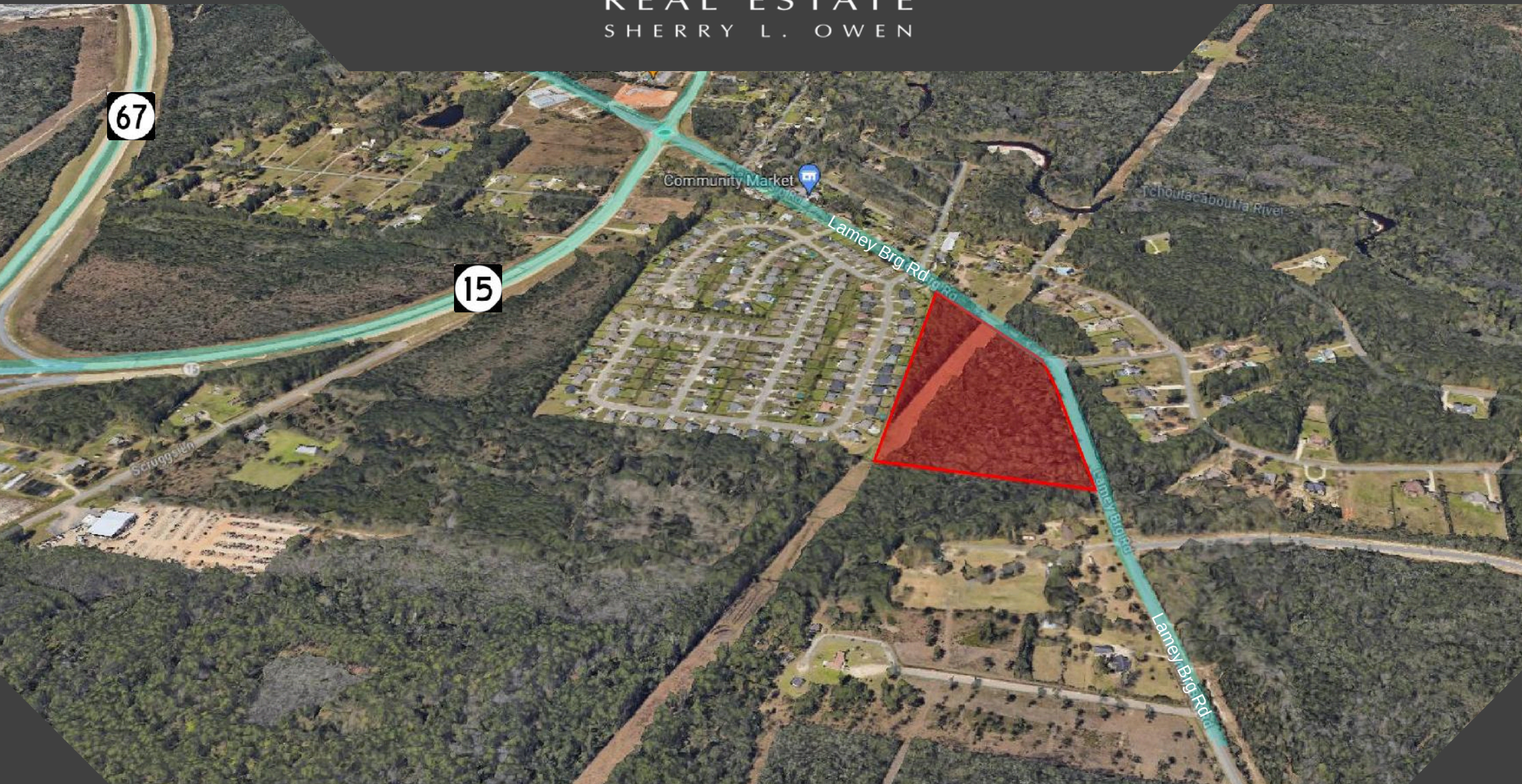


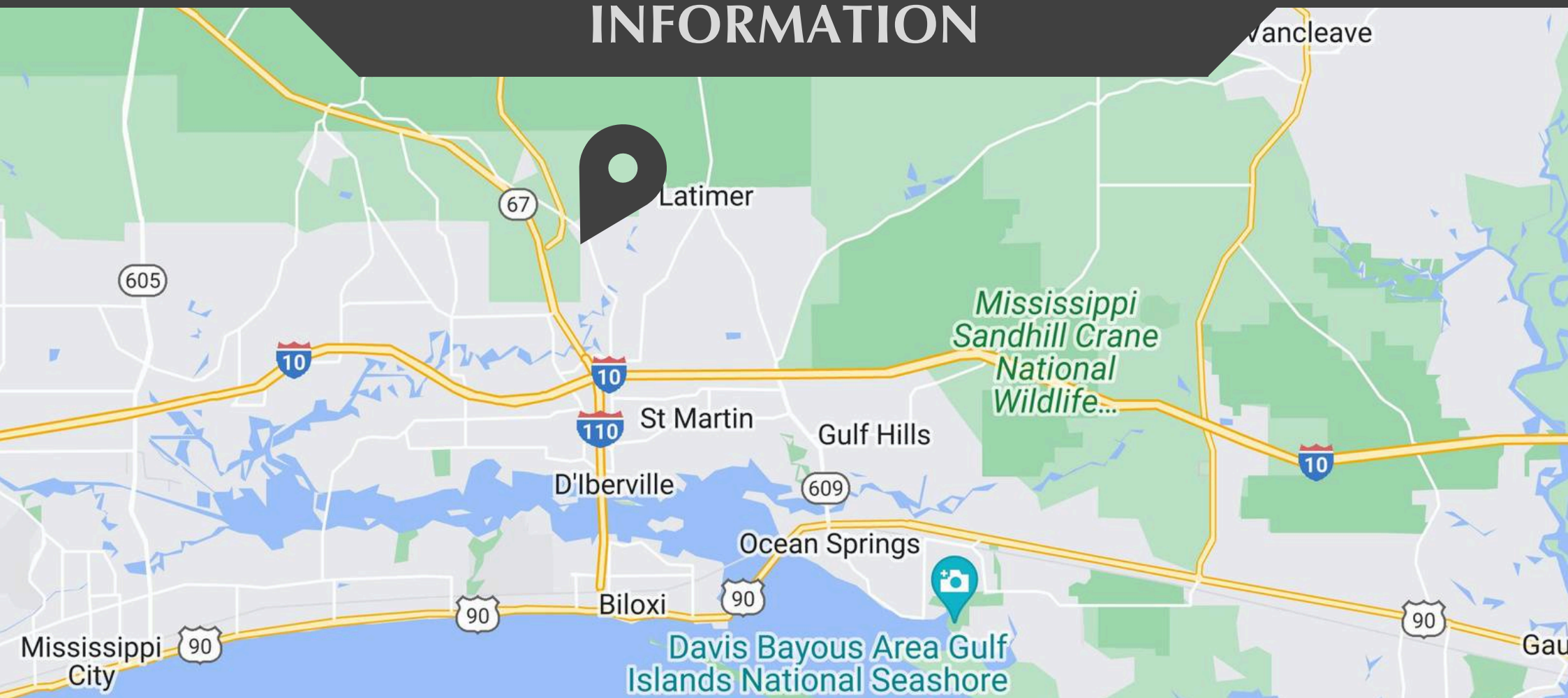


FOR SALE

Excellent Development Site

14085 Lamey Bridge Rd, D'Iberville, MS 39540

PROPERTY INFORMATION



ZONE

R-1 RESIDENTIAL



