

**FOR SALE**  
**COMMERCIAL LOT IN A PRIME LOCATION**  
**323 Caillavet St, Biloxi, MS 39503**

# PROPERTY INFORMATION



ZONE

**Regional Business**



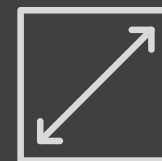
PRICE

**\$85,000**



LOCATION

**BILOXI, MS**



LOT SIZE

**0.34 ACRES**

# PROPERTY DESCRIPTION



## Commercial lot in a prime location!

Excellent commercial lot in a prime location with 202' of road frontage, situated off I-10 heading south to Hwy 90, between IP Casino and Beau Rivage. This 0.34-acre property is zoned RB - Regional Business, making it perfect for a variety of commercial developments. High-traffic area with great visibility and accessibility—ideal for retail, office space, or any thriving business. Don't miss this fantastic opportunity to establish your business in a sought-after location!

Call Broker for additional information.

# PROPERTY INFORMATION

List Price:	\$85,000	Covenants Y/N:	No
Divisible:	Yes	Showing Requirements:	Show Any Time; Vacant
Street Number Assigned?:	Yes	Price Includes:	Land
Allowances/Concessions in Offer:	Yes	Current Use:	Commercial; Vacant
Sub Agency:	No	Possible Use:	Development; Highway/Tourist Service; Industrial; Mini-Storage; Place of Worship
Sub-Type:	Unimproved Commercial Lot for Sale	Additional Transportation:	Airport 3+ Miles; City Street; Interstate 1 Mile or Less; Paved
Listing Service:	Full Service	Trees - Wooded:	None
Special Listing Conditions:	Standard	Lot Features:	City Lot; Cleared; Level; Near Beach Public Sewer
Approx Lot Size Acres:	0.34	Sewer:	Cable Available; Electricity
Lot Size Dimensions:	78x120x78x202	Utilities:	Available; Natural Gas Available; Phone Available; Sewer Available; Water Available
County:	Harrison	Water Source:	Public
Reserved Prospects:	No	Location:	Downtown/Urban; Industrial Park; Office Park
N or S of CSX RR:	N	Road Frontage Type:	City Street
N or S of I-10:	S	Road Surface Type:	Asphalt
Listing Agreement:	Exclusive Right To Sell	Community Features:	Near Entertainment; Sidewalks; Street Lights
New Construction:	No	Covenants And Restrictions:	None
Owner/Agent:	No	Horse Amenities:	No
Additional Exemptions:	No	Land Details - Road Frontage:	202 No
List Price/Acre:	\$250,000	Waterfront Features:	Cash; Conventional
Legal Description:	NW INTERSECTION OF ELK & CAILLAVET ST POB N 200 FT W 75 S 200 FT E 75 FT TO BEG BLK 158 SEC 27-7-9	Listing Terms:	None
Parcel #:	1410e-01-038.000	Disclosures:	Aerial Map/Photo; Brochure; Legal Description; Plot Plan/Survey
Directions:	Hwy 90, go North on Caillavet, cross over Division Street, property on the west side or I-10 exit to Division Street, go North on Caillavet.	Available Documents:	Close Of Escrow
Association:	No	Possession:	
Tax Year:	2024		
Tax Annual Amount:	\$1,004		
Leasehold Y/N:	No		
Homestead Y/N:	No		
Flood Insurance Required?:	Yes		

