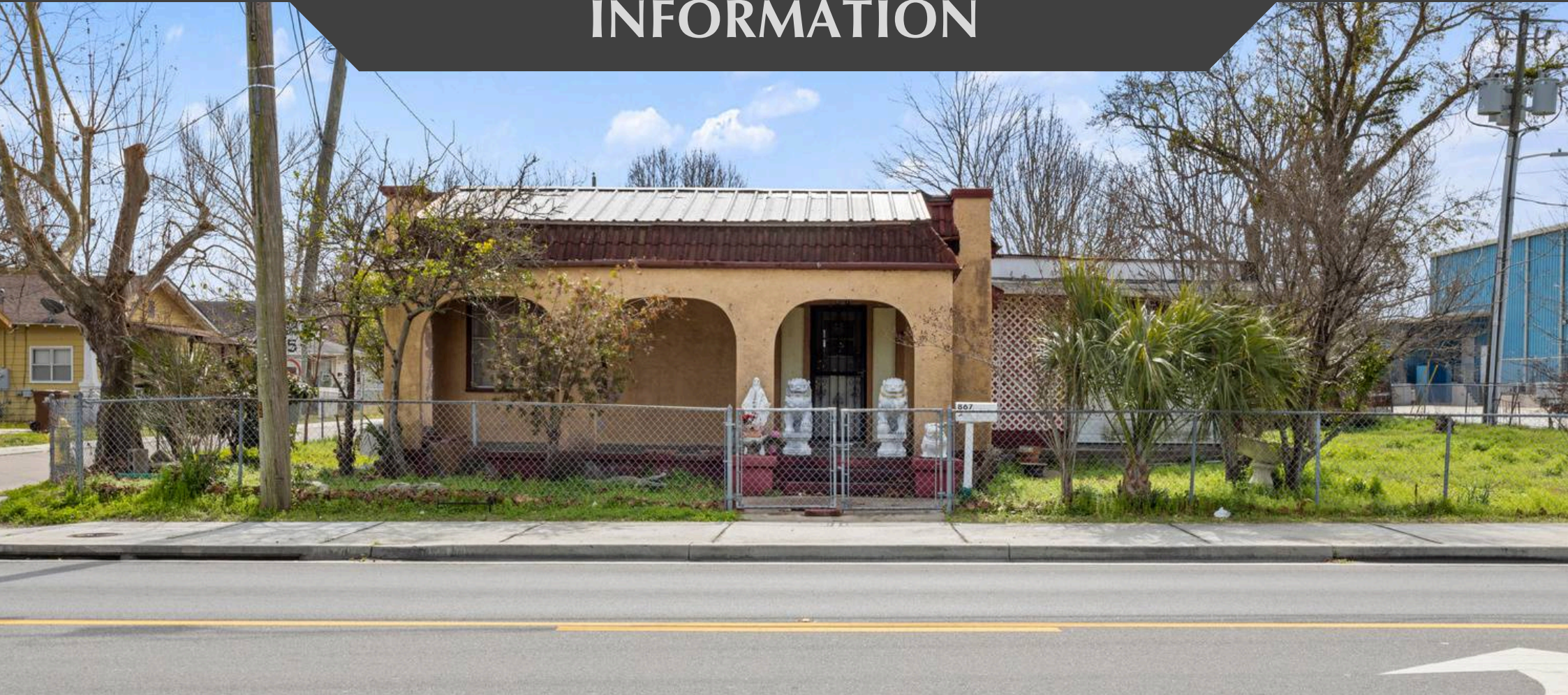


Owen & Co., LLC  
REAL ESTATE  
SHERRY L. OWEN



**FOR SALE**  
**PRIME CORNER LOT**  
**867 DIVISION ST, BILOXI, MS 39530**

# PROPERTY INFORMATION



ZONE

**RB - REGIONAL  
BUSINESS**



PRICE

**\$175,000**



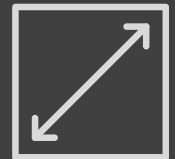
LOCATION

**BILOXI, MS**



BUILDING SIZE

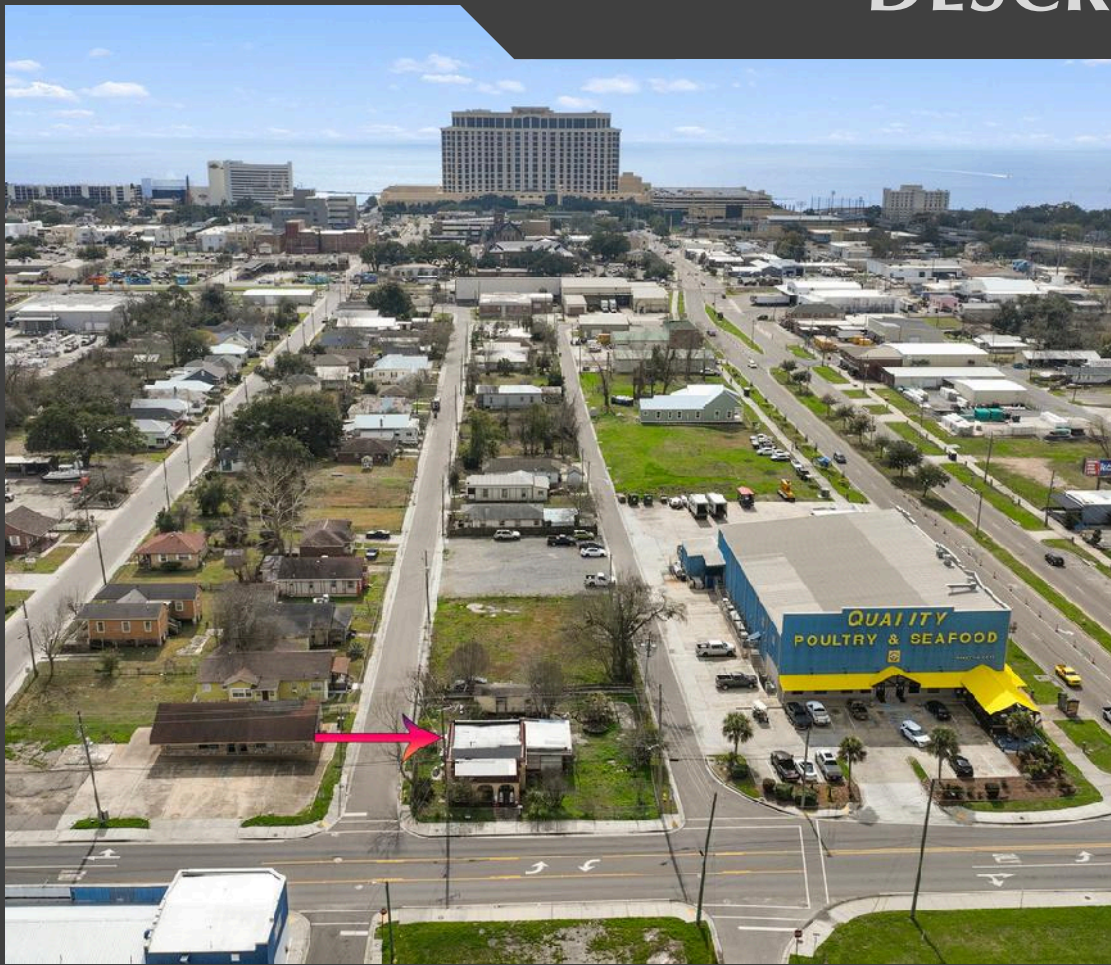
**1006 SF**



LOT SIZE

**0.11 ACRES  
93x55x93x55**

# PROPERTY DESCRIPTION



**Owen & Co. Real Estate is pleased to offer this commercial lot for SALE.**

Situated in Biloxi, MS this commercial property boasts a prime corner lot location surrounded by three streets, perfect for a drive-through establishment. With a tear-down old house on the lot, there's ample space for innovative redevelopment. Adjacent to Quality Seafood, the property enjoys high visibility and foot traffic. Spanning 0.11 acres and zoned for Regional Business, it offers flexibility for various commercial ventures like restaurants or retail outlets. Biloxi's thriving economy and vibrant community make it an ideal locale for entrepreneurs. Don't miss this opportunity to capitalize on the city's dynamic market and establish a lucrative business in this prime location.

Call Broker for additional information.

# PROPERTY INFORMATION

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Year Built: 1950 (Public Records)  
Total Floors: 1  
County: Harrison  
Parcel #: 1410f-06-122.000  
Tax Annual Amount: \$2,032 (2023)  
List Price per SqFt: \$173.96  
Leasehold: No  
Divisible: No  