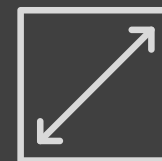
PRICE

\$2,000,000



LOCATION

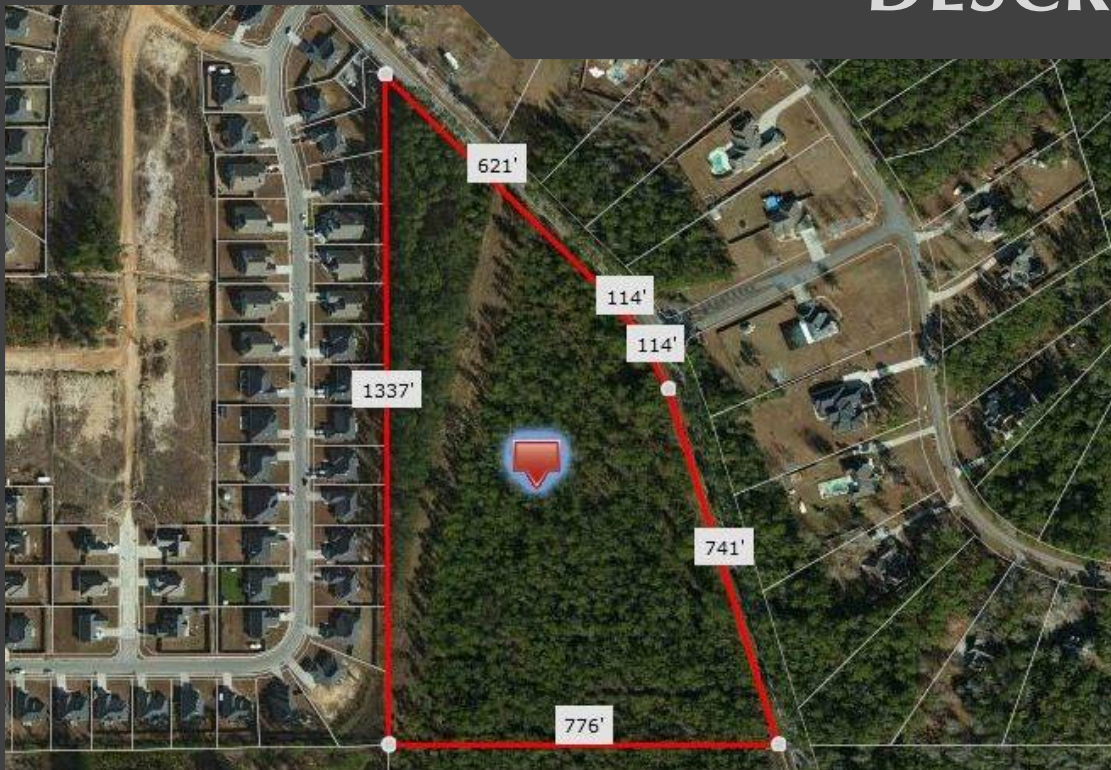
D'Iberville, MS



LOT SIZE

16 ACRES

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this excellent development site for SALE!