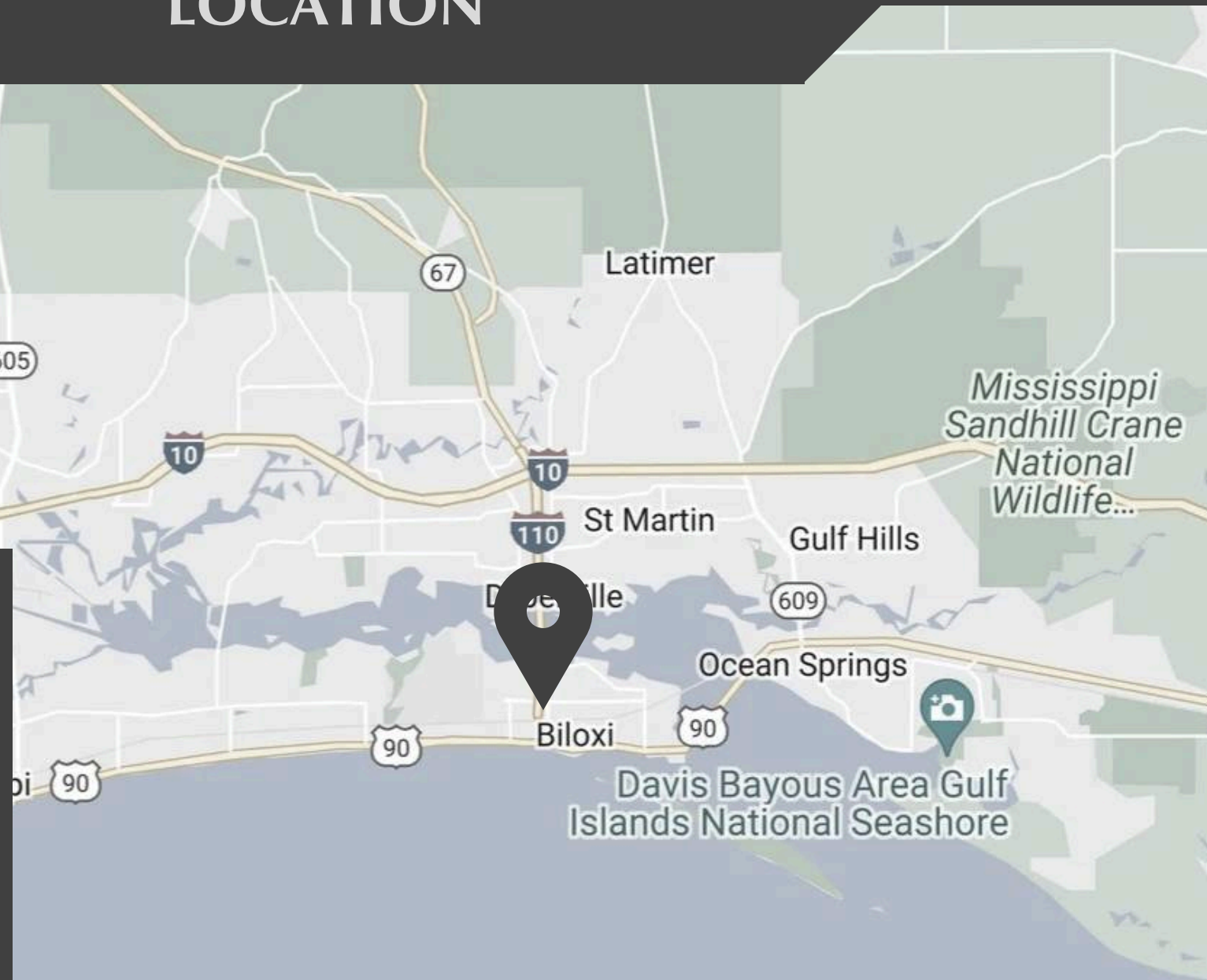
# LOCATION



## 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

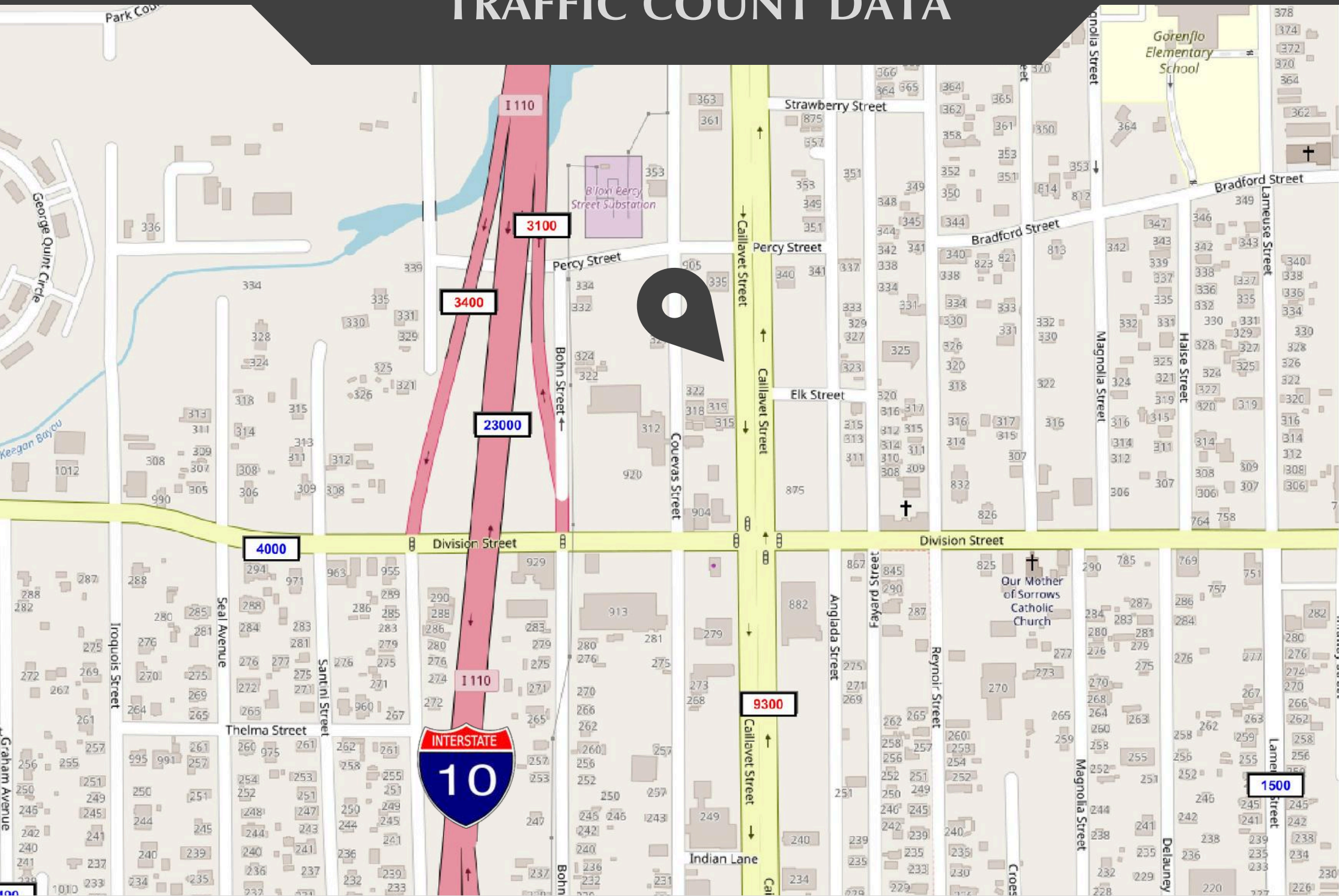


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED HOUSEHOLDS	2,055	11,630	25,980
2023 PROJECTED HOUSEHOLDS	2,190	12,520	27,476