Flood Insurance Required: Yes (Subject to Survey)  
Lot Features: City Lot; Corner Lot; Fenced; Few  
Trees; Level; Near Beach  
Legal Description: LOT 55 FT ON FAYARD ST BY 90 FT  
M/L S BY MORRIS E BY FAYARD ST N  
BY DIVISION ST W BY ANGLADO  
ALLEY SEC BLK 140

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Price Includes:  
Current Use: Building and Land  
Possible Use: Single Family; Vacant  
Business Type: Commercial  
Bakery; Doughnut; Fast Food; Food  
& Beverage; Food Service; General  
Parking: Business  
Off Street; On Site; On Street;  
Driveway Features: Unpaved  
Additional Transportation: Dirt Drive  
Commercial Features: City Street; Interstate 1 Mile or Less  
Fenced; Other

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Bedrooms: 2  
Bathrooms: 1  
N or S of CSX RR: North  
N or S of I-10: South  
Foundation: Pillar/Post/Pier  
Exterior Construction: Stucco  
Walls - Interior: Sheetrock  
Window Features: Blinds; Drapes; Wood Frames  
Ceiling Height: 8' - 10.9'  
Flooring: Carpet; Vinyl  
Lighting: Other  
Sewer: Septic Tank  
Roof: Flat; Spanish Tile  
Fireplace: 1  
Water Heater: 40 Gallons or Less

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Water Source: Public  
Utilities: Electricity Connected; Sewer Not  
Available; Water Connected  
Accessibility Features: No  
Location: City; City Street; Corner Lot; Downtown;  
Interstate 1 Mile or Less; Paved  
Available Documents: Legal Description; Photographs; Plat;  
Tax Info  
Garage Spaces: 1  
Listing Terms: Cash  
Sale Option: Will Not Divide