This property is surrounded by Bridgewood and Longwood communities. Well suited for an apartment complex, assisted living or other residential development. High elevation, not in a flood zone. Past plans for apartment community are available. Current zoning is low density - previous zoning was approved for new development at high density, multi-family.

Fly Over Video: <https://www.youtube.com/watch?v=96V274YZKGc>

Call Broker for additional information.

PROPERTY INFORMATION

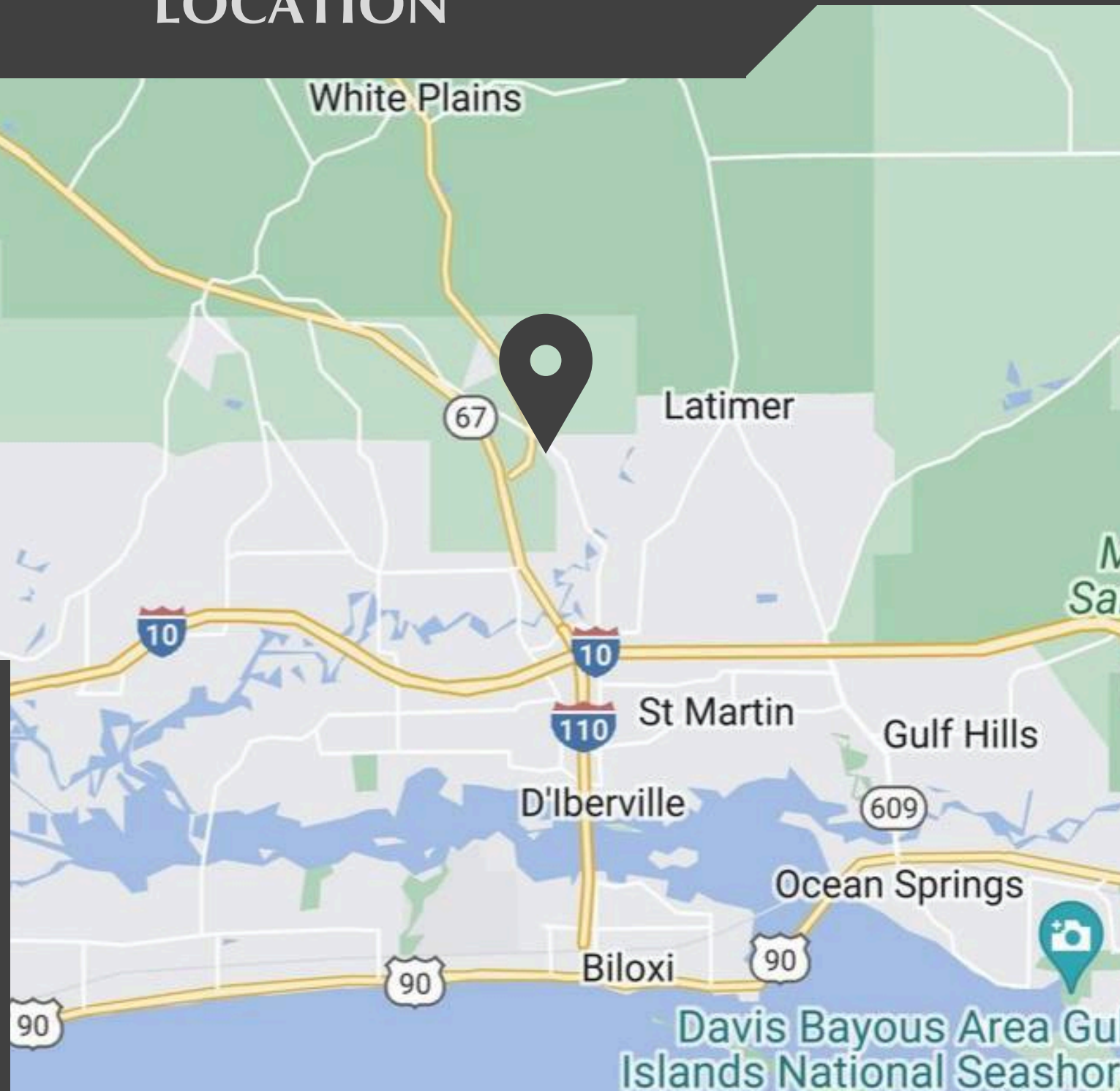
List Price	\$2,000,000	Homestead Y/N	No
Divisible	No	Flood Insurance Required?	Subject to Survey
Street Number Assigned?	Yes	Covenants Y/N	No
Sub-Type	Acreage (more than 10 acres)	School District	D'iberville
Approx Lot Size Acres	16	Current Use	Unimproved
Subdivision	Metes And Bounds	Possible Use	Commercial; Development; Residential; Single Family
County	Harrison	Workshop Features	No
Zoning	Res Low Density	Additional Transportation	City Street; Paved
N or S of CSX RR	N	Mineral Rights	No Minerals
N or S of I-10	N	Trees - Wooded	Heavily Wooded
New Construction	No	Lot Features	Level; Wooded
Additional Exemptions Y/N	No	Lot Size Range	10+ Acres
List Price/Acre	\$125,000	Sewer	Public Sewer
Legal Description	16 AC BEING ALL OF SW 1/4 OF SW 1/4 LYING S & W LAMEY BRIDGE RD SEC 28-6-9	Utilities	Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Water Available
Parcel #	1407-28-011.000	Water Source	See Remarks
Directions to Property	From Hwy 67 East on Hwy 15 to Lamey Bridge - head south to Longwood Circle, property is directly across from this community.	Location	Suburban
Association	No	Road Surface Type	Paved
Tax Year	2021	Covenants And Restrictions	Partial Wetlands
Tax Annual Amount	\$1,271	Horse Amenities	No
Leasehold Y/N	No	Land Details:	Road Frontage: 1,590
		Waterfront Features	No
		Listing Terms	Cash; Conventional
		Available Documents	Marketing Package

