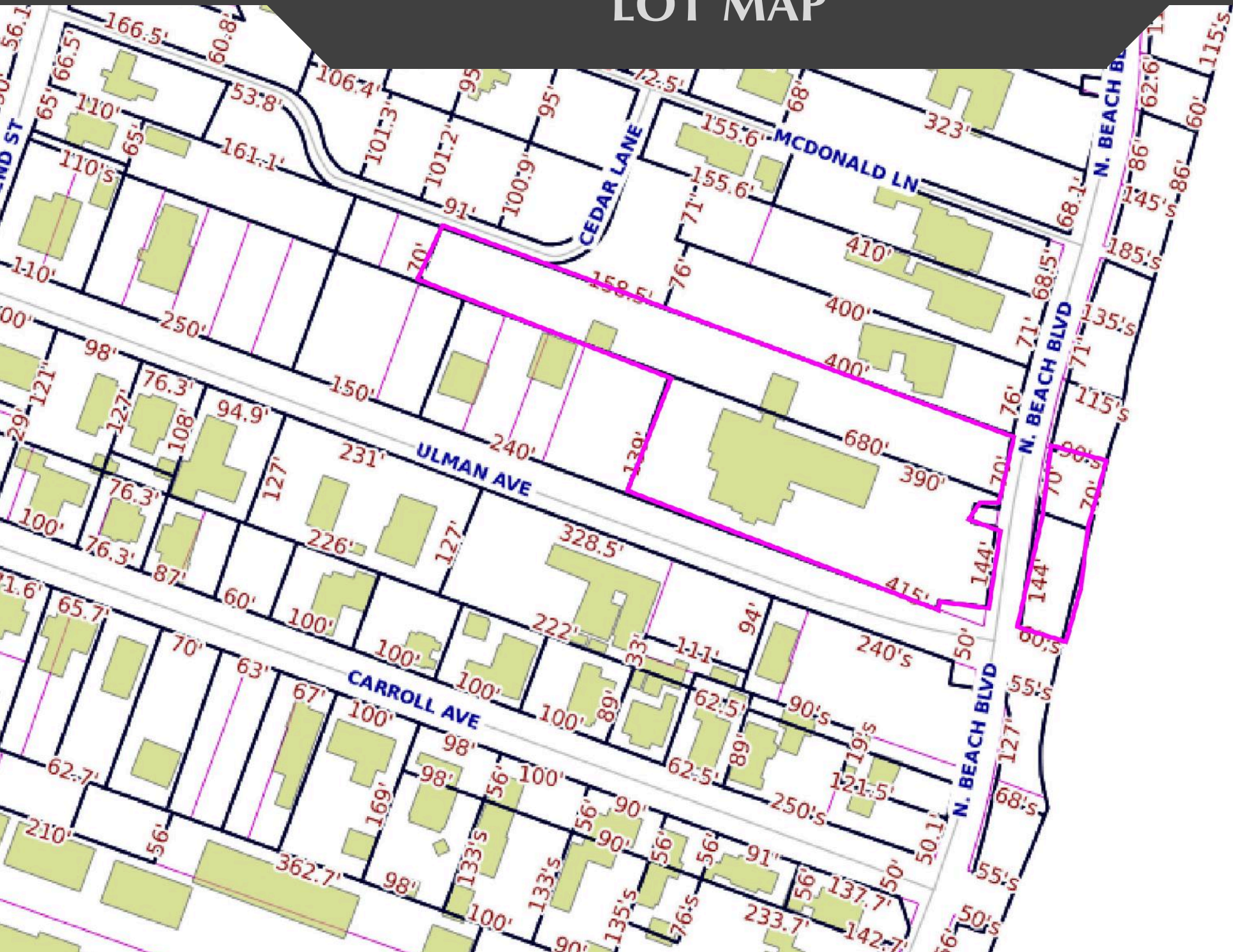
Bay St. Louis

ch Blvd

AERIAL MAP



LOT MAP



FLOOD & ELEVATION MAP



	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS OF FLOOD HAZARD	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
OTHER AREAS	
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