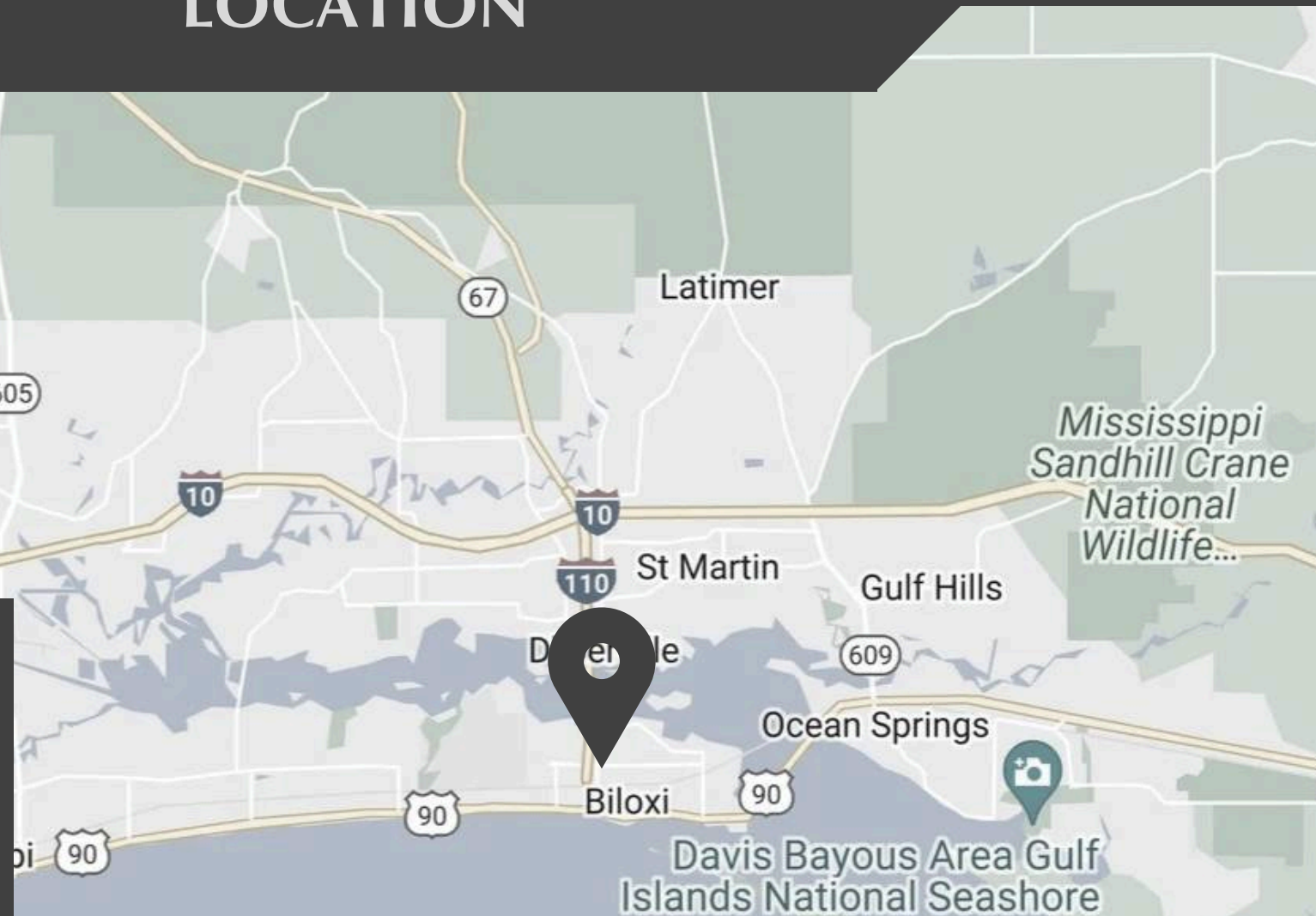
# LOCATION



## 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

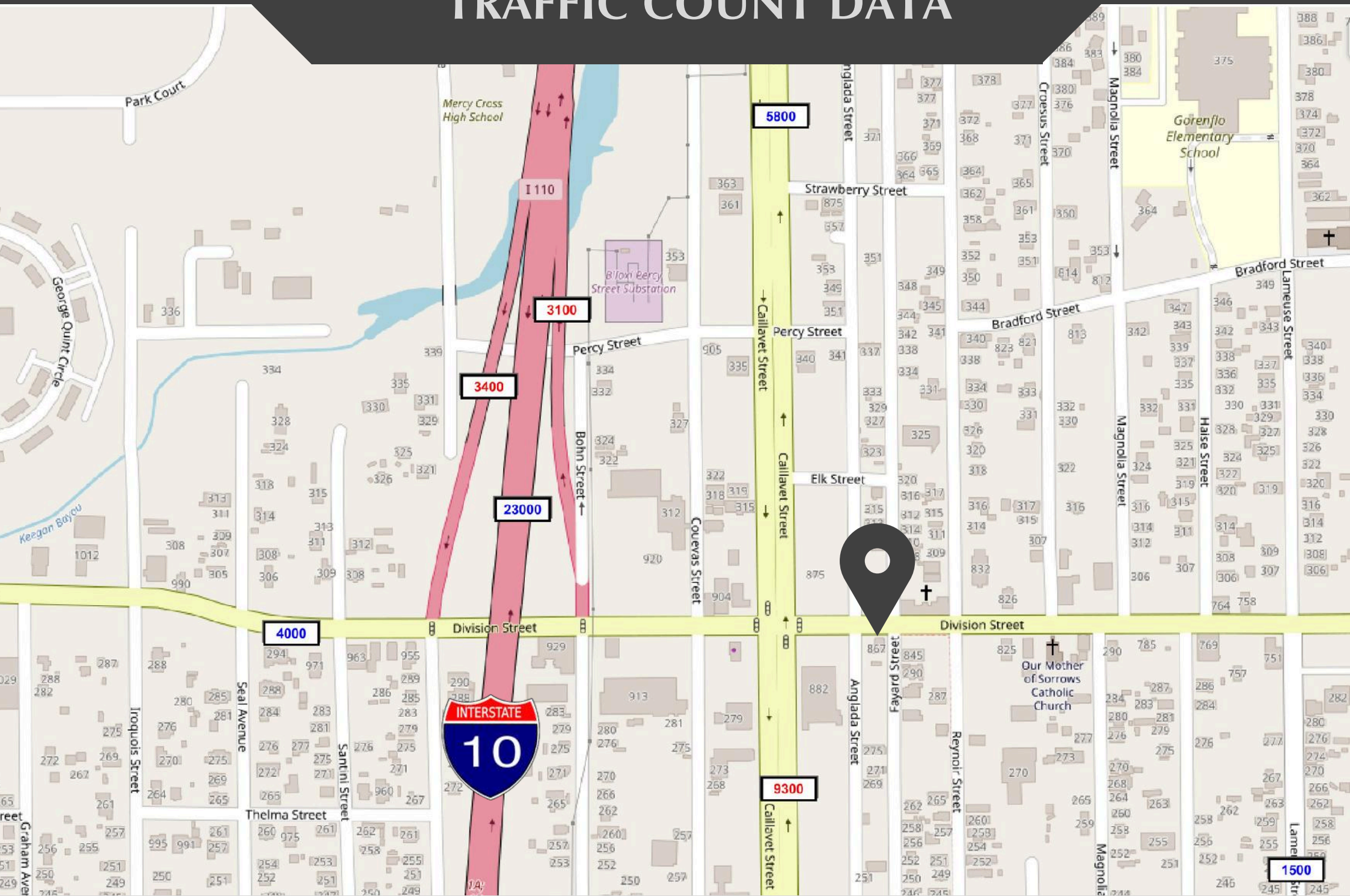


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	2,055	11,630	25,980
2023 PROJECTED HOUSEHOLDS	2,190	12,520	27,476

