

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



FOR SALE
COMMERCIAL LOT FOR SALE
Lot 162, Cowan Rd, Gulfport, MS 39507

PROPERTY INFORMATION



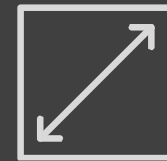
ZONE
T4+



PRICE
\$65,000

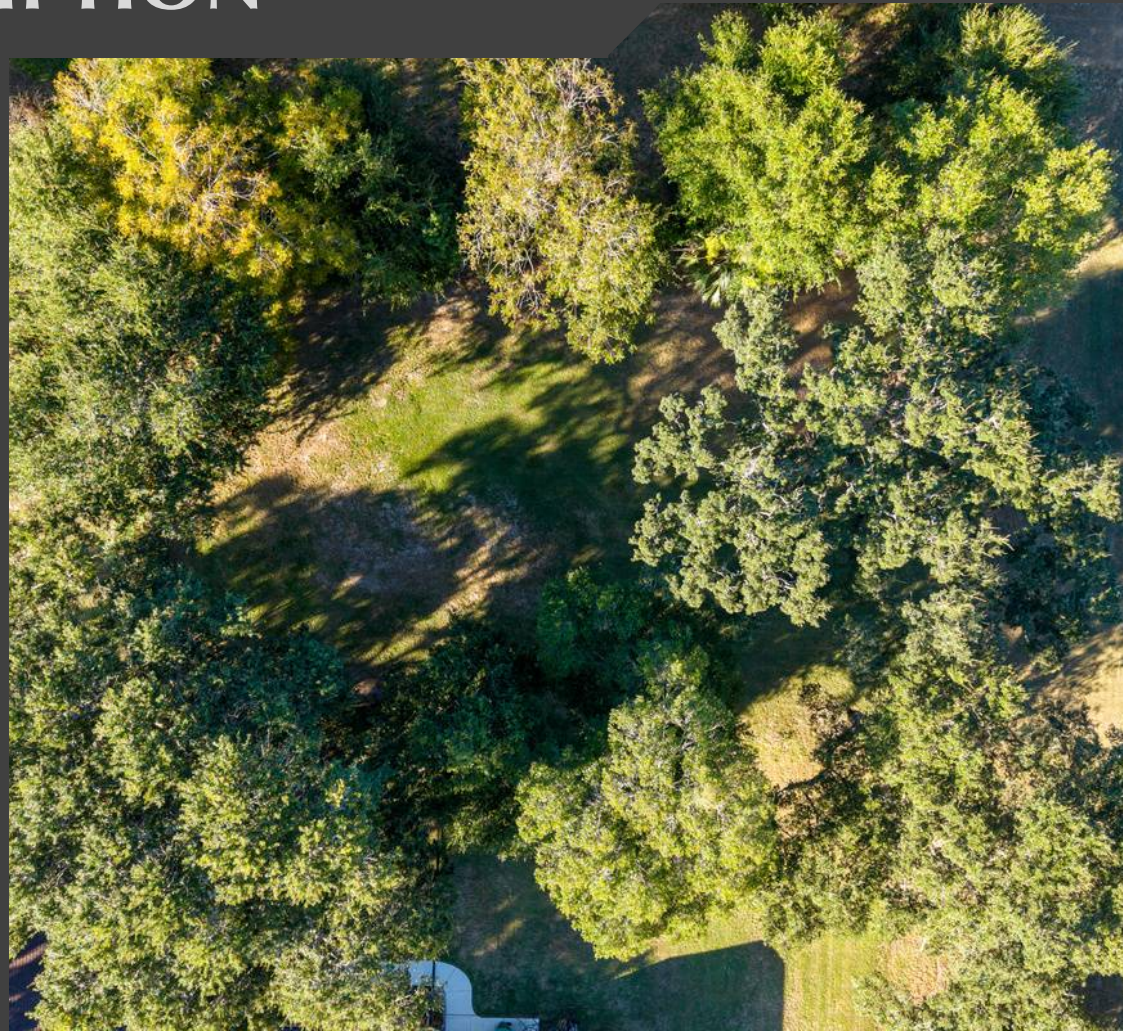
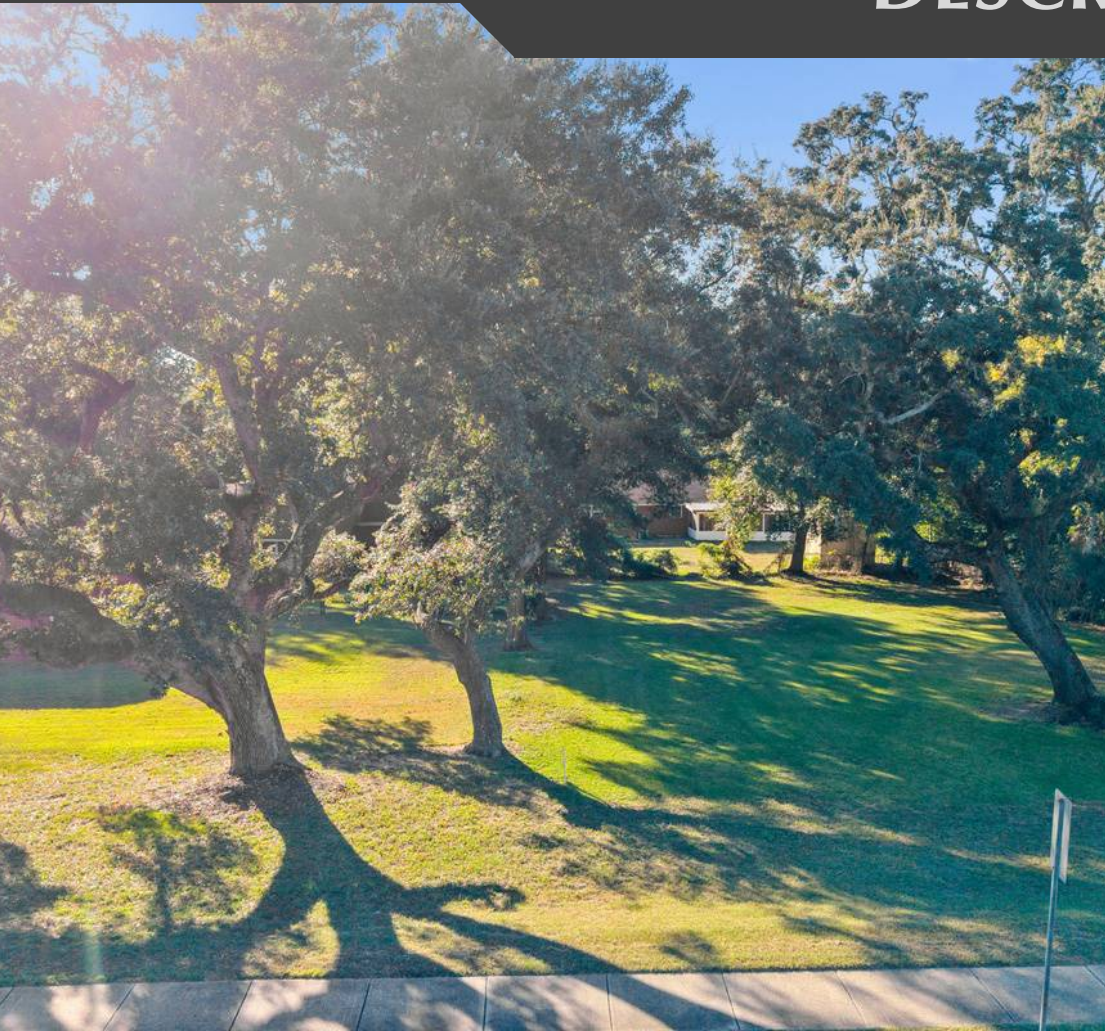


LOCATION
Gulfport, MS



LOT SIZE
0.21 Acres

PROPERTY DESCRIPTION



High-Visibility Lot on Cowan Rd - Gulfport, MS

Take advantage of this prime 0.21-acre lot located on bustling Cowan Road, with easy access to I-10 and Hwy 90. Zoned T4, this property offers strong potential for commercial, retail, or mixed-use development (buyer and agent to verify zoning). Situated in a high-traffic area, it provides excellent exposure and accessibility—perfect for businesses looking to maximize visibility and convenience.

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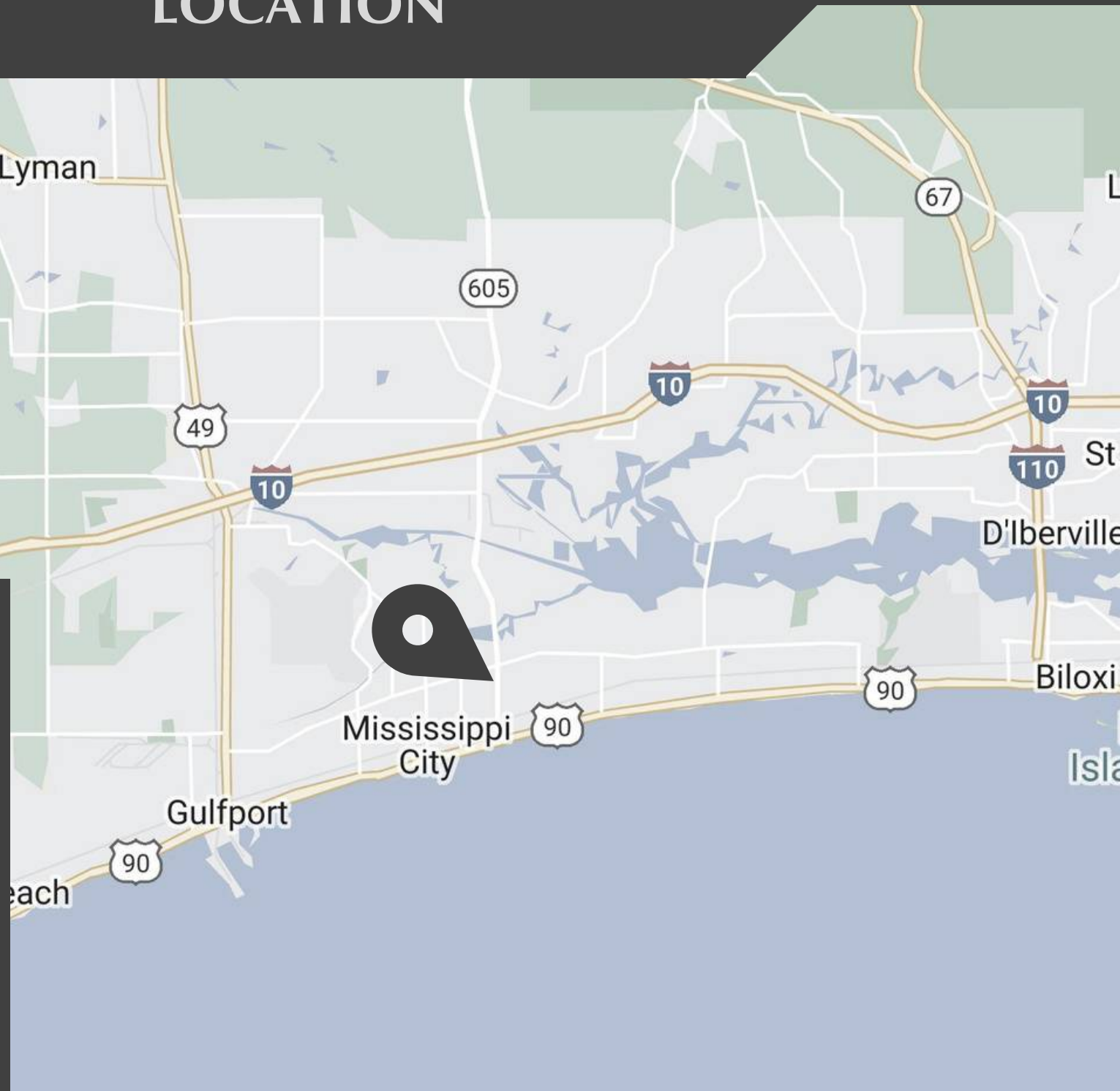
List Price	\$65,000	Price Includes	Land
SqFt Source	Assessor	Current Use	Single Family; Unimproved; Vacant
Divisible	No	Possible Use	Commercial; Unimproved
Street Number Assigned	No	Additional Transportation	Airport 3+ Miles; City Street; Paved; US Highway
Sub Agency	No	Mineral Rights	No Minerals
Legal Description	LOT 162 SHERWOOD EST SUBD	Lot Features	City Lot; Few Trees; Interior Lot; Level; Near Beach
Parcel #	10101-02-030.000	Sewer	Public Sewer
Sub-Type	Unimproved Commercial Lot for Sale	Utilities	Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Water Available
Listing Service	Full Service	Water Source	Public
Approx Lot Size Acres	0.21	Location	Commercial Retail
Lot Size Dimensions	75x125x74x126	Road Frontage Type	Highway
Subdivision	Sherwood Estates	Road Surface Type	Asphalt
County	Harrison	Community Features	Boating; Fishing; Fitness Center; Health Club; Marina; Near Entertainment; RV Parking; Senior Community; Sidewalks; Street Lights
Reserved Prospects	No	Land Details	Legally Subdivided: Yes
N or S of CSX RR	N	Waterfront Features	Road Frontage: 50
N or S of I-10	S	Listing Terms	No
Listing Agreement	Exclusive Right To Sell	Available Documents	1031 Exchange; Cash; Conventional; FHA
Owner/Agent	No		Aerial Map/Photo; Legal Description; Marketing Package; Photographs; Traffic Count
Additional Exemptions	No		
List Price/Acre	\$309,523.81		
Association	No		
Tax Year	2024		
Tax Annual Amount	\$273		
Leasehold	No		
Homestead	No		
Flood Insurance Required	No		
Covenants	No		
School District	Gulfport Dist		
Elementary School	Anniston Avenue		
High School	Gulfport		
Showing Requirements	Show Any Time; Vacant		

LOCATION

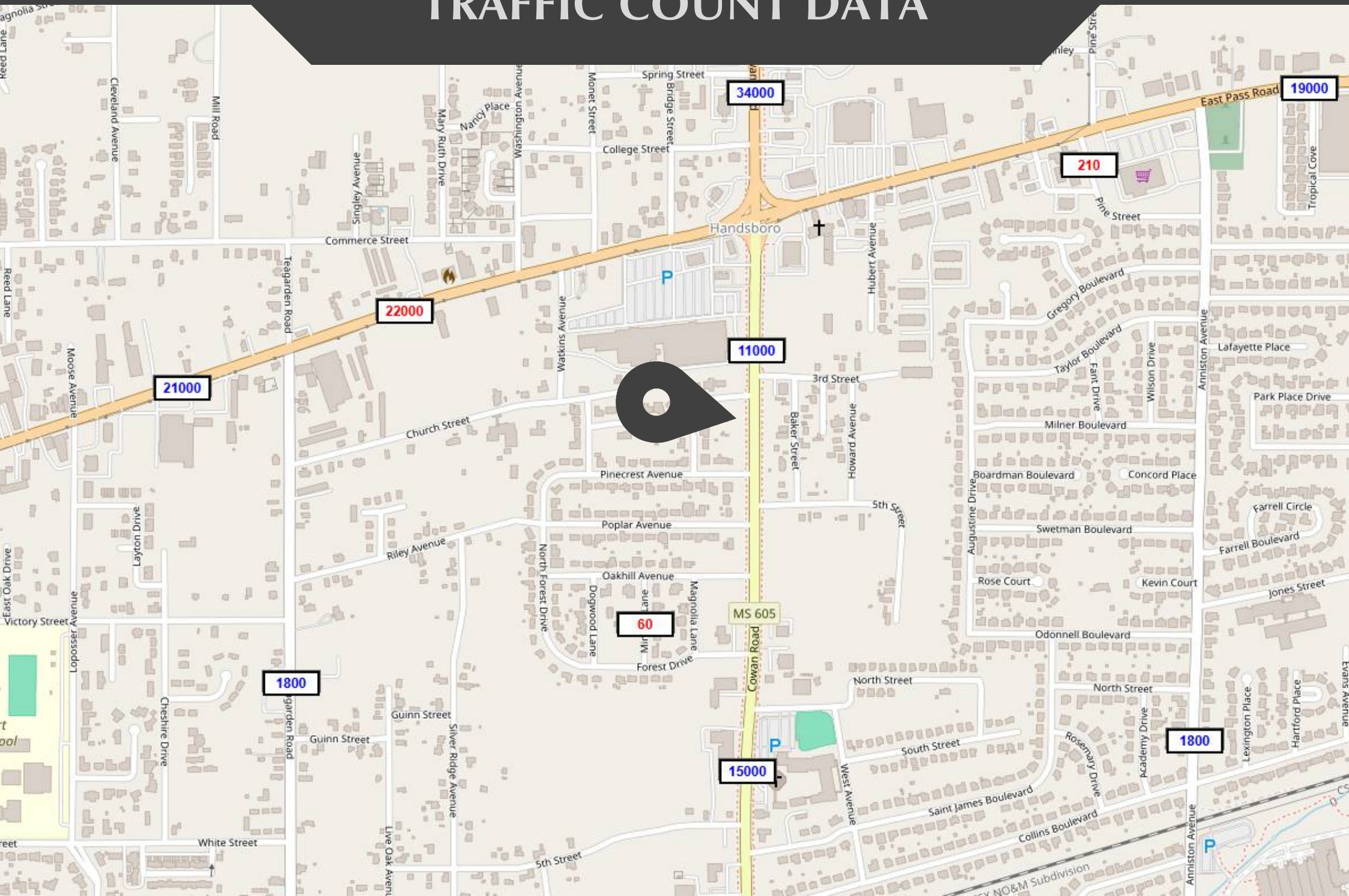


GULFPORT

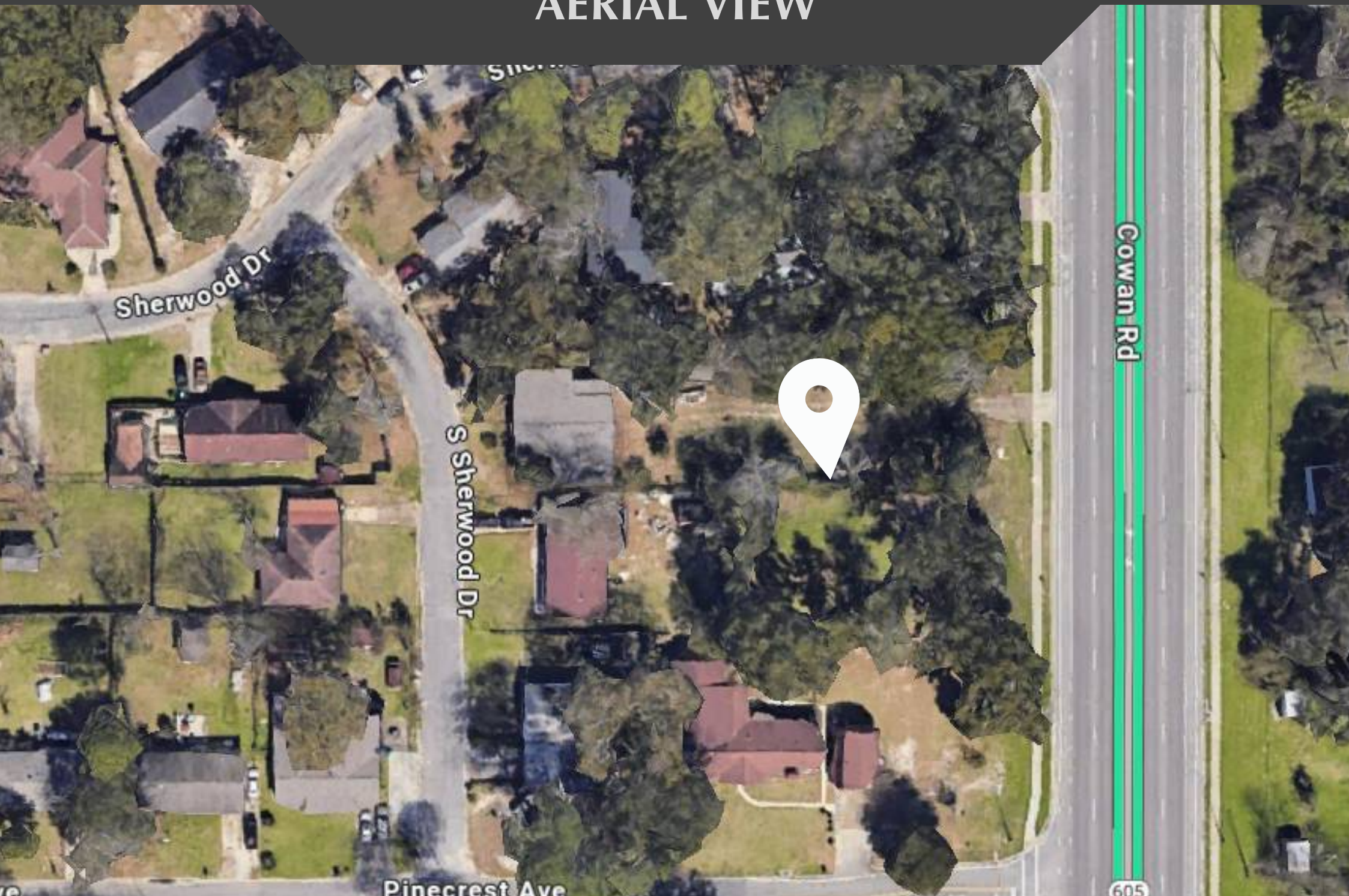
Gulfport is the second-largest city in Mississippi and offers a variety of eateries, entertainment, recreation adventures and industry pillars. Hallmark locations such as the Port of Gulfport, Gulfport/Biloxi International Airport, Gulf Blue, Gulfport Sportsplex, Mississippi Aquarium, Jones Park, Lynn Meadows Discovery Center and much more are situated in the vibrant community of Gulfport.



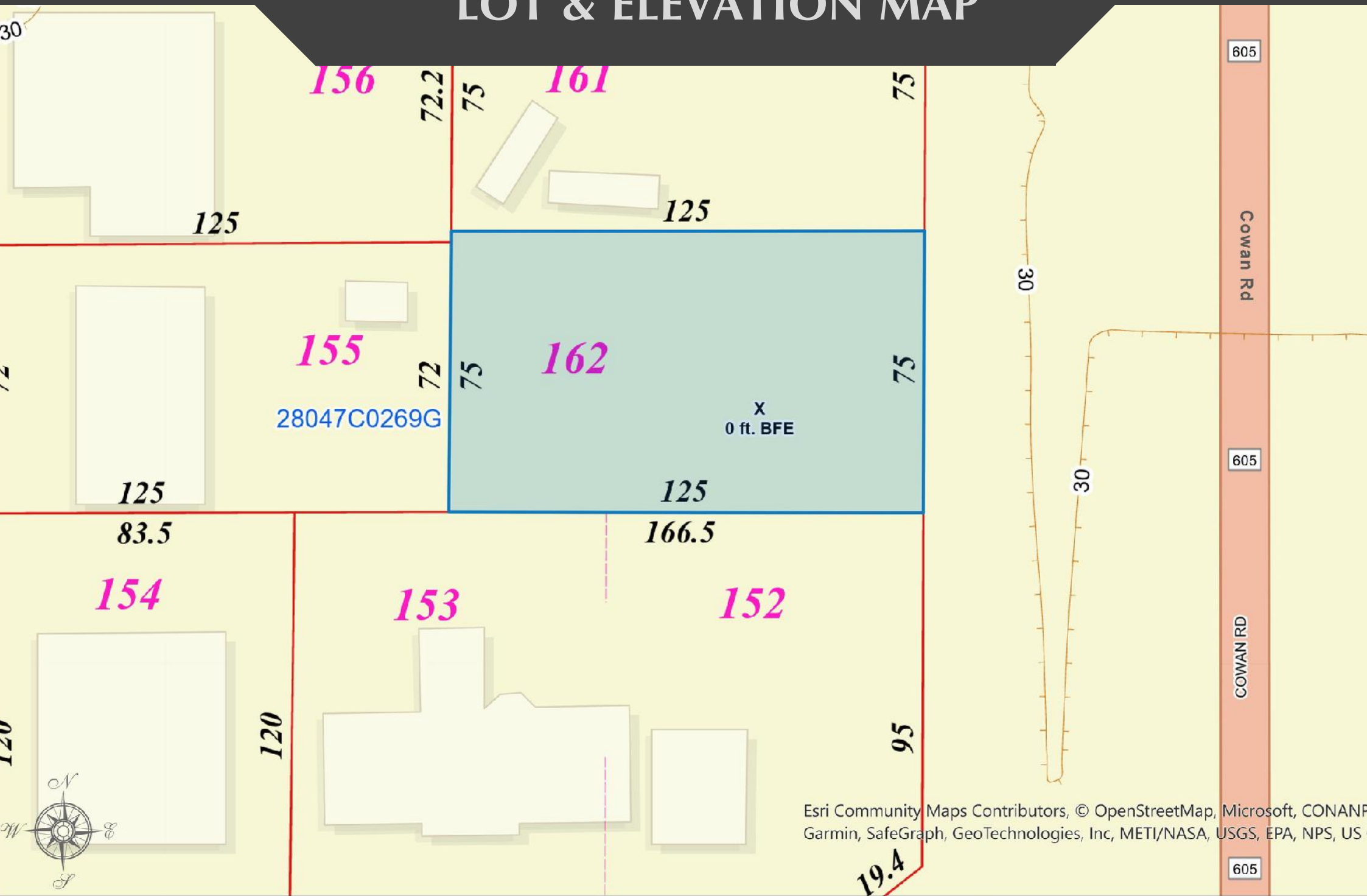
TRAFFIC COUNT DATA