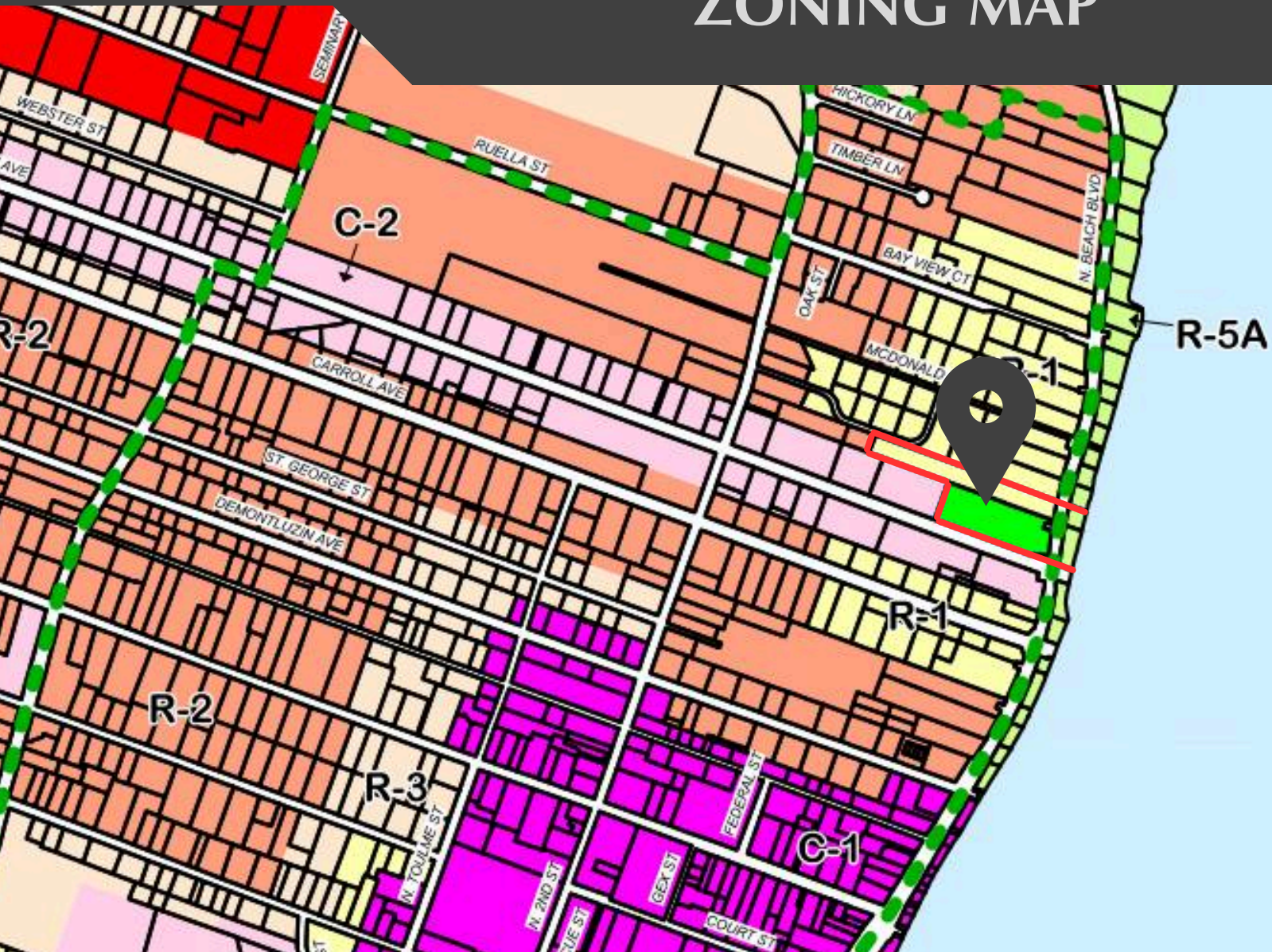


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/2/2024 at 2:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