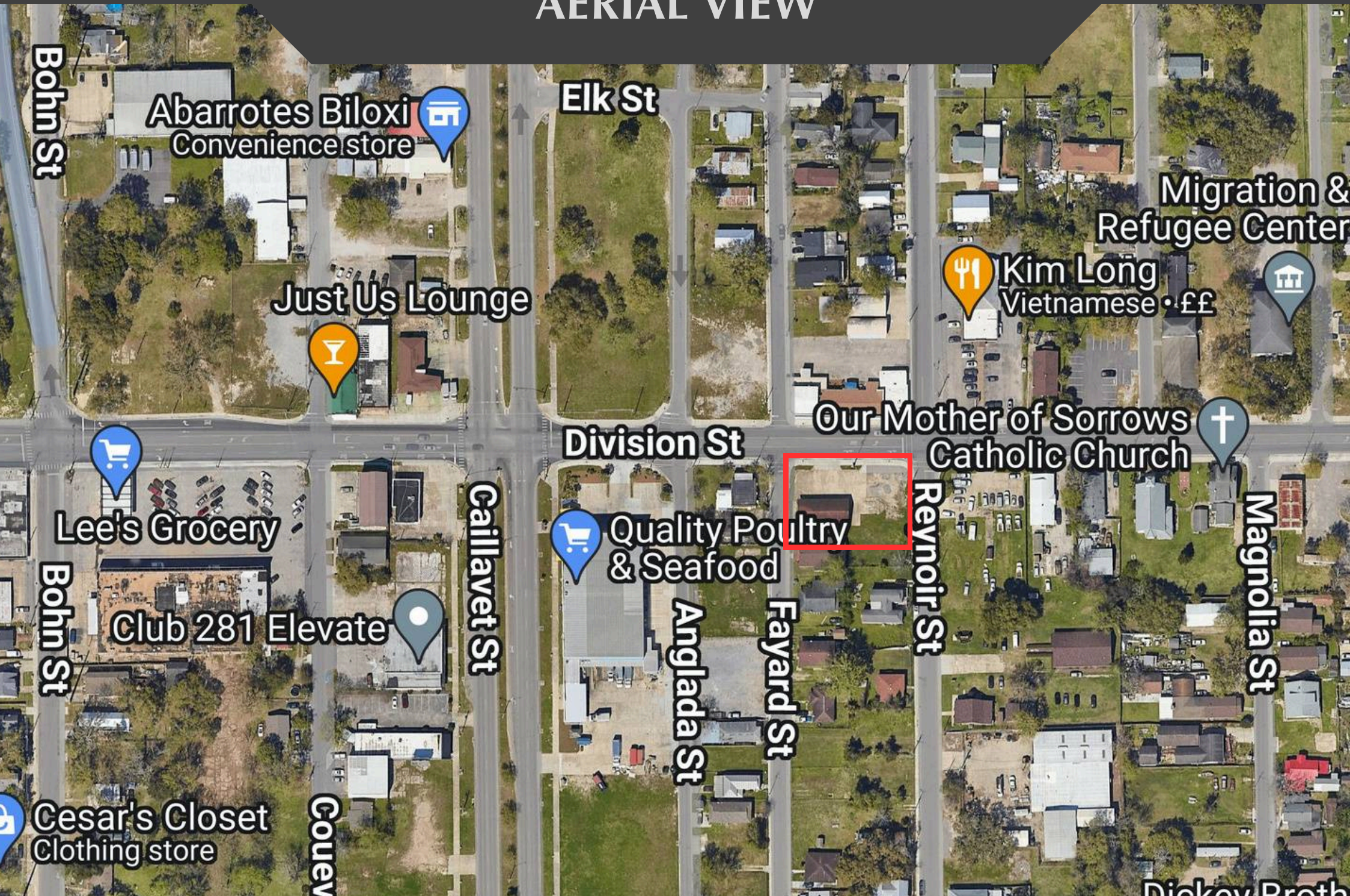


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$43,095	\$49,425	\$54,555
2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$42,172	\$49,291	\$54,166