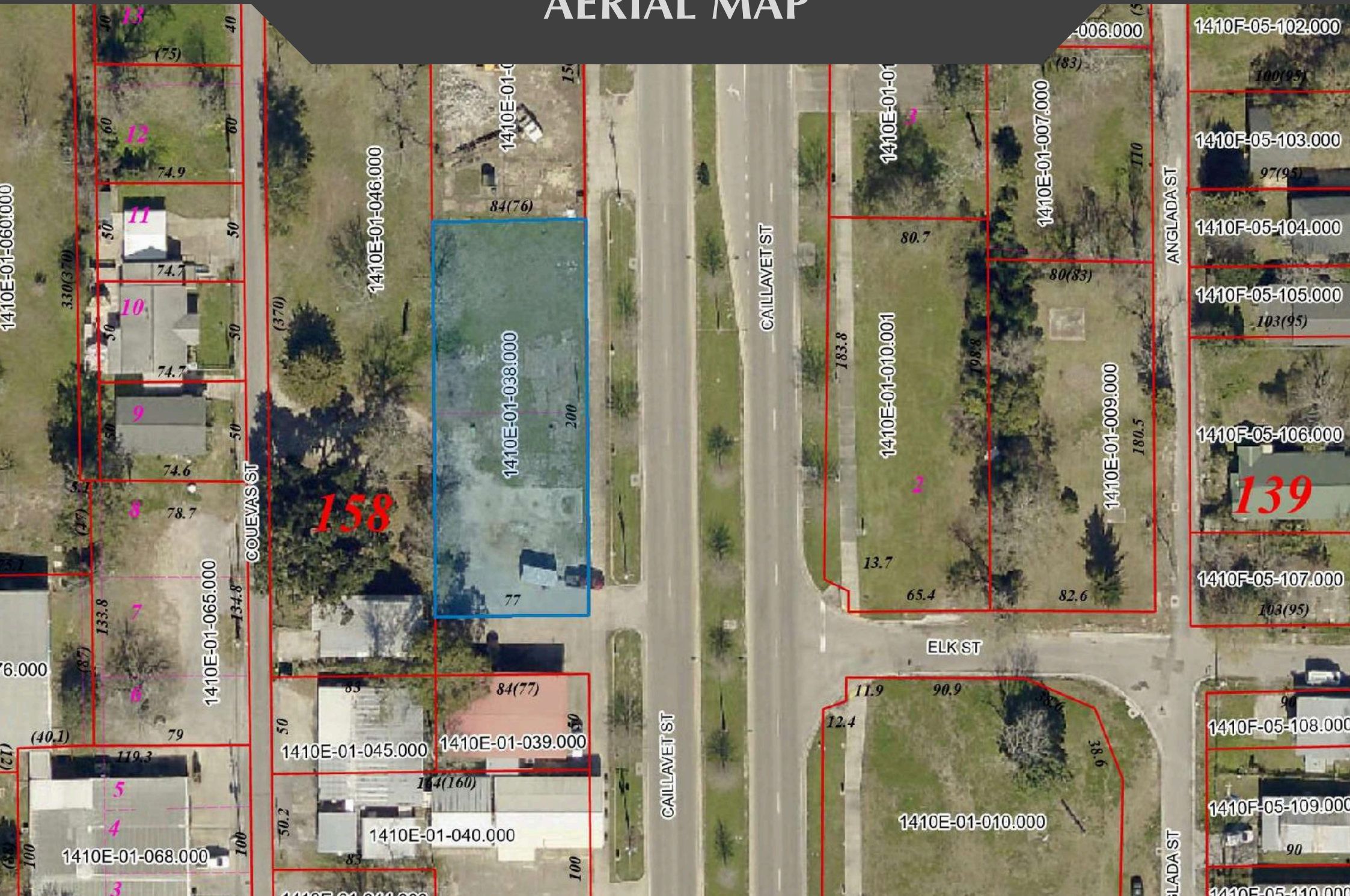


	1 MILE	3 MILES	5 MILES
2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$43,095	\$49,425	\$54,555
2023 PROJECTED AVERAGE HOUSEHOLD INCOME	\$42,172	\$49,291	\$54,166