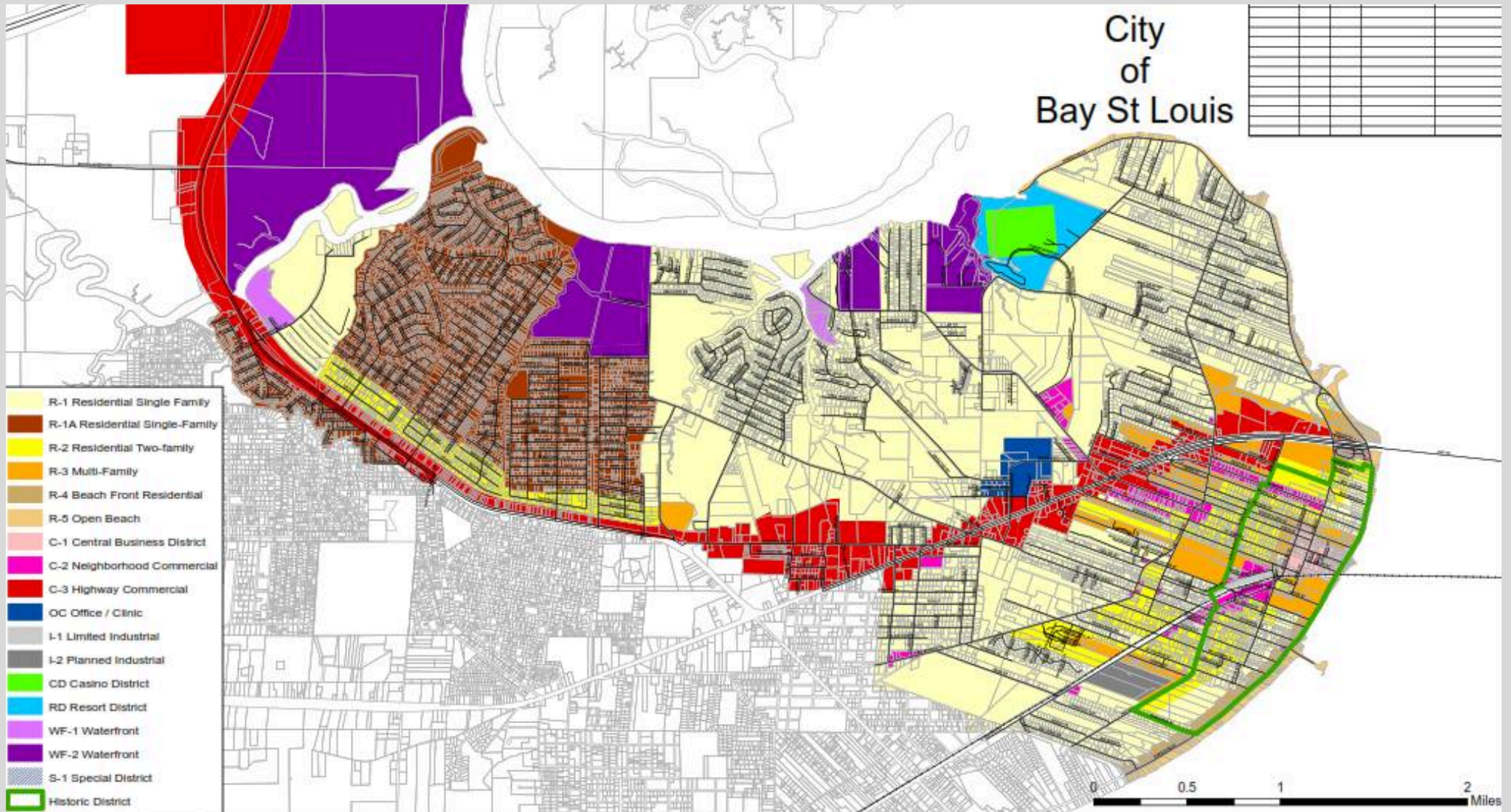
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers,

ZONING MAP



R1 - RESIDENTIAL SINGLE FAMILY
&
SU-1 SPECIAL USE DISTRICT

ZONING MAP



Adopted Zoning Map City of Bay St. Louis, Mississippi

SLAUGHTER & ASSOCIATES, PLLC
URBAN PLANNING CONSULTANTS
P.O. Box 240
Oxley, MS 38655
662.224.6310

Sources:
City of Bay St. Louis, Mississippi;
Gulf Regional Planning Commission, Gulfport, MS;
Mississippi Automated Resource Information
System (MARIS);
US Census Bureau TIGER Line Files.