# TRAFFIC COUNT DATA



# AERIAL VIEW



Bohn St

Abarrotes Biloxi  
Convenience store

Elk St

Just Us Lounge

Migration &  
Refugee Center

Kim Long  
Vietnamese • ££

Our Mother of Sorrows  
Catholic Church

Division St

Lee's Grocery

Quality Poultry  
& Seafood

Reynoir St

Callavet St

Club 281 Elevate

Anglada St

Fayard St

Magnolia St

Bohn St

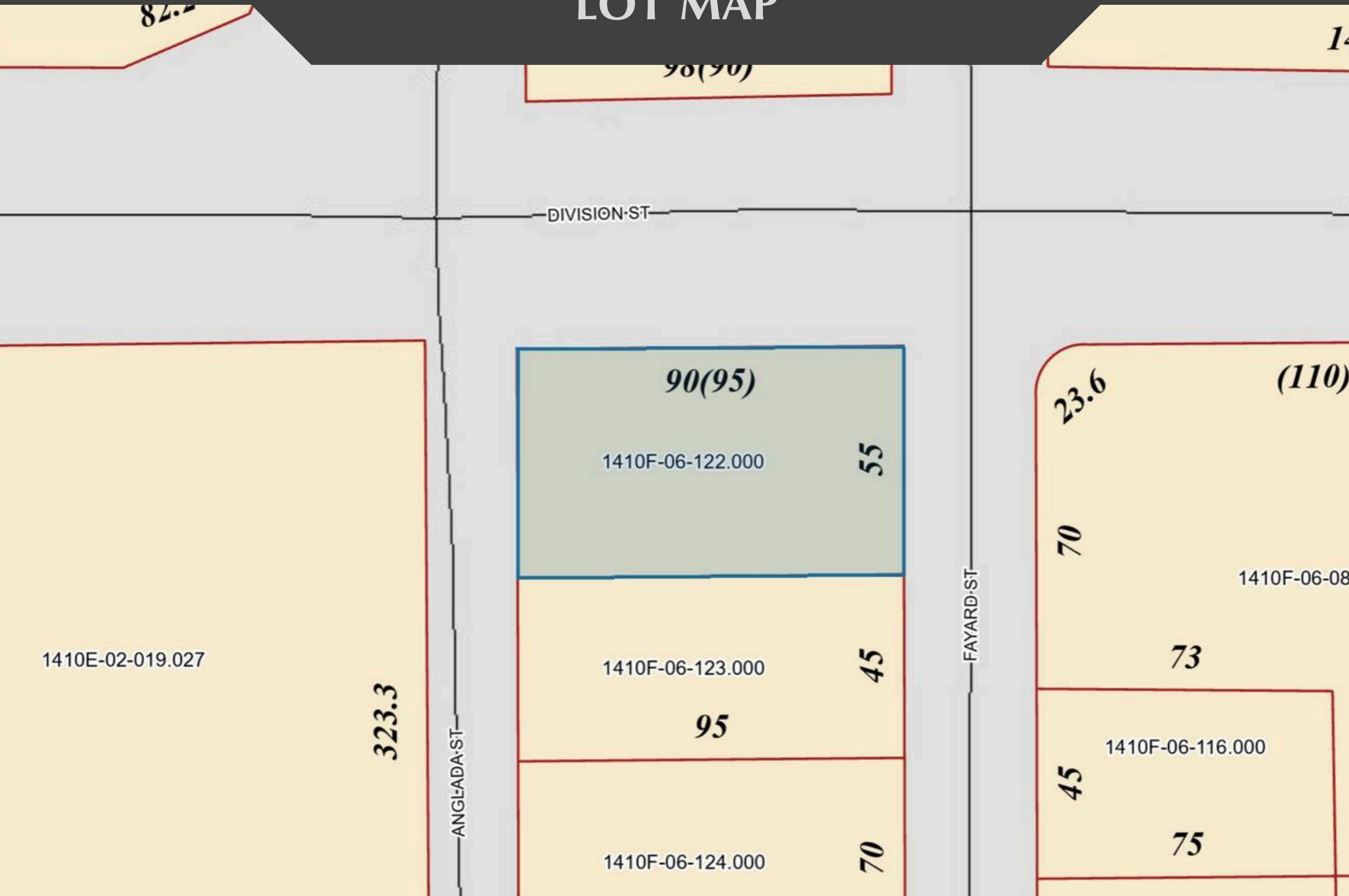
Cesar's Closet  
Clothing store

Counev

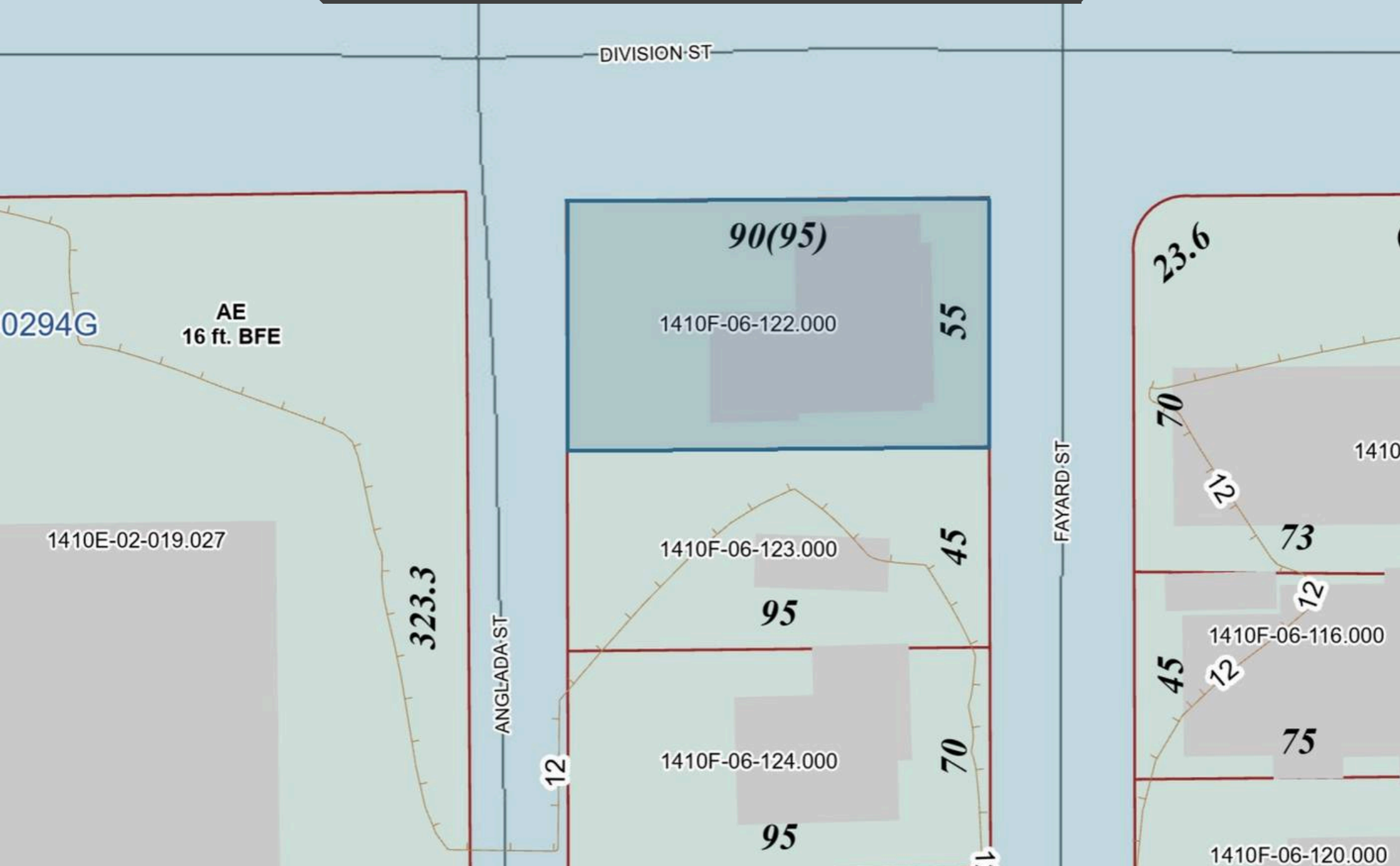
Dickey Broth



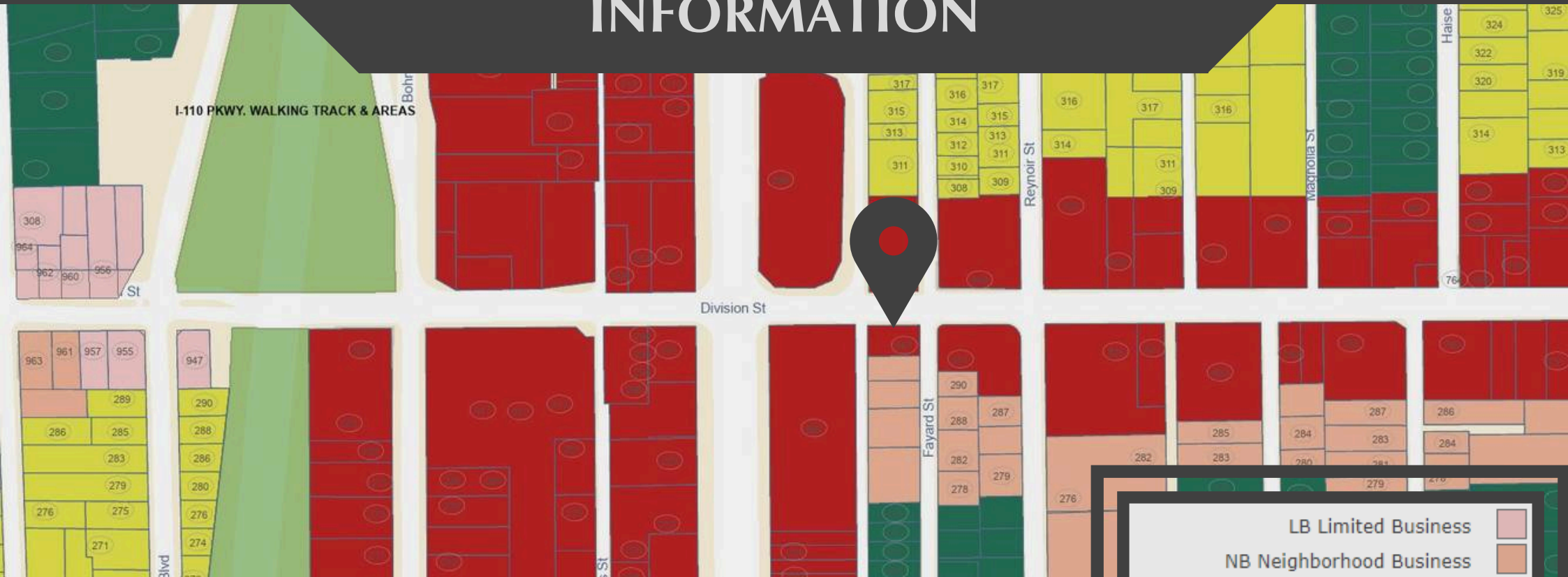