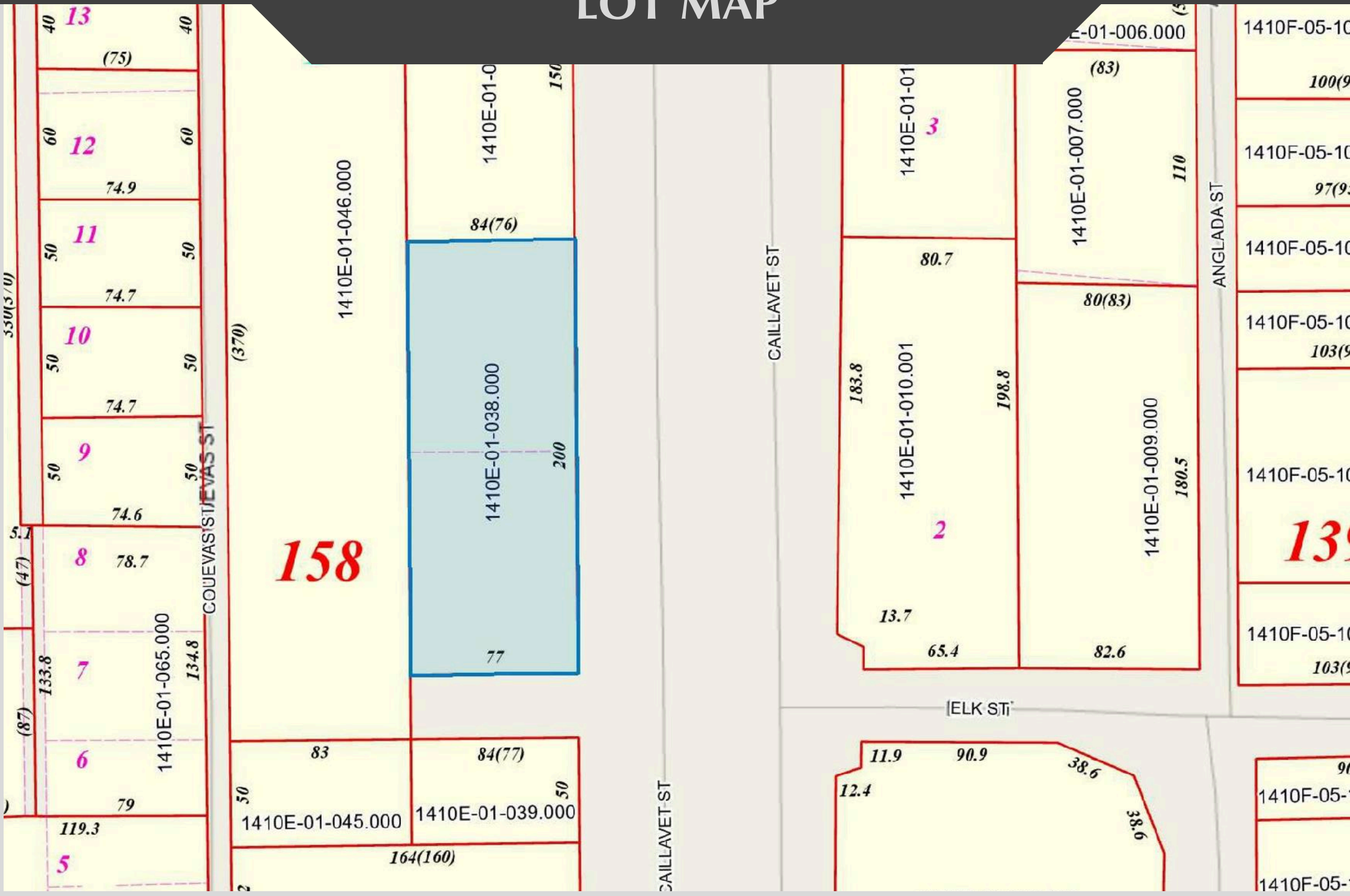
# TRAFFIC COUNT DATA



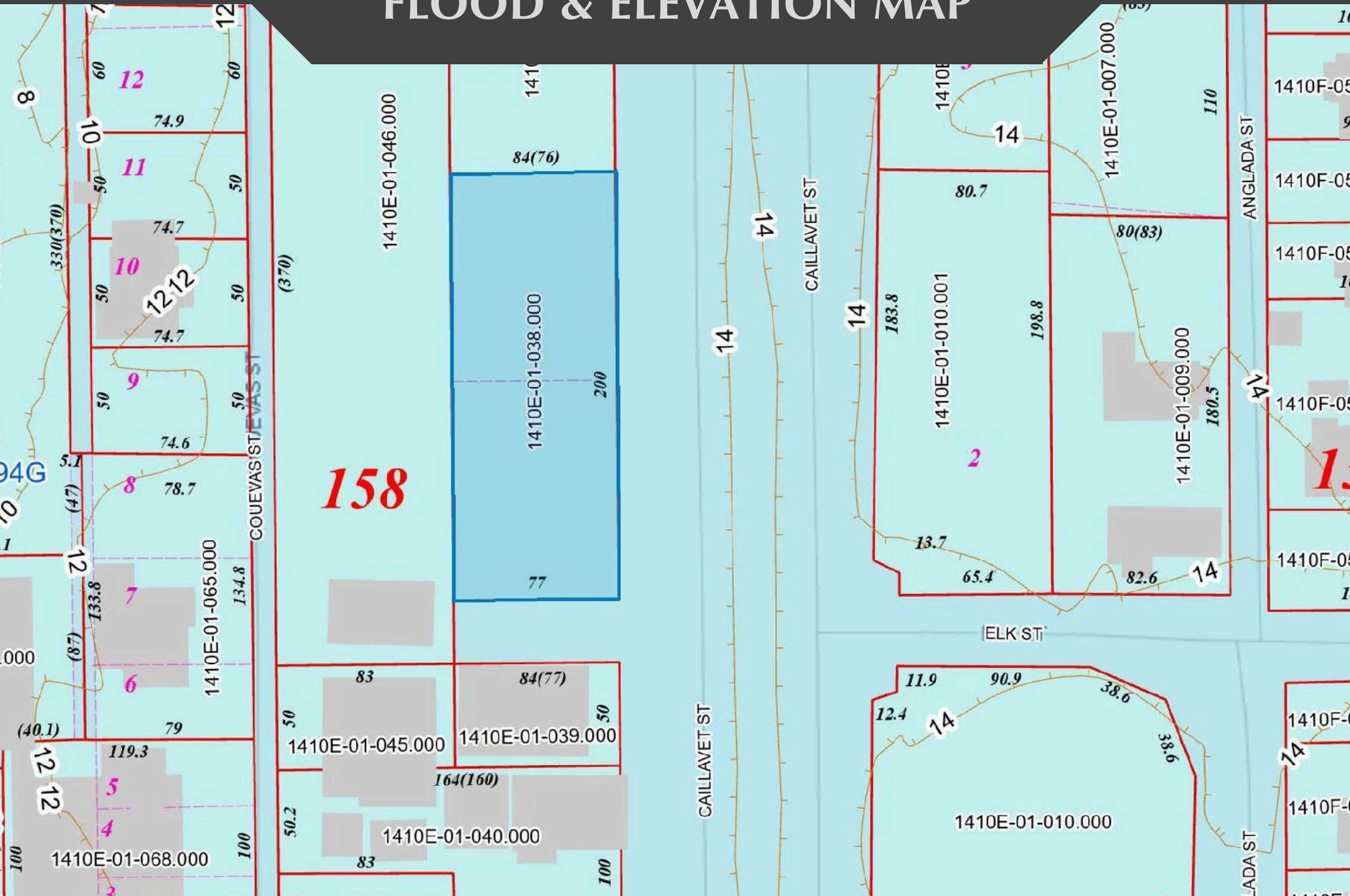
# AERIAL MAP



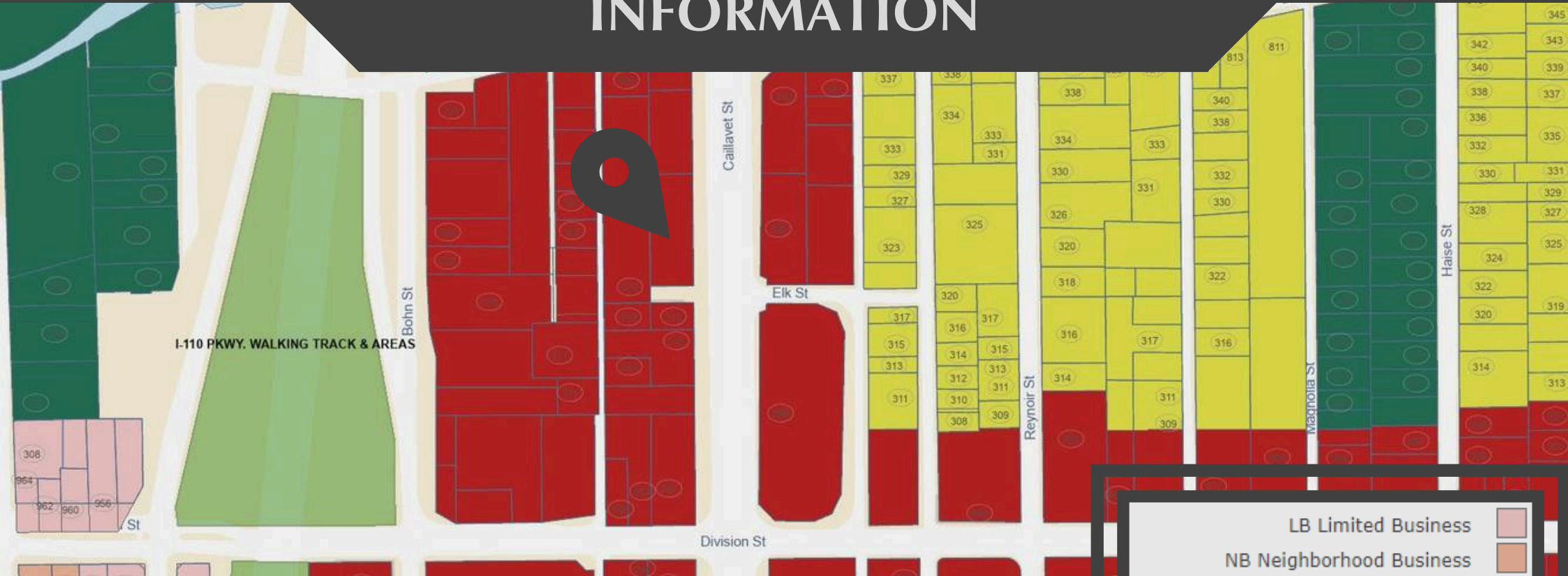
# LOT MAP



# FLOOD & ELEVATION