This map is accurate for planning purposes only.
Date: September 7, 2010.



ZONING INFORMATION

SECTION 621: S-1, SPECIAL USE DISTRICT USES

Special Use Districts S-1 shall be shown on the “Zoning Map, City of Bay St. Louis, Mississippi,” if a Special Use District is applied for based upon the following procedures and receives approval from the City Council, upon the recommendation of the Planning and Zoning Commission. The following use provisions shall apply:

621.1 PURPOSE

The purpose of a Special Use District is to enable the Planning and Zoning Commission and City of Bay St. Louis, Mississippi to establish zoning districts for mixed uses of land in accordance with the following procedures and regulations:

621.2 ESTABLISHMENT OF DISTRICT

The establishment of a Special Use District shall adhere to the regulations imposed for like categories or functions under this Zoning Ordinance.

621.3 TYPES OF DISTRICTS

The types of Special Use District which could be established shall include, but not be limited to such districts as:

A. Medical Complex District

To include activities such as hospitals, public health centers, nurses training facilities, pathology laboratories, doctors’ clinics and offices, extended care and nursing facilities, dental clinics and offices, and other closely related and compatible uses.

B. Recreational District

To include active and passive activities such as neighborhood centers, parks and playgrounds, swimming pools, picnic areas, and other closely related and compatible uses.

C. Educational Institutional District

To include activities such as grade schools, secondary schools and colleges, auditoriums, libraries, recreational facilities, and other closely related and compatible uses.

D. Central Business District

To include retail and wholesale activities, light Industrial uses, high density residential uses, and uses outlined in the following Public District.

E. Public District

To include municipal functions and services such as city hall, county courthouse, public utilities, public parking complexes, and other closely related and compatible uses.

F. Housing District

To include such residential uses as single and two-family residences, garden apartments, townhouses, high density, and cluster development.

- G. **Special Residential District**
To include Bed & Breakfast or small “boutique” hotels.
- H. Any use, service, or function (for example, as related to the Educational District-bookstore, grill, post office, washateria, etc) directly related to the specific intent of the Special Use district will be permitted, provided, in the opinion of the City Council after recommendation by the Planning and Zoning Commission, there are no existing services or functions conveniently located and adequate to serve the proposed development.

621.4 GENERAL PROCEDURES

In applying for a Special Use district, or an amendment to such a district, an overall development plan shall be submitted to the Planning and Zoning Commission along with a report showing the need for such a district and its effect on adjacent and surrounding uses. This overall development plan shall include, but not be limited to:

- A. Plans showing location and design of structures, delivery points, loading and storage areas, walls, fences, screening, landscaping, signs, lighting devices, and pedestrian walks.
- B. Plans illustrating adequate off-street parking according to standards established in this Ordinance.
- C. Plans showing entrance and exits to the area and the traffic routing system so designed as to minimize nuisance effects due to the generation of traffic to and from the area.
- D. Any other information the Planning and Zoning Commission may need to adequately consider the effect the proposed uses may have upon the cost of providing adequate services to the area.
- E. The City Council after recommendation by the Planning and Zoning Commission may attach reasonable special conditions to the approval of such district or amendments to insure there will be no departure from the intent of this Zoning Ordinance.
- F. All proposed Special Use Districts shall follow the procedures for subdivision approval even though the ownership of land may not be divided, and follow the procedures for Site Plan Review.
 - 1. Developments shall follow the Site Plan Review Process.
 - 2. A preliminary and final plat, both approved by the City Council, upon a recommendation from the Planning and Zoning Commission, shall be required for each Special Use District.