LOCATION



D'IBERVILLE

D'Iberville is a town in southern Mississippi, located 2 miles north from Biloxi. It is a very popular resort area, with a great deal of hotels, beaches and seaside resorts for various budgets and requirements.

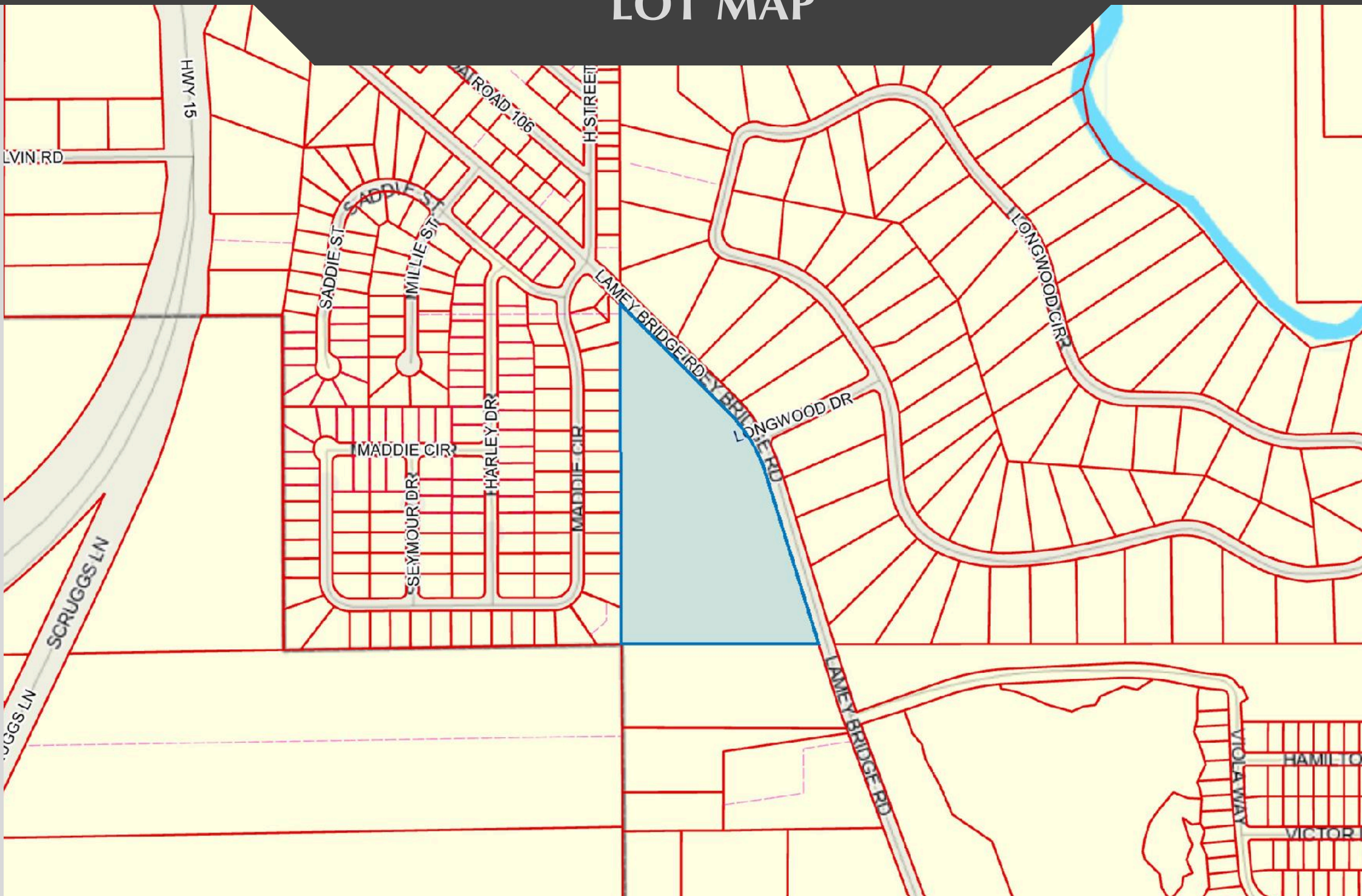


TRAFFIC COUNT DATA

