

OFFERING MEMORANDUM

7701 Bienville Boulevard
Ocean Springs, MS 39564



**CENTURY 21
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Busch Realty Group
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7701 Bienville Boulevard
Ocean Springs, MS 39564

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CENTURY 21 BUSCH REALTY GROUP is pleased to present this large vacant land listing ready for development!

ABOUT THE PROPERTY

Prime 14± Acre Commercial Development Opportunity – Highway 90/Bienville Blvd, Ocean Springs Don't miss this exceptional opportunity to own approximately 14 acres of high-potential property with 40' wide perpetual access easement (via Ocean Springs Planning Office) directly from Highway 90/Bienville Boulevard in beautiful Ocean Springs. Prime 14± Acre Commercial Development Opportunity - Highway 90/Bienville Blvd, Ocean Springs Don't miss this exceptional opportunity to own approximately 14 acres of high-potential property with 40' wide perpetual access easement (via Ocean Springs Planning Office) directly from Highway 90/Bienville



Boulevard in beautiful Ocean Springs. Zoned C-H Regional Commercial, this site is located in the city's most intense commercial mixed-use district—allowing for building heights up to 75 feet and supporting a wide range of high-traffic, regional-serving uses. Ideal for retail centers, office complexes, apartment communities, or a mixed-use residential/commercial development, this land is poised for a dynamic transformation. The property is lovely and elevated, featuring a creek and several large, mature trees that add natural charm and character to the space. With a wide easement for easy access and outstanding visibility from Highway 90, it's a dream location for visionary developers. Looking to build your next great project? This is the canvas you've been searching for. - Location: Highway 90/Bienville Blvd, Ocean Springs, MS - Acreage: ±14 Acres - Zoning: C-H Regional Commercial - Access: Deeded Easement from Highway 90 - Features: Mature Trees, Creek, High Ground - Development Potential: Shopping Center, Apartments, Mixed-Use



Address: 7701 Bienville Blvd, Ocean Springs, MS



Site: 14 +/- acres



Zoning: CH

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FANTASTIC LOCATION



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OUR LISTING: 7701 BIENVILLE BLVD OCEAN SPRINGS, MS



List Price: \$1,250,000
List Date: 04/14/2025
Expiration Date: 12/13/2025
Bathrooms Total: 0
Total Square Footage: 609,840
SqFt Source: Assessor
List Price Sqft: \$2.05
Total Floors: 0
Allowances/Concessions in Offer: Yes
Sub Agency: No

Sub-Type: Unimproved Land
Days On Market: 9
CDOM: 9
Listing Service: Full Service
Special Listing Conditions: Standard
Approx Lot Size Acres: 14
Subdivision: Groveland Park
County: Jackson
N or S of CSX RR: N
N or S of I-10: S
Listing Agreement: Exclusive Right To Sell
New Construction: No
Owner/Agent: No
Complex Name:
Sold In Previous 12 Months: No

Legal Description: LOT 12 & 13A GROVELAND PARK S/D DB 242-486 (17M MAP787.25-04)

Parcel #: 6-11-04-014.000

Easements: 40' Perpetual Access Easement; Utility Easements

Directions to Property: From Washington Ave (Exit 50) Turn onto Bienville Blvd Pass by Arby's (on the right in 0.2 mi) Destination will be on the right 5.5 mi 7701 Bienville Blvd #90 Ocean Springs, MS 39564

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Photos: 7701 BIENVILLE BLVD



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Amenities:

- 40' Wide Access Easment
- Power
- Large trees
- Highway 90/Bienville Blvd
- CH Zoning

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About the Jackson County, MS, Market:

\$80,129

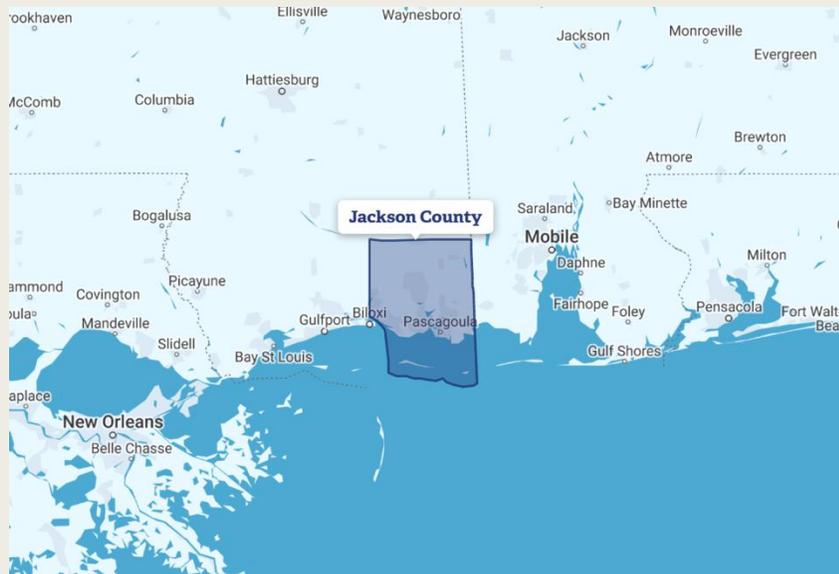
**Average
Manufacturing Wage**

68,000+

**Jackson County
Labor Force**

40%

**More Residents with
Transferable Skills**



- Port of Pascagoula, Operated by Jackson County Port Authority
- Only county with two-deep water ports of 42 feet
- CSX (class one) and Mississippi Export Railroad (short line) with connections to Canadian National (CN), Norfolk Southern (NS) and the Kansas City Southern (KCS)
- Trent Lott International Airport and adjoining aerospace park
- Close proximity to I-59, I-10, and I-65
- Located approximately 26 miles from Gulfport Biloxi International Airport and approximately 42 miles from Mobile Regional Airport

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Why Jackson County, Miss?

- Home to engaged corporate partners, including flagships of industry Ingalls Shipbuilding, Bollinger, Chevron, Rolls Royce, and Northrop Grumman Aeronautics Systems
- Jackson County has unmatched workforce credentials, including 4 U.S. Department of Labor-approved apprenticeship programs, and is home to top-performing Mississippi Gulf Coast Community College
- Cohesive local leadership among the county and 4 different municipalities
- Robust public education offerings from pre-K through university
- A labor force of 68,000+
- Forward-thinking JCEDF board and executive leaders
- Economic development that balances industry with nature
- Vibrant downtowns, miles of coastline, and outdoor activities
- Diverse economic opportunities in tourism, healthcare, manufacturing, and more

FOR MORE INFORMATION, PLEASE CONTACT:

Jodi Busch, Broker/Owner
Office: (228) 256-3357
Cellular: (228) 669-0211
jodibusch@brgc21.com

Kacie Denny, Realtor
Office: (228)256-3357
Cellular: (228)216-0438
kaciedenny@gmail.com

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