MAP



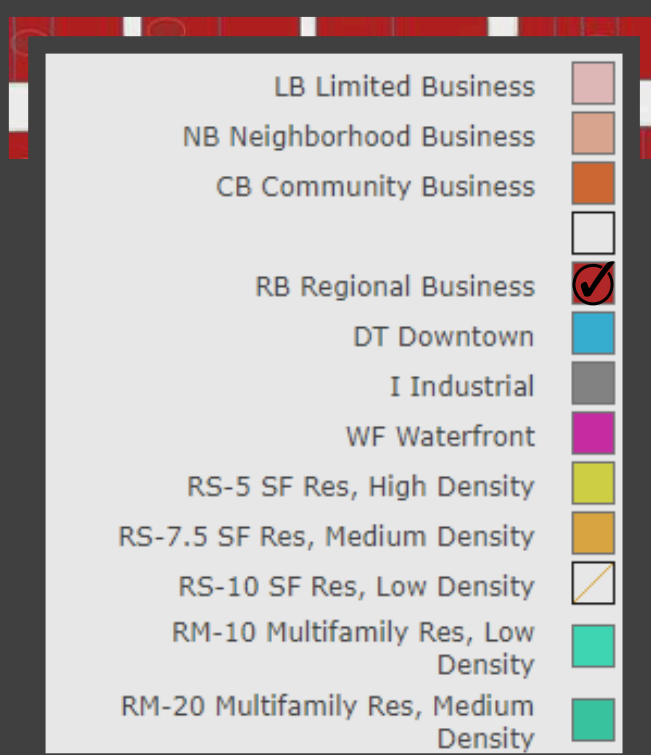
# ZONING INFORMATION



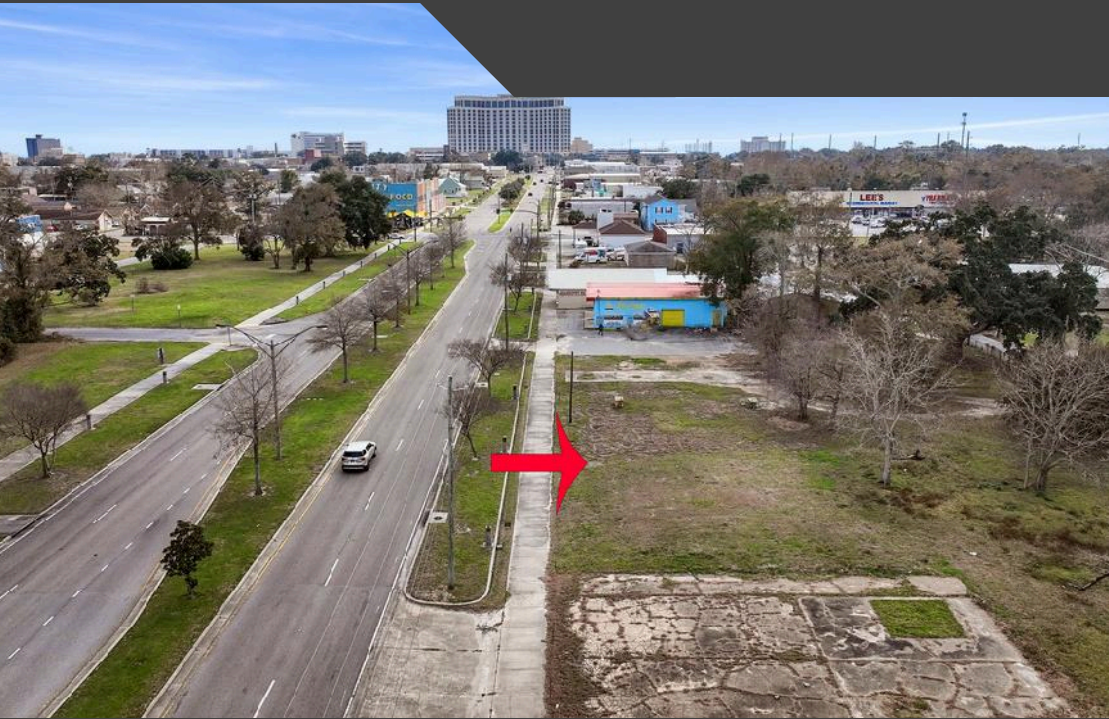
## ZONE RB - REGIONAL BUSINESS

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.