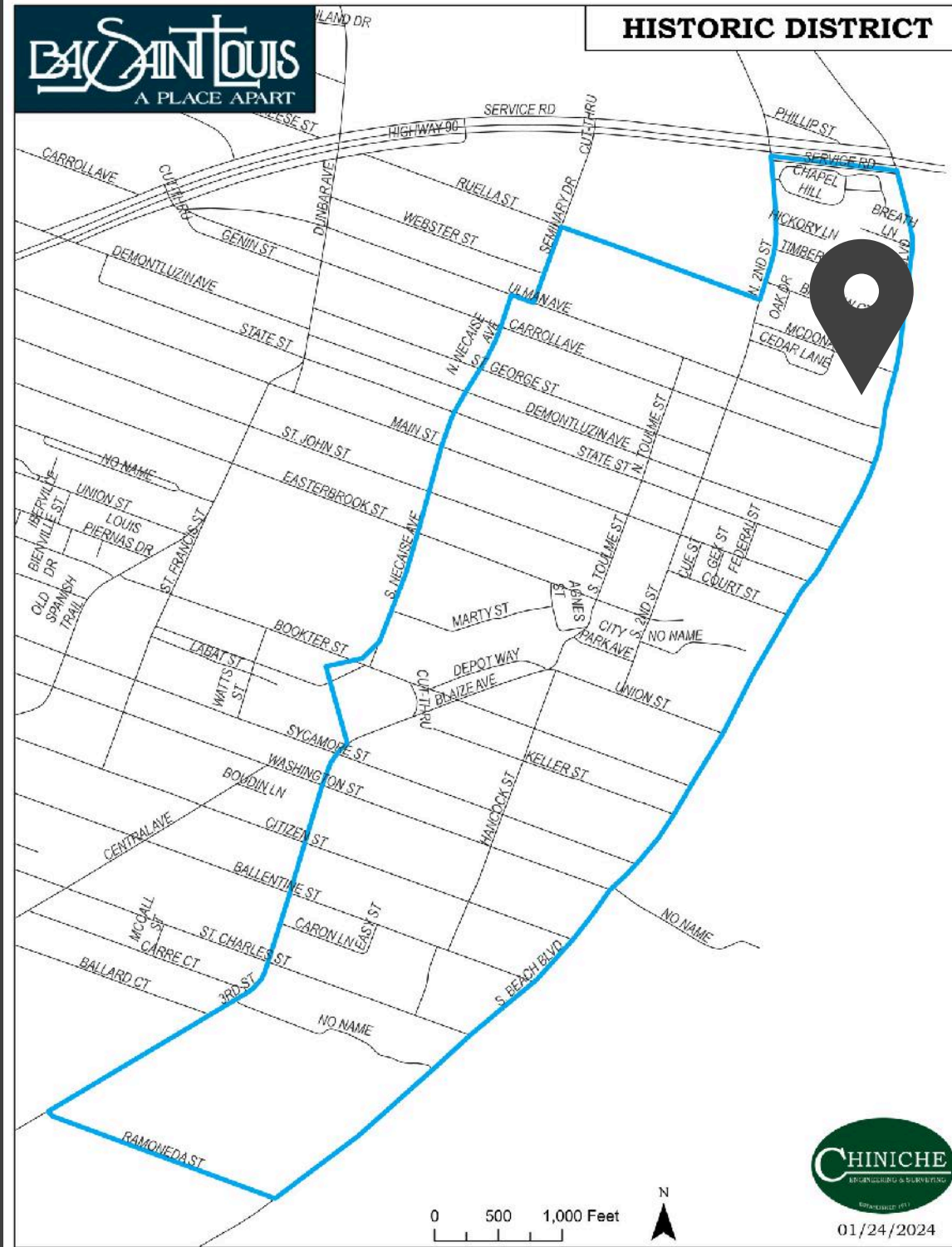
3. The district shall be developed according to the approval of the final plat.
4. Building permits and certificate of occupancy shall be required for each building according to the existing codes and regulations.