# LOT MAP



# FLOOD & ELEVATION MAP



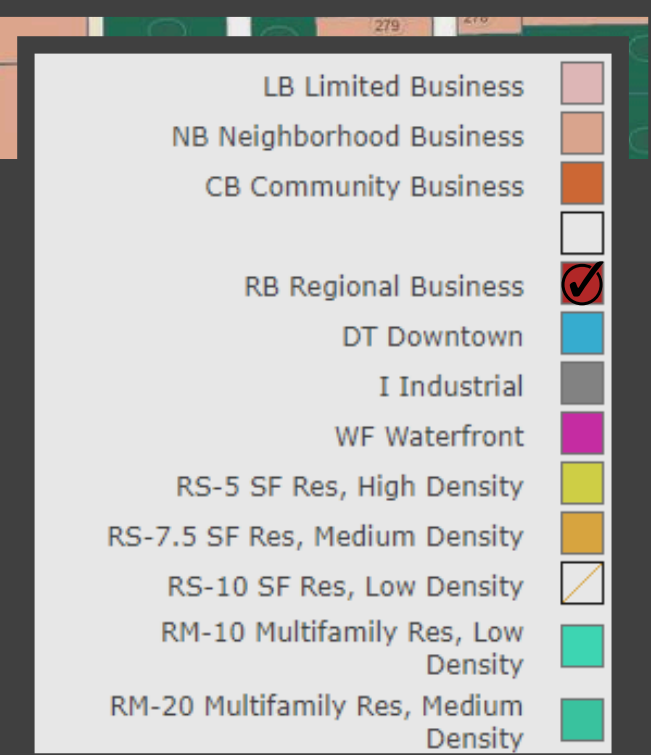
# ZONING INFORMATION



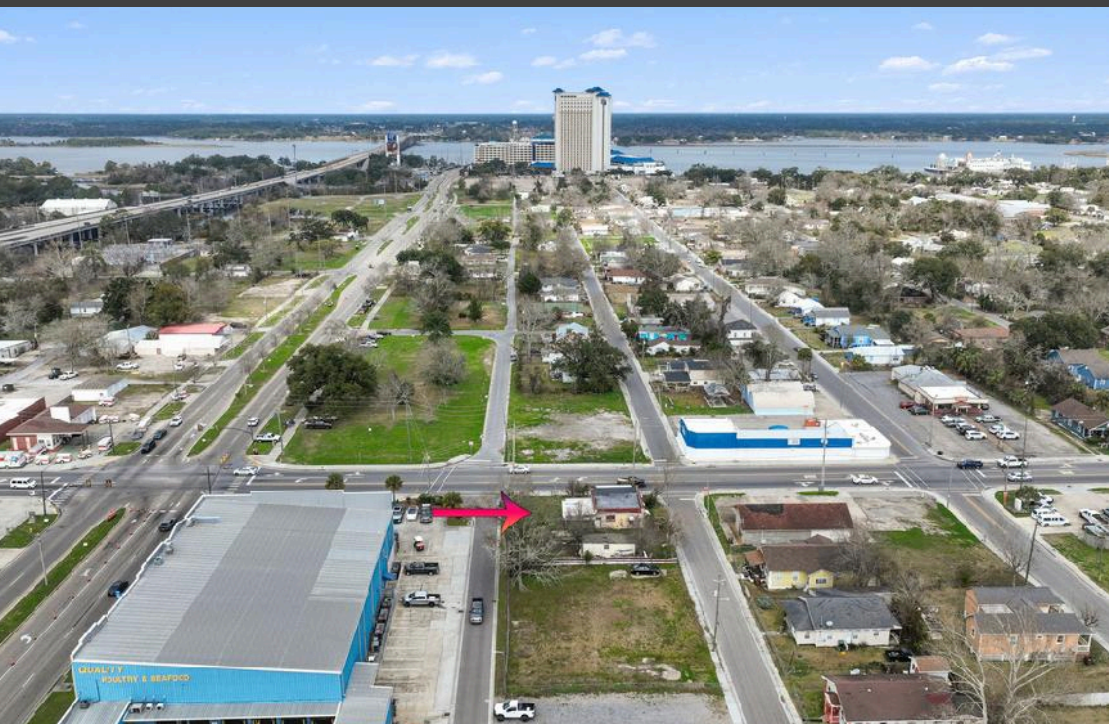
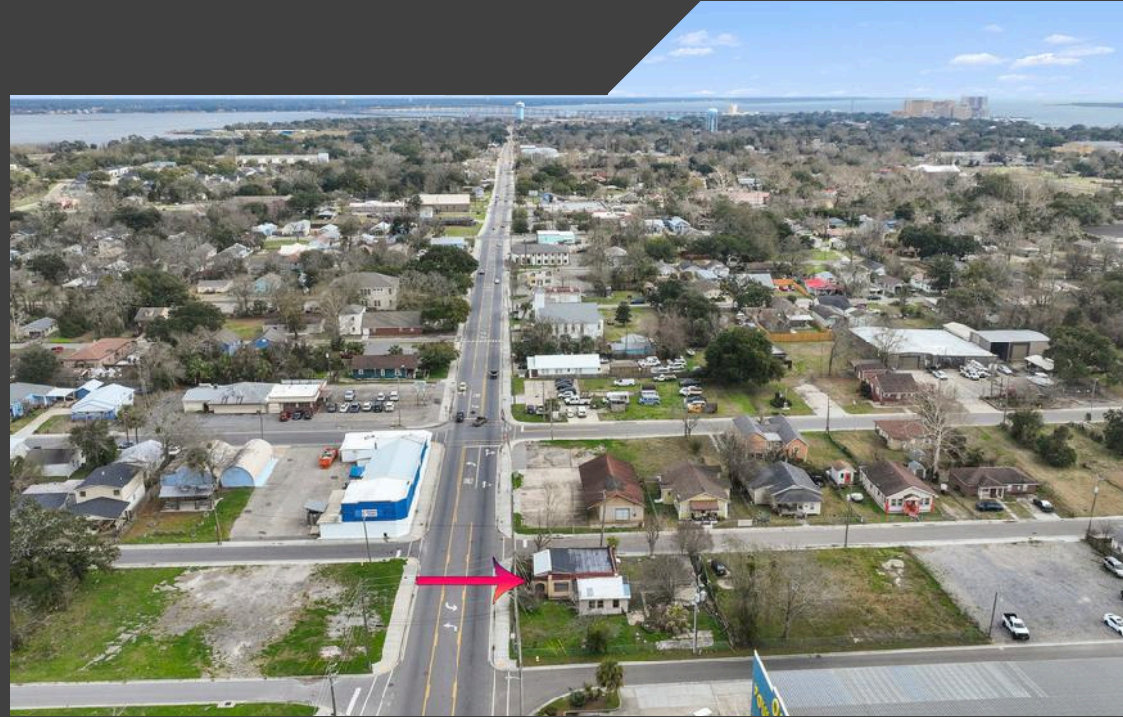
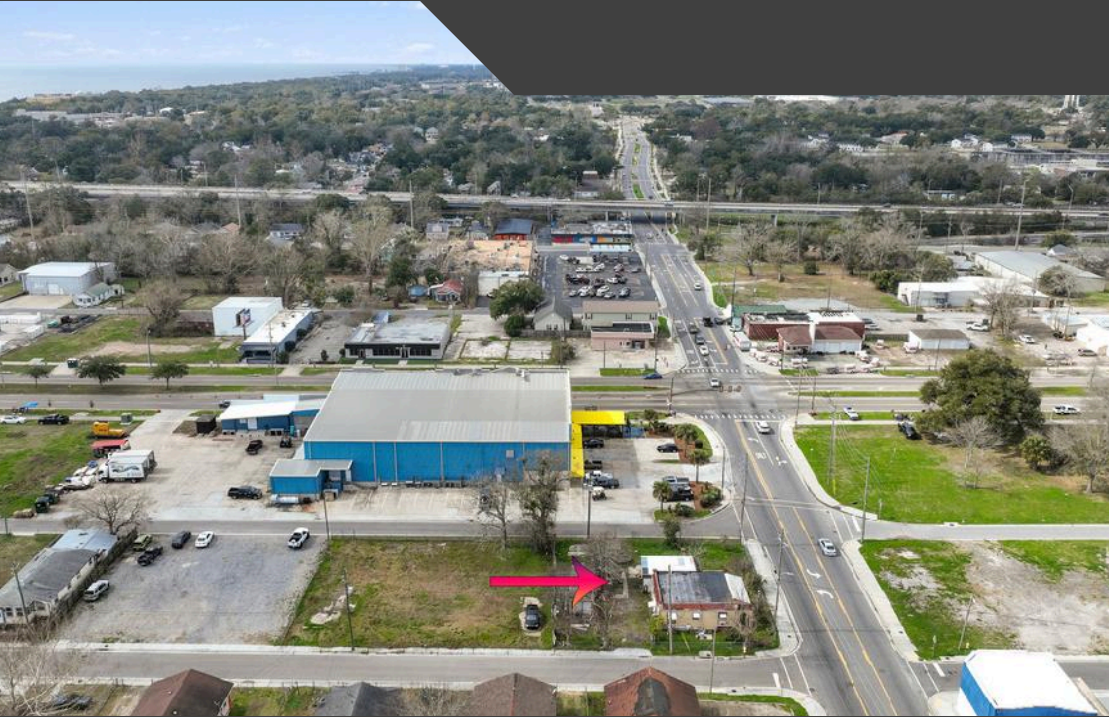
## ZONE RB - REGIONAL BUSINESS

