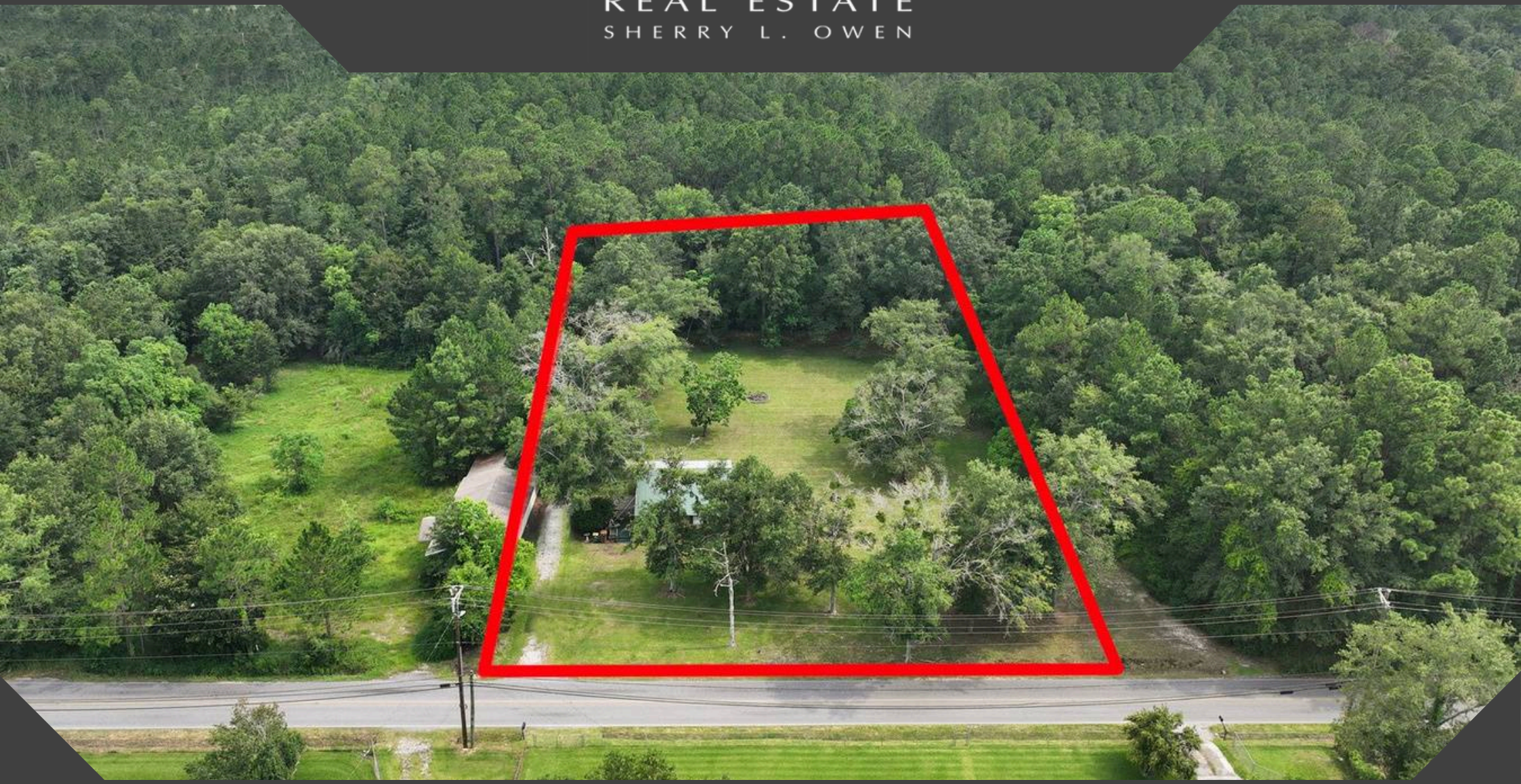
Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN

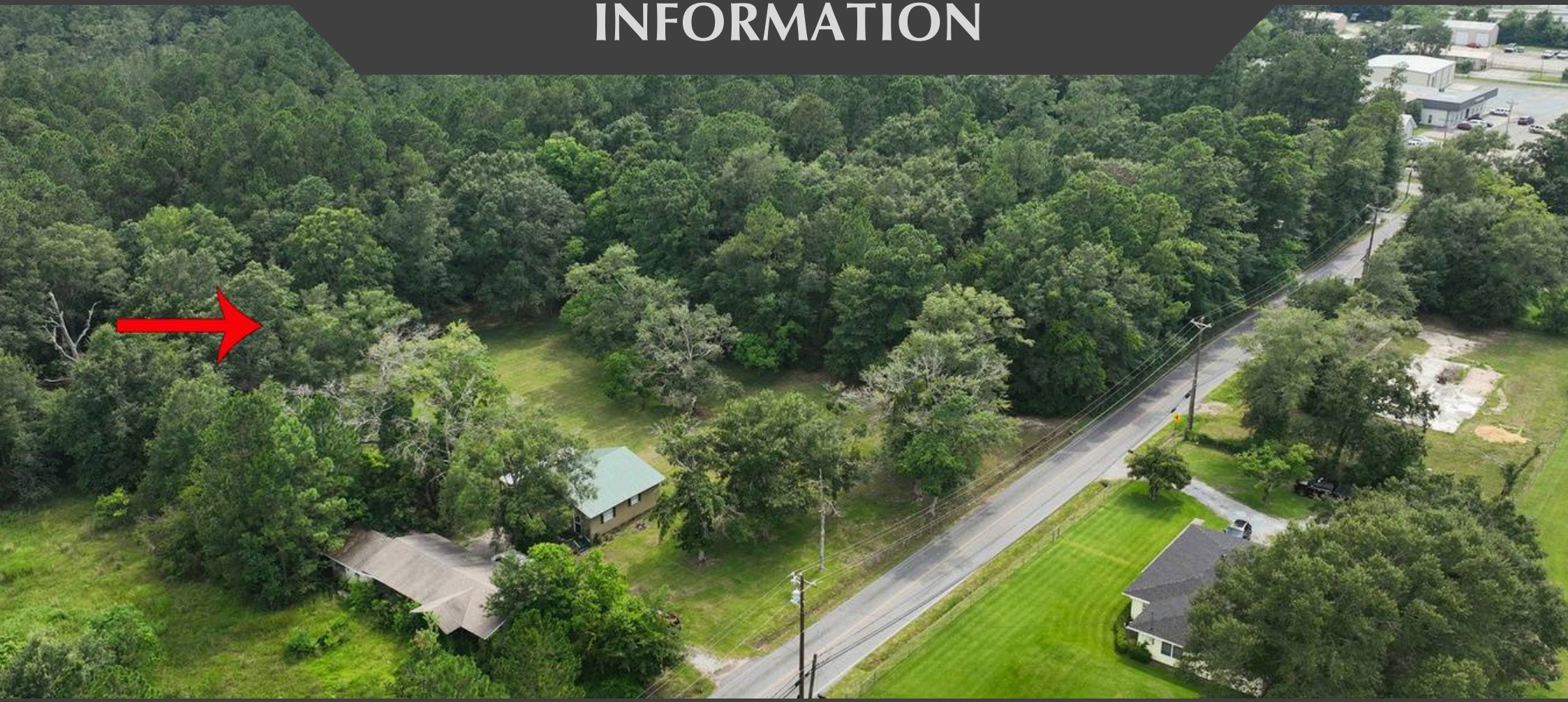


FOR SALE

DEVELOPMENT OPPORTUNITY

16027 Landon Rd, Gulfport, MS 39503

PROPERTY INFORMATION



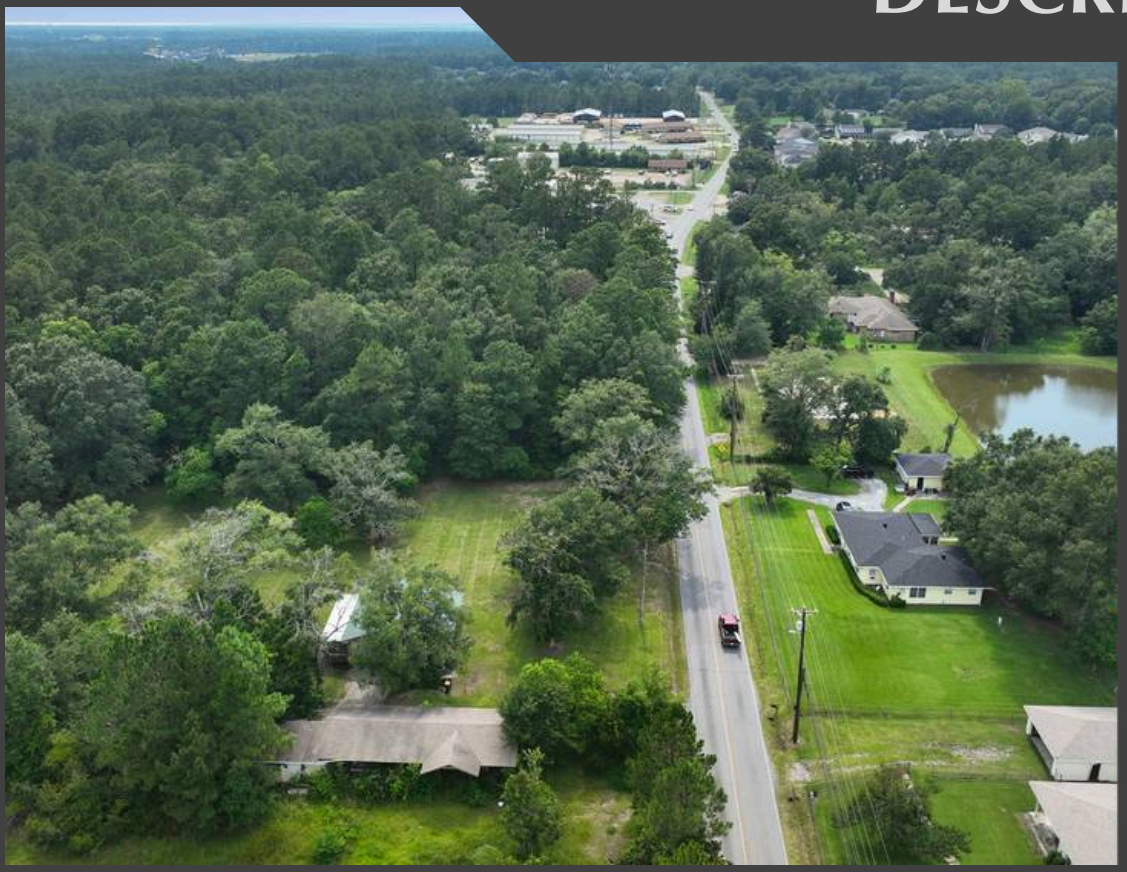
ZONE
R-1

PRICE
$225,000

LOCATION
Gulfport, MS

LOT SIZE
0.7 Acres

PROPERTY DESCRIPTION



Owen & Co. Real Estate is pleased to offer this development opportunity in Gulfport, MS!

Prime 0.7-acre property located on Landon Road, just past Sam's Club and near Crossroads Center, in the Lando Grove subdivision. This high-traffic location ensures excellent visibility and accessibility, making it perfect for vario commercial or residential developments. The county has indicated no issues with changing the zoning, providing flexibility for your development plans. Ideal for investors and developers looking to capitalize on this prime spot v ample potential.