621.5 GENERAL REGULATIONS

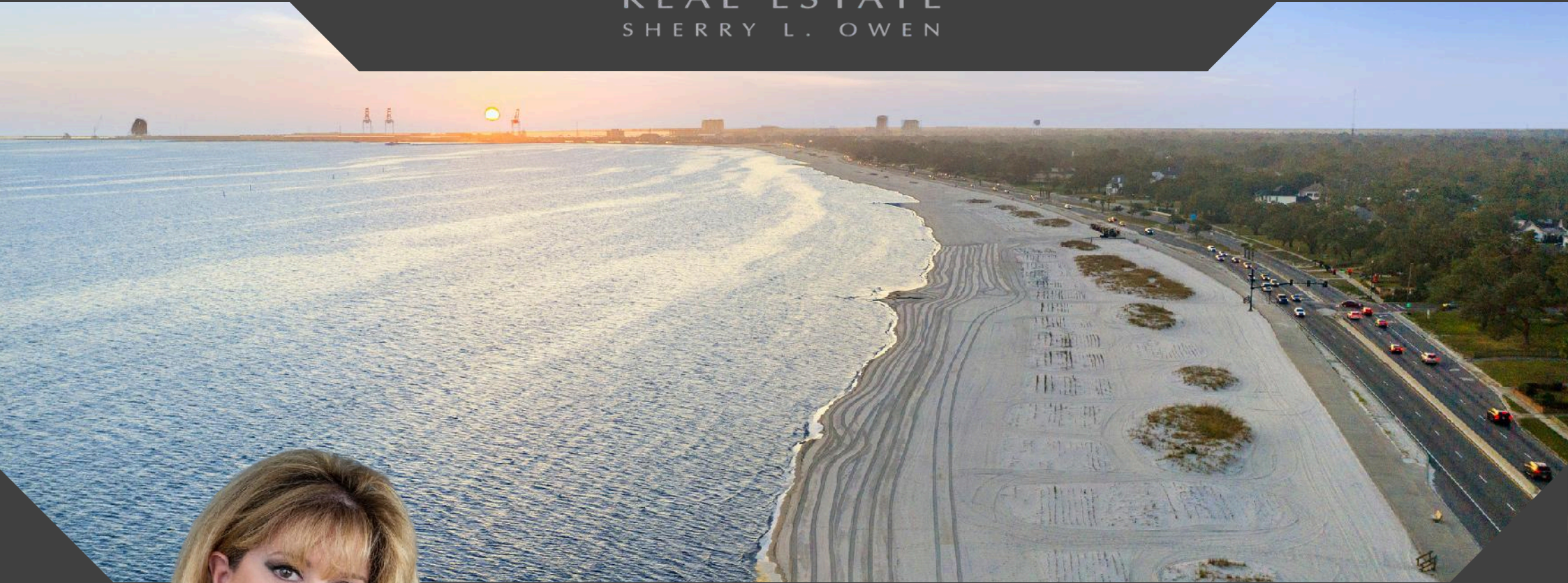
All Special Use Districts shall:

- A. Contain a minimum of five (5) acres, except for an expansion of an existing Special Use District. If the Special Use District does not contain five (5) acres, then the additional acreage shall contain at least the amount needed to bring the whole land area to five (5) acres.
- B. Be compatible with adjacent land use, if not, adequate buffers and screening shall be required.
- C. Start construction within one (1) year after approval of the final plat. If initial construction (for example: footings, foundations, etc) does not begin within one (1) year all land shall revert to its original zoning.
- D. Conform to established regulations. Even though this district will have mixed uses, each separate use will meet the requirements of similar uses in other districts.
For example, all commercial uses in this district will comply with the applicable commercial regulations as set forth in the Zoning Ordinance.
- E. Since a mixture of uses are permitted within the district, no building, structure, land, or premises shall be used and no building or structure shall be hereinafter erected, constructed, reconstructed, or altered until such use, erection, construction, reconstruction, or alteration has been specifically authorized by the City Council after study and recommendation by the Planning and Zoning Commission.
- F. Be binding upon the applicant(s), their successor(s) and assign(s), and shall limit the development to all conditions and limitations established in such plans.
- G. Proposed expansions or revisions to any originally approved Special Use District shall be submitted to the Planning and Zoning Commission. Upon receiving this request, the Planning and Zoning Commission shall follow the general procedures and regulations as set forth in herein.

HISTORIC DISTRICT MAP



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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Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501