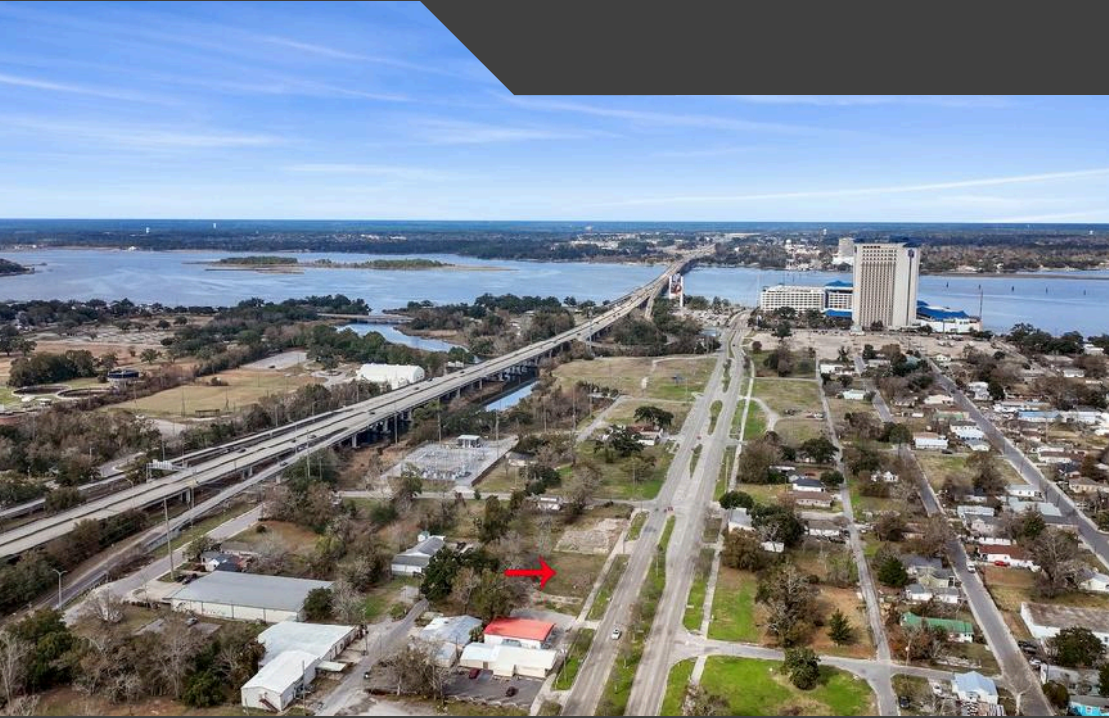
\*\*\*Chart of Permitted Uses available upon request\*\*\*



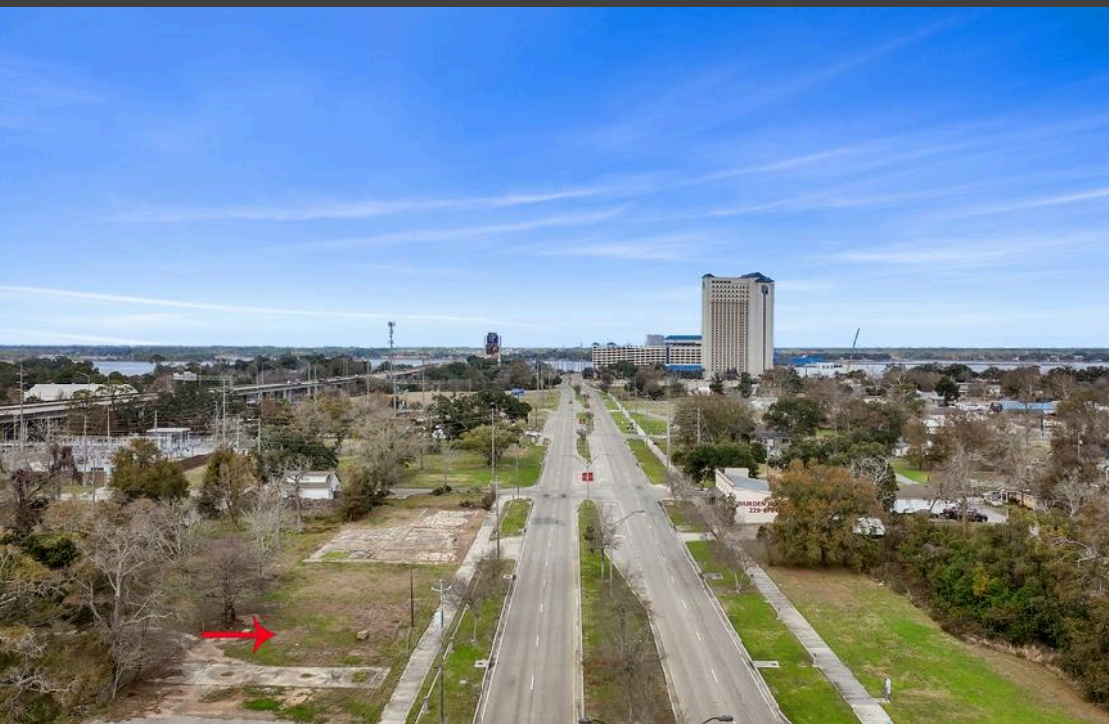
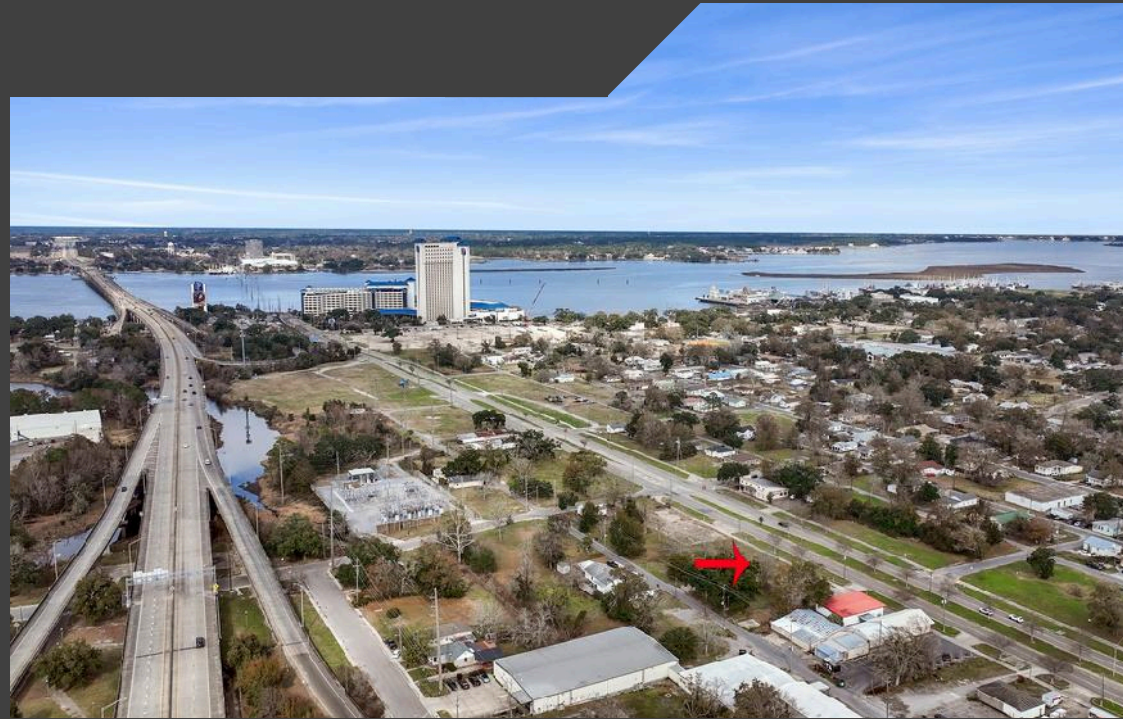
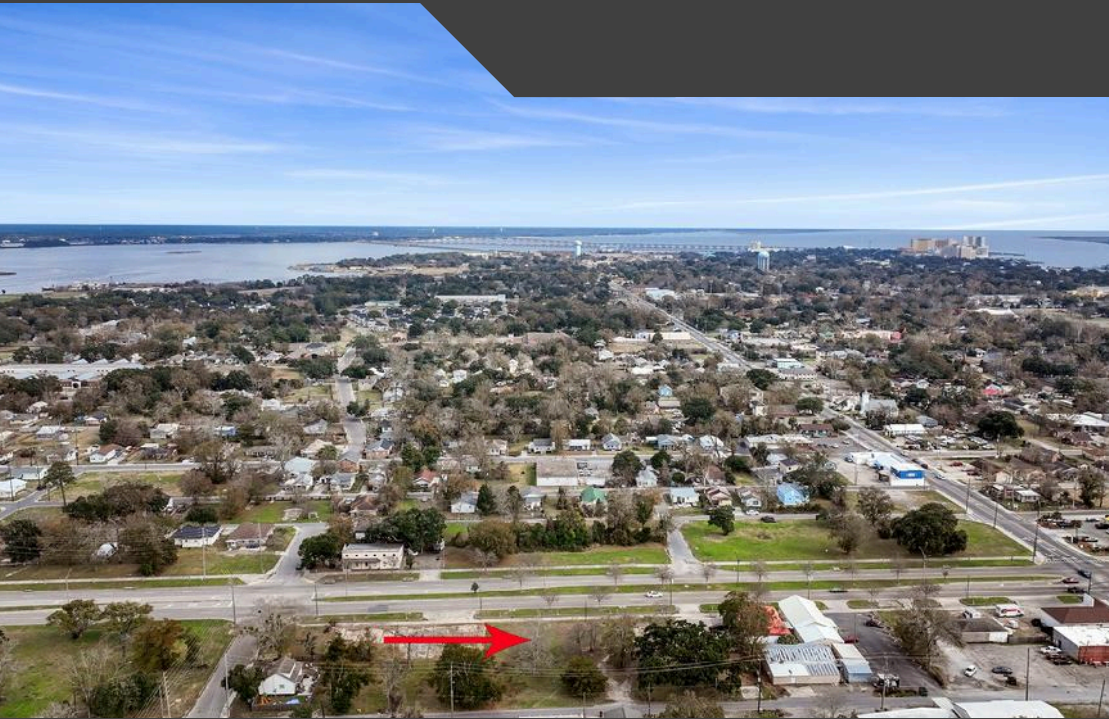
# PHOTOS



# PHOTOS



# PHOTOS



# VACATE APPROVAL

## Resolution No. 30-25

### RESOLUTION GRANTING VACATION OF A PORTION OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY MEASURING APPROXIMATELY 75' x 29' IDENTIFIED AS A PORTION OF ELK STREET

WHEREAS, on Thursday, January 2, 2025, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 25-002-PC, Jesse Nguyen (owner) and Sherry Owen (applicant), have submitted a request for Vacation of a portion of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the City of Biloxi, had submitted this request for Vacation of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street, adjacent to 319 & 323 Caillavet Street (between Tax Parcel Nos. 1410E-01-039.000 & 1410E-01-038.000); and

WHEREAS, it should be explained that all respective utility companies were contacted - Mississippi Power, and Sparklight have utilities in this area, and requested those utilities to remain with an access easement - all other companies had no issues; and

WHEREAS, on January 2, 2025, the Biloxi Planning Commission, upon determining that no public need for this unimproved Public Right-of-Way is apparent, voted 11-0 to recommend approval of the Vacation of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street, adjacent to 319 & 323 Caillavet Street (i.e., Tax Parcel Nos. 1410E-01-039.000 & 1410E-01-038.000); and

# VACATE APPROVAL

Res. No. 30-25

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that the Vacation of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street, adjacent to 319 & 323 Caillavet Street, is appropriate as requested by Jesse Nguyen (owner) and Sherry Owen (applicant).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, NOW hereby approves the Vacation of an unimproved Public Right-of-Way measuring approximately 75' x 29' (more or less) for a portion of Elk Street, adjacent to 319 & 323 Caillavet Street, requested within Case No. 25-002-PC, Jesse Nguyen (owner) and Sherry Owen (applicant), based upon a determination that said R.O.W., as described, is not needed by the City of Biloxi, and serves no public purpose, and should be vacated.

The foregoing Resolution having first been reduced to writing, was read by the Clerk and moved by Councilmember Gines, seconded by Councilmember Newman, and was adopted by the following vote:

YEAS:	Gines	Tisdale	NAYS:	None
	Newman	Glavan		
	McGilvary	Shoemaker		

ABSENT: Lawrence

The President then declared the Resolution adopted this the 23<sup>rd</sup> day of January, 2025.



ATTEST:

*Yvoni Campbell*  
CLERK OF THE COUNCIL

APPROVED:

*Paul D. Tisdale*  
PRESIDENT OF THE COUNCIL

# VACATE APPROVAL

Res. No. 30-25

Submitted to and approved by the Mayor, this the 28<sup>th</sup> day of January, 2025.