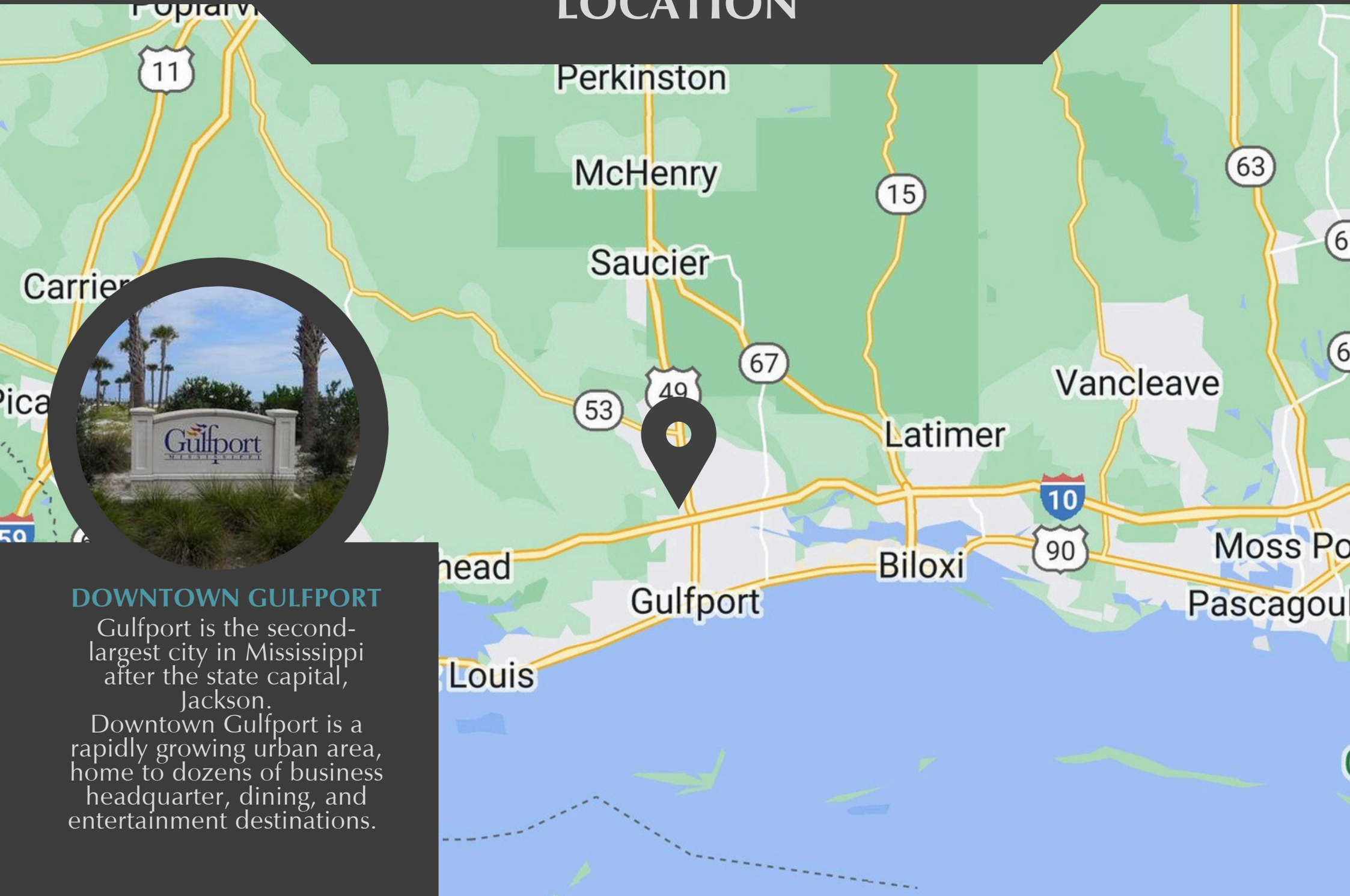
Call Broker for additional information.

PROPERTY INFORMATION

List Price	$225,000
SqFt Source	Public Records
Divisible	No
Street Number Assigned?	Yes
Buyer Agency Comp	3%
Sub Agency	No
Variable Rate Commission	No
Sub-Type	Unimproved Commercial Lot
Approx Lot Size Acres	0.7
Lot Size Dimensions	149x228
Subdivision	Landon Grove
County	Harrison
N or S of CSX RR	N
N or S of I-10	N
Listing Agreement	Exclusive Right To Sell
Owner/Agent	No
Additional Exemptions Y/N	No
List Price/Acre	$ 321,428.57
Legal Description	E 75 FT LOTS 21-26 INC BLK 6 LANDON GROVE
Parcel #	0709a-02-002.001
Additional Parcel #s	0709a-02-002.000
Directions to Property	Hwy 49 to Landon Rd.- Go west 1/4 mile on your left.
Association	No
Tax Year	2023
Tax Annual Amount	$736
Leasehold Y/N	No
Homestead Y/N	No
Flood Insurance Required?	No

Covenants Y/N	No
School District	Harrison CO Dist
High School	West Harrison
Showing Requirements	Show Any Time; Call Listing Office
Current Use	Residential
Possible Use	Development; Retail; Vacant; Other
Workshop Features	No Workshop
Additional Transportation	Airport 3+ Miles
Mineral Rights	No Minerals
Trees - Wooded	Lightly Wooded
Lot Features	City Lot; Interior Lot; Level
Sewer	Public Sewer
Utilities	Cable Available; Electricity Available; Sewer Available; Water Available
Water Source	Public
Location	Commercial Retail
Road Frontage Type	City Street
Road Surface Type	Asphalt
Community Features	Near Entertainment; Restaurant; Street Lights
Covenants And Restrictions	None
Horse Amenities	Horse Amenities: No
Land Details	Frontage Feet: 149 Road Frontage: 149
Waterfront Features	No
Listing Terms	1031 Exchange; Cash; Conventional; FHA
Disclosures	As Is
Possession	Close Of Escrow

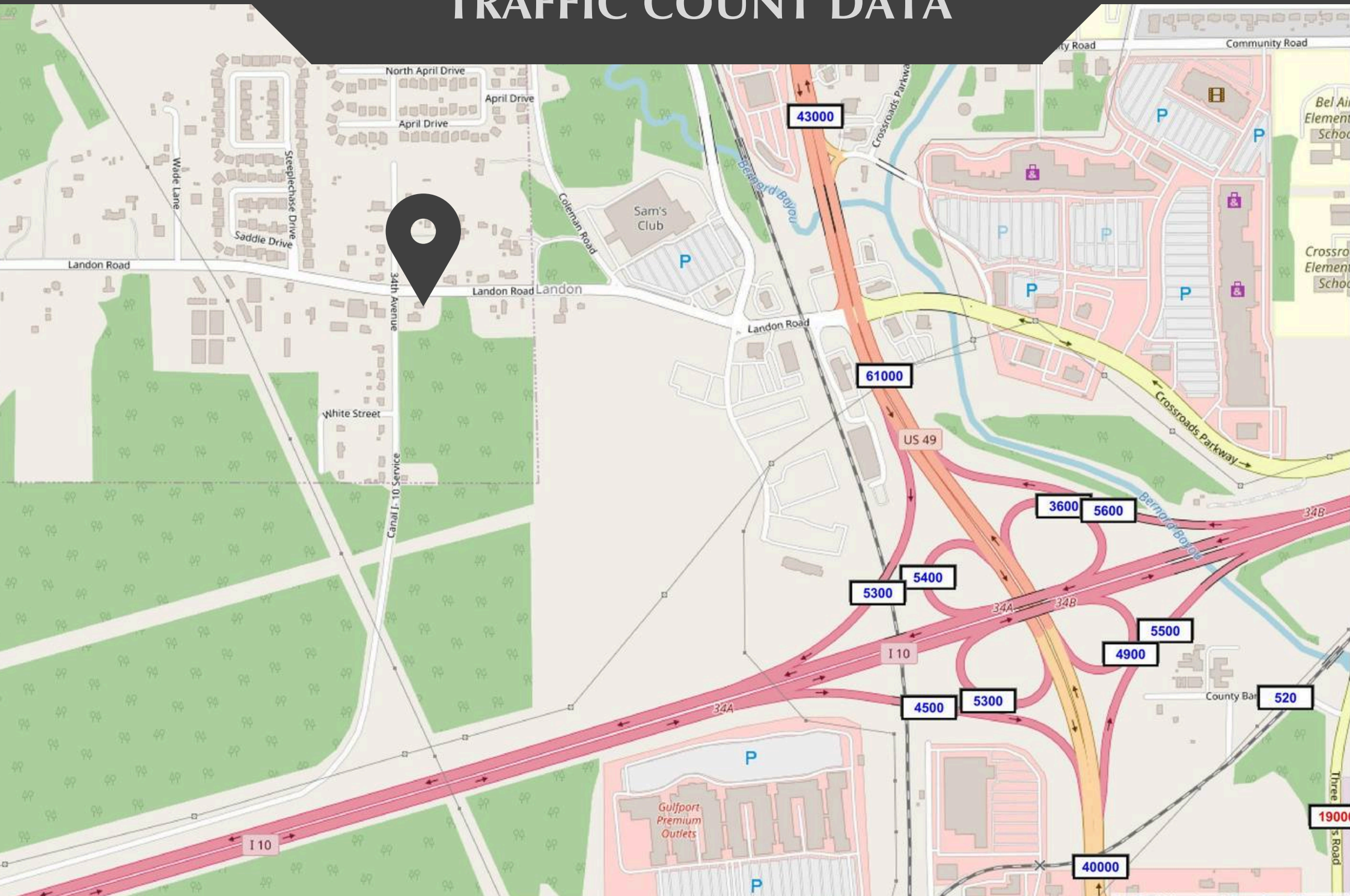
LOCATION



DOWNTOWN GULFPORT

Gulfport is the second-largest city in Mississippi after the state capital, Jackson.
Downtown Gulfport is a rapidly growing urban area, home to dozens of business headquarter, dining, and entertainment destinations.

TRAFFIC COUNT DATA



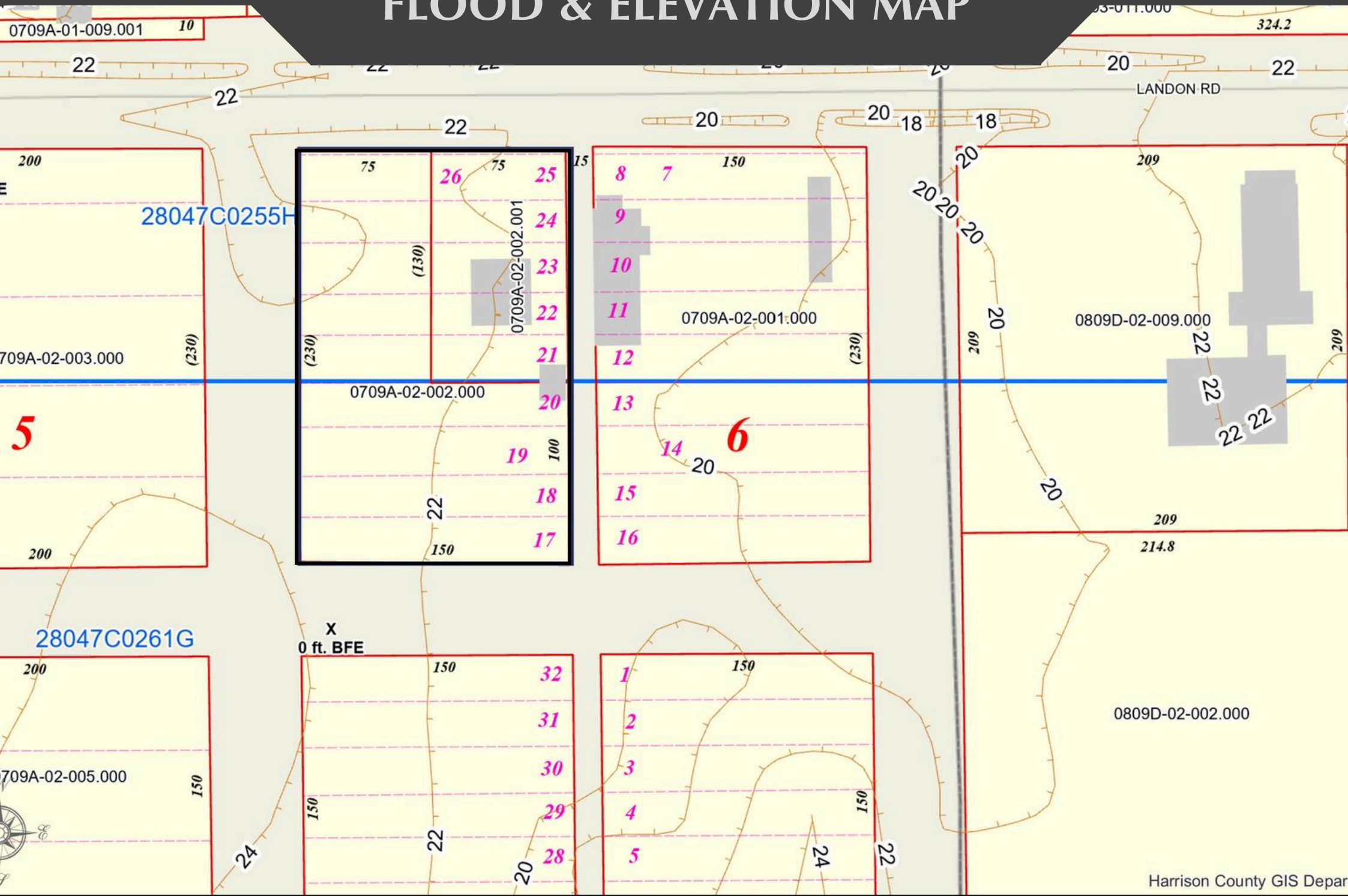
AERIAL MAP

LANDON RD
0709A-02-002.001
0709A-02-002.000
0709A-02-001.000
0809D-02-009.000
0809D-02-002.00
A-02-003.000
A-02-005.000
6

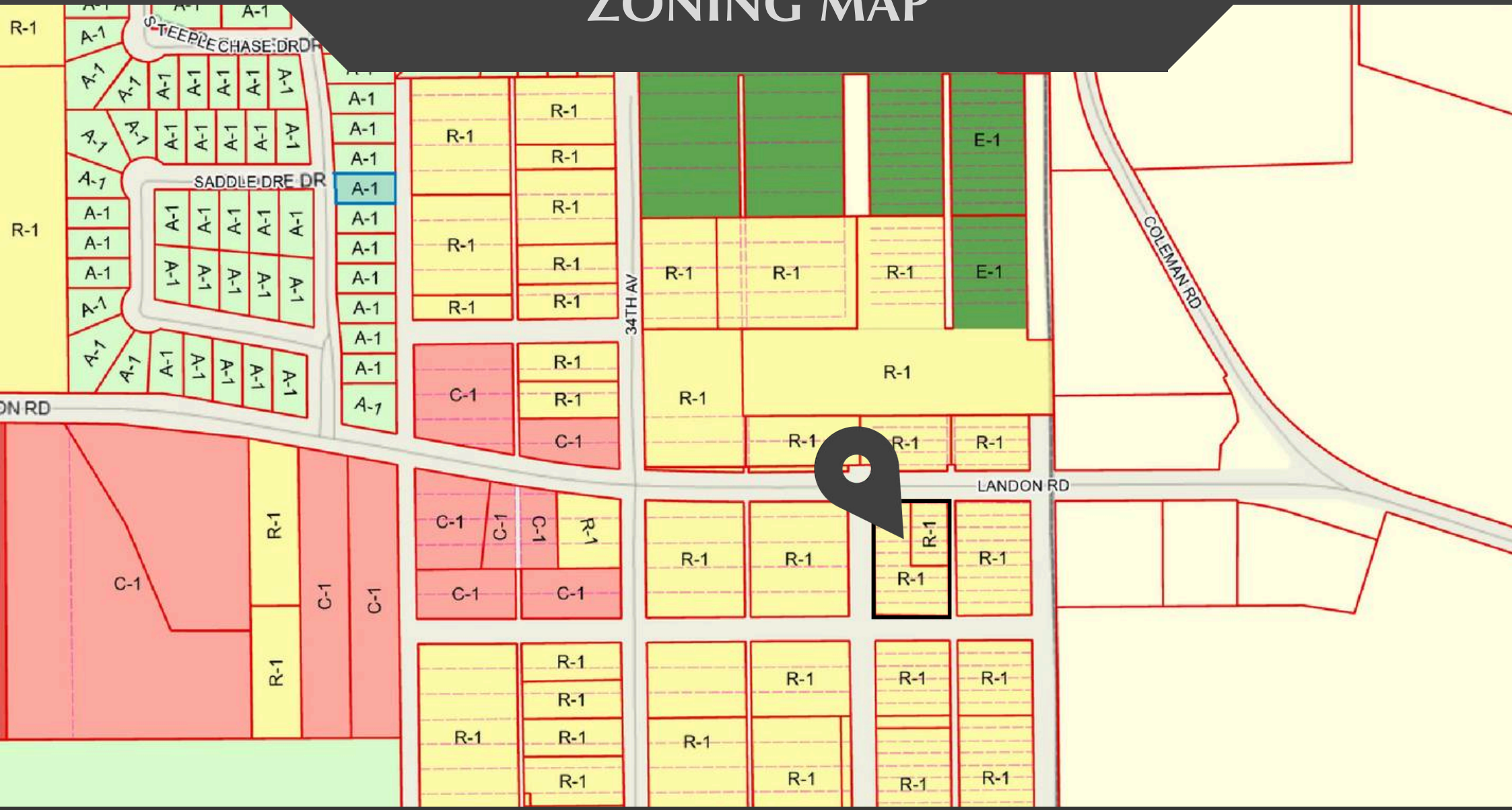
LOT MAP

9A-01-009.001
10
324.2
LANDON RD
02-003.000
(230)
75
26
75
25
15
8
7
150
24
9
(130)
23
10
0709A-02-002.001
22
11
0709A-02-001.000
(230)
21
12
(230)
0709A-02-002.000
20
13
19
100
14
6
18
15
17
16
150
209
0809D-02-009.000
209
209
209
214.8
0809D-02-002.000
-02-005.000
150
150
32
1
150
31
2
30
3
150
29
4
150

FLOOD & ELEVATION MAP

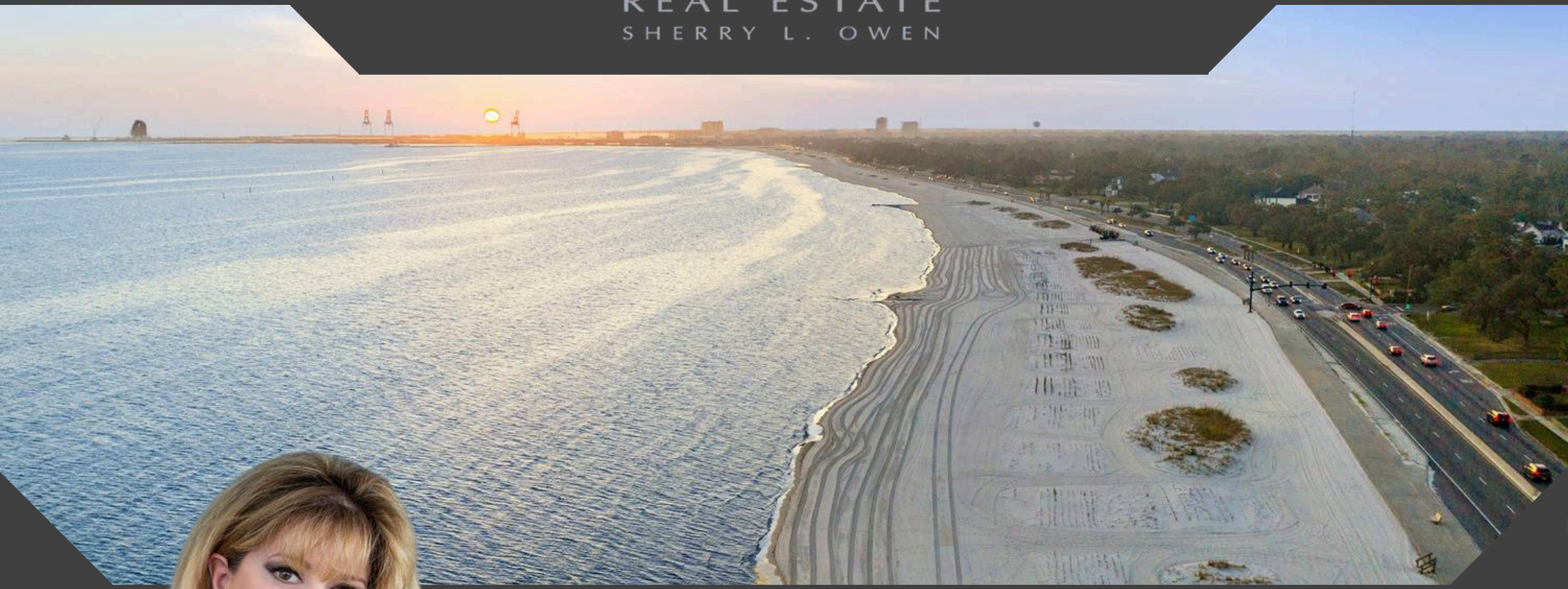


ZONING MAP



R1 - LOW DENSITY RESIDENTIAL

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