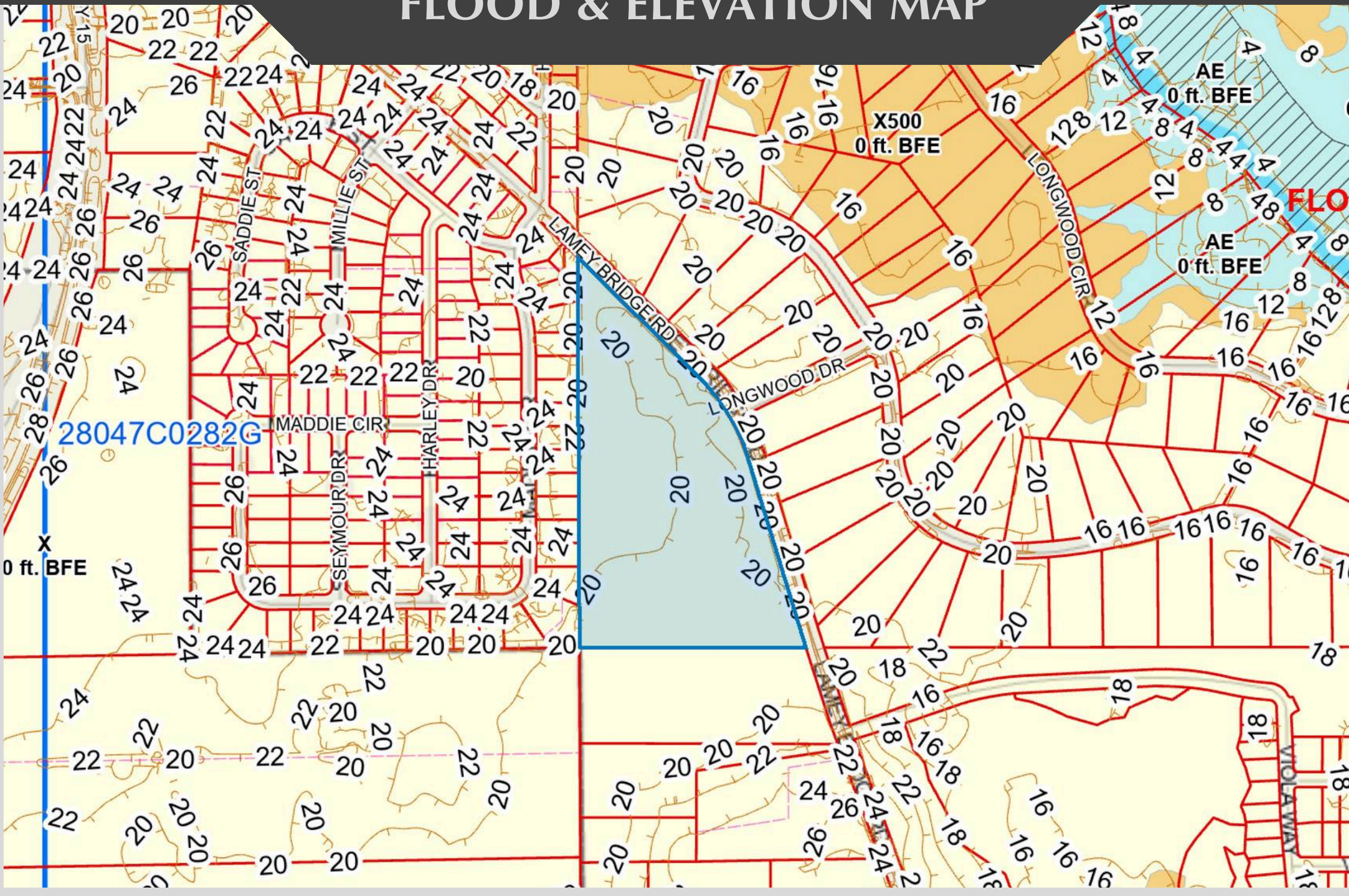
The map displays the following traffic count data:

Location	Traffic Count
MS 67 (near intersection)	11000
MS 67 (near intersection)	180
MS 67 (near intersection)	2800
MS 15 (near intersection)	7900
MS 15 (near intersection)	3900
MS 15 (near intersection)	15