APPROVED:

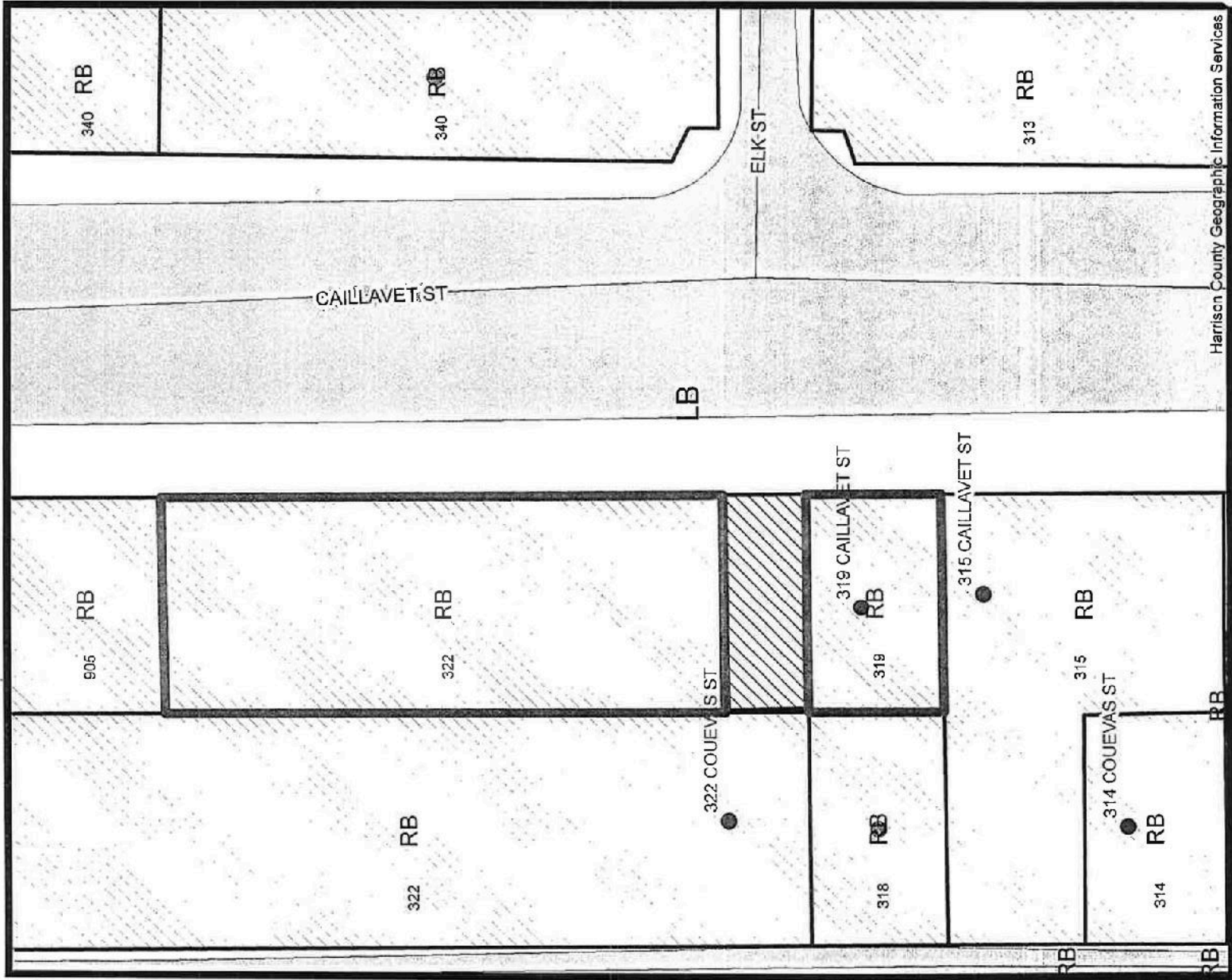
  
MAYOR

# VACATE APPROVAL

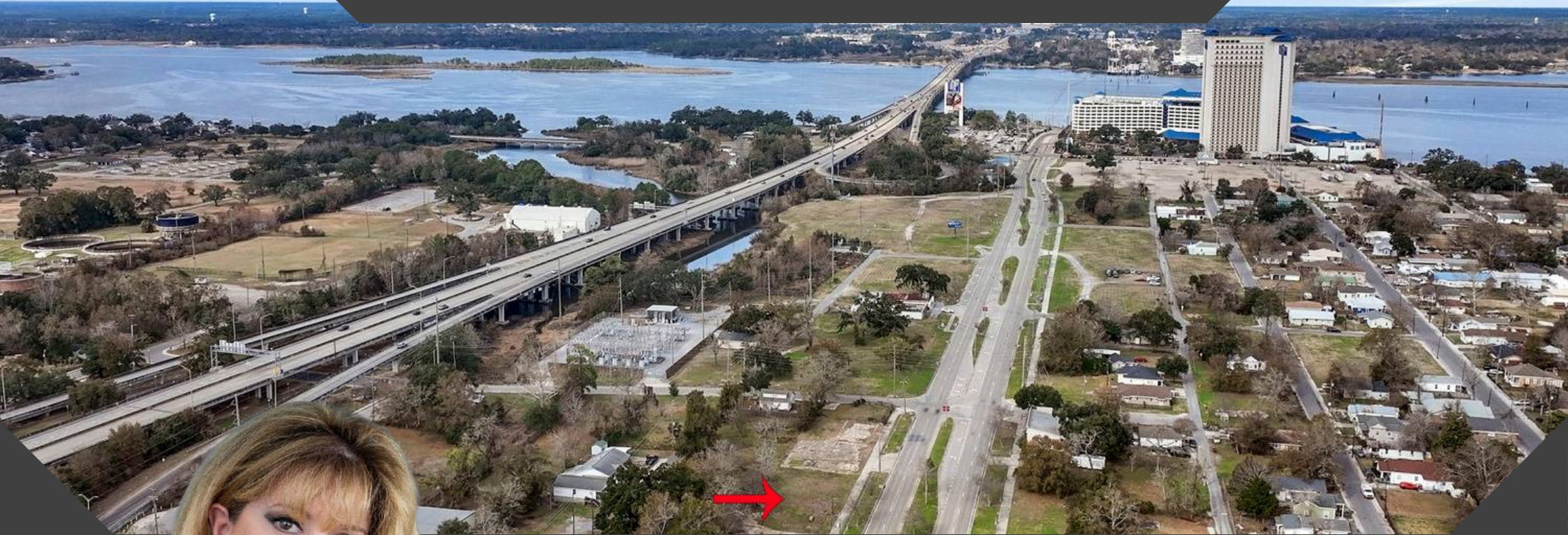
Case No. 25-002-PC

Jesse Nguyen/Sherry Owen  
0 & 319 Caillavet St

ROW Vacation-a portion of Elk St.



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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