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.

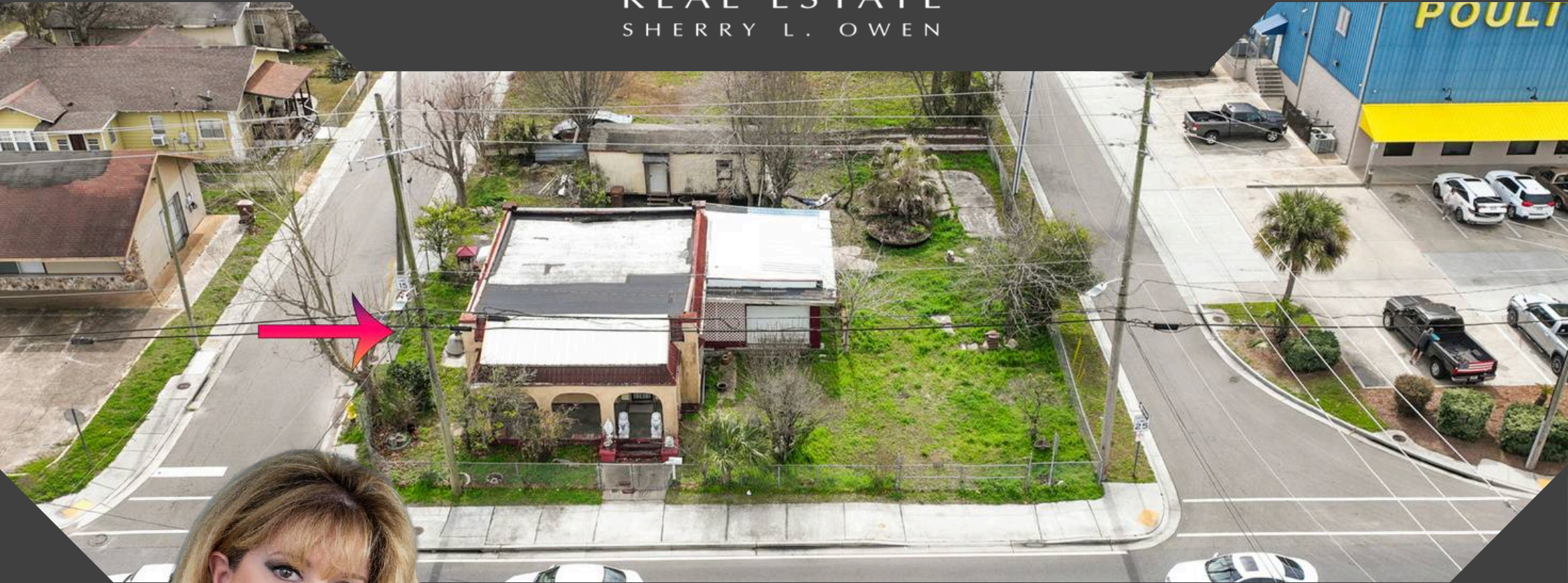
\*\*\*Chart of Permitted Uses available upon request\*\*\*



# PHOTOS



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



**OWEN & CO LLC, REAL ESTATE**  
**Sherry L. Owen**  
CRS, GRI, SFR, ABR  
Owner/Broker

Website: [www.owenandco.com](http://www.owenandco.com)  
Email: [OwenSherryL@aol.com](mailto:OwenSherryL@aol.com)  
Cell: 228-760-2815  
Office: 228-822-9870  
Address: 2208 18th St, Gulfport, MS 39501