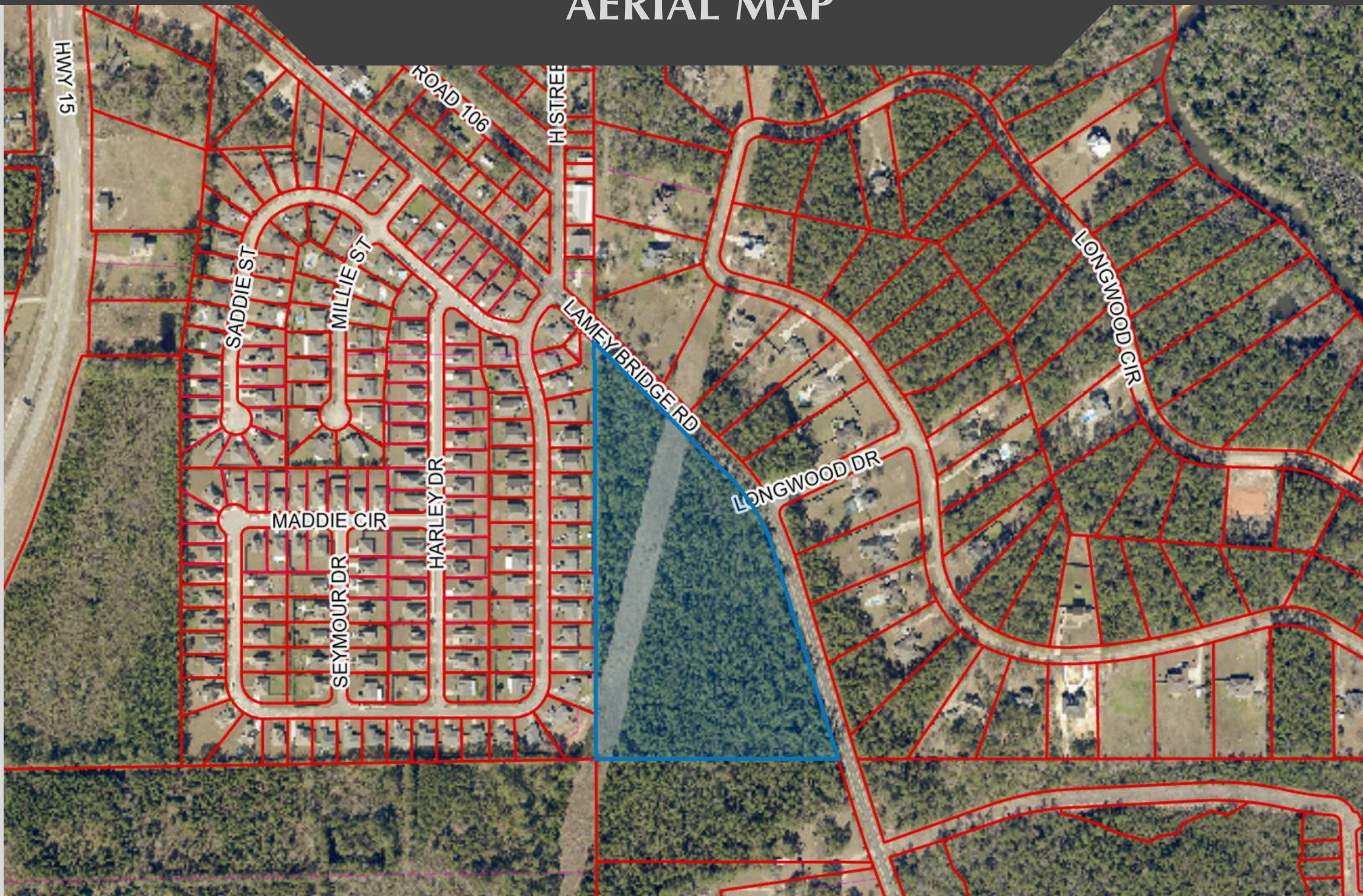
LOT MAP



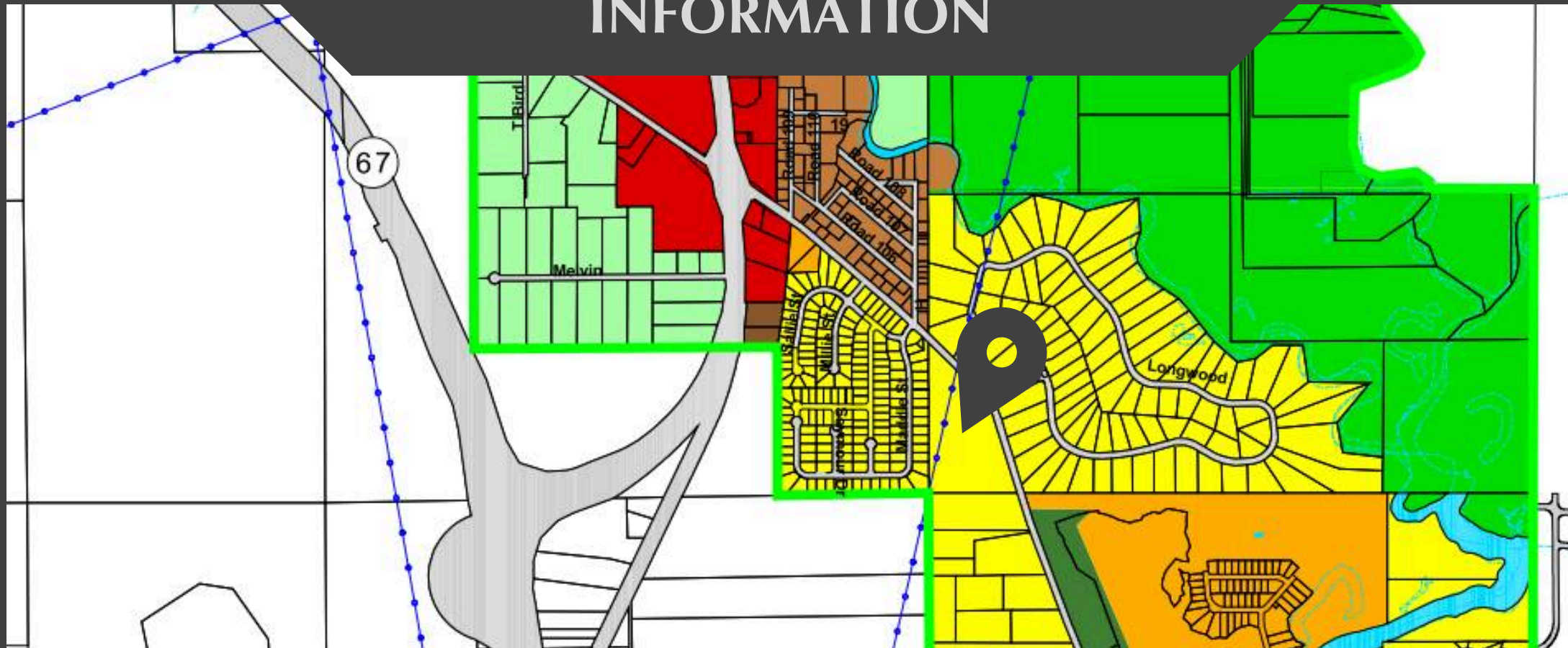
FLOOD & ELEVATION MAP



AERIAL MAP



ZONING INFORMATION



R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

The purpose of the Single Family Residential District is to provide areas to meet the needs of the present and expected future residents seeking low density residential lifestyle with the benefits of urban services. This district is designed to accommodate single family housing, to protect residential neighborhoods from the negative impacts of incompatible land uses, and to protect residents' privacy, access to air and solar energy, and investments of money, time and pride in their community.

Zoning Ordinance & Chart of Permitted Uses available upon request

DISTRICT REGULATIONS

Excerpted from the Zoning Ordinance

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Dimensional Requirements

Each of the following dimensional requirements shall apply to each use in the Single Family Residential District (R-1), except as specifically provided for in this Ordinance.

- Maximum Building Height: 35 feet.
- Maximum Building Site Coverage: 45%
- Minimum Lot Area: 10,000 square feet
- Maximum Density: 4 dwelling units per acre
- Minimum Yards:
 - Front yard: Main structure - 30 feet from the street right-of-way line to the building setback line
 - Side yards: 10 feet
 - Rear yard: 25 feet
- Minimum Lot Width: 80 feet

APPARTMENT COMPLEX PLANS



SITE PLAN

TOTAL PARKING SPACES 518
SCALE 1"=50'-0"

14 - 2BR UNITS

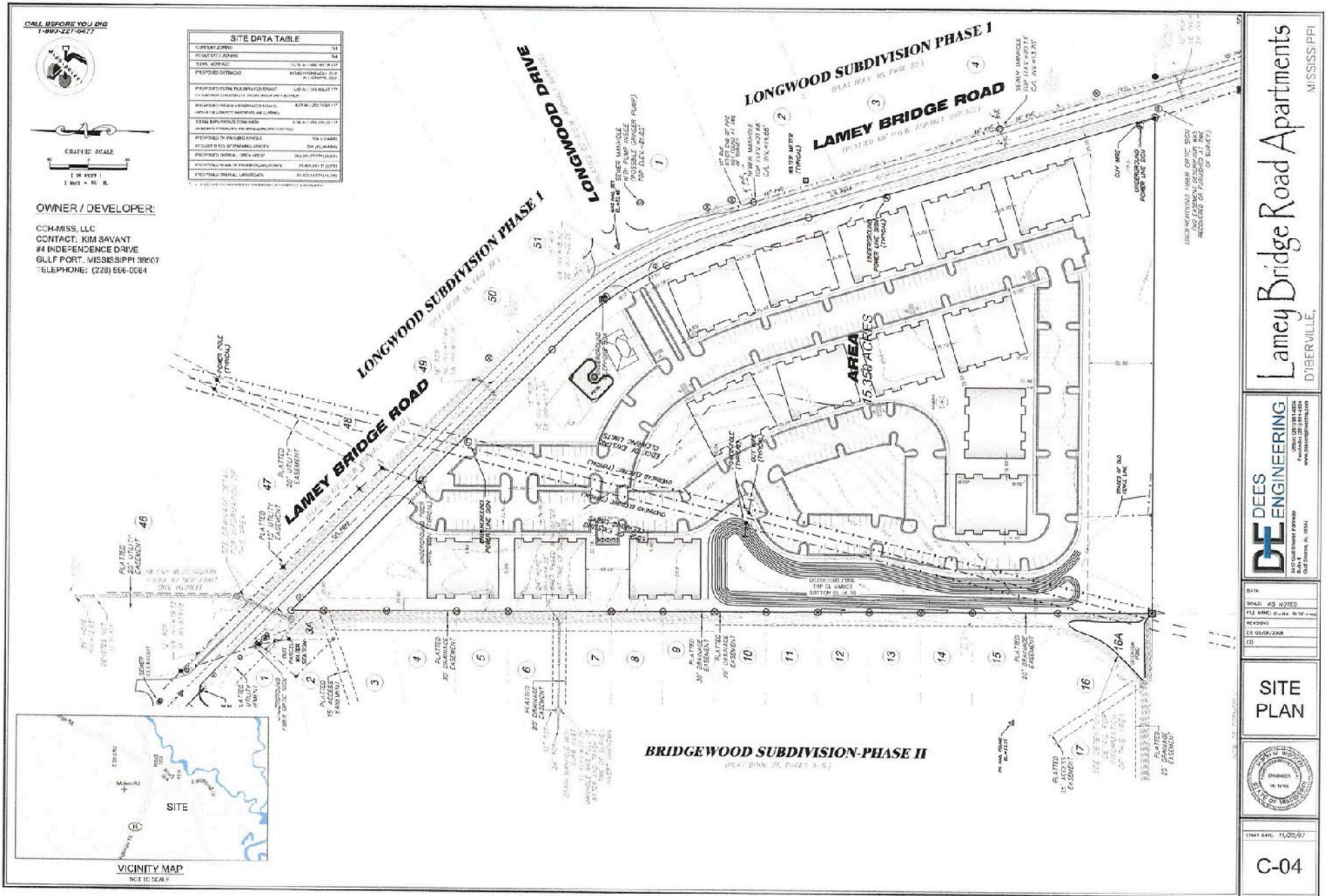
336 UNITS

504 SPACES

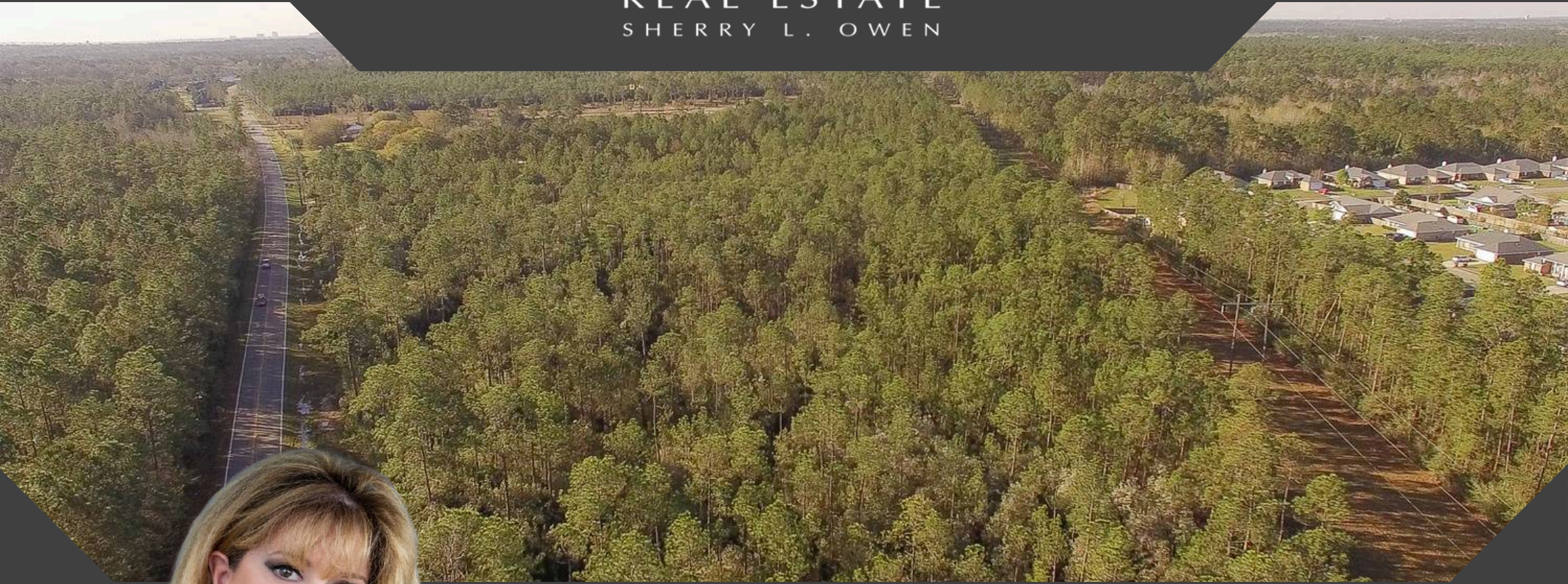
MARKETING & OFFICE - 2500 SF 7 SPACES



APARTMENT COMPLEX PLANS



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
Email: OwenSherryL@aol.com
Cell: 228-760-2815
Office: 228-822-9870
Address: 2208 18th St, Gulfport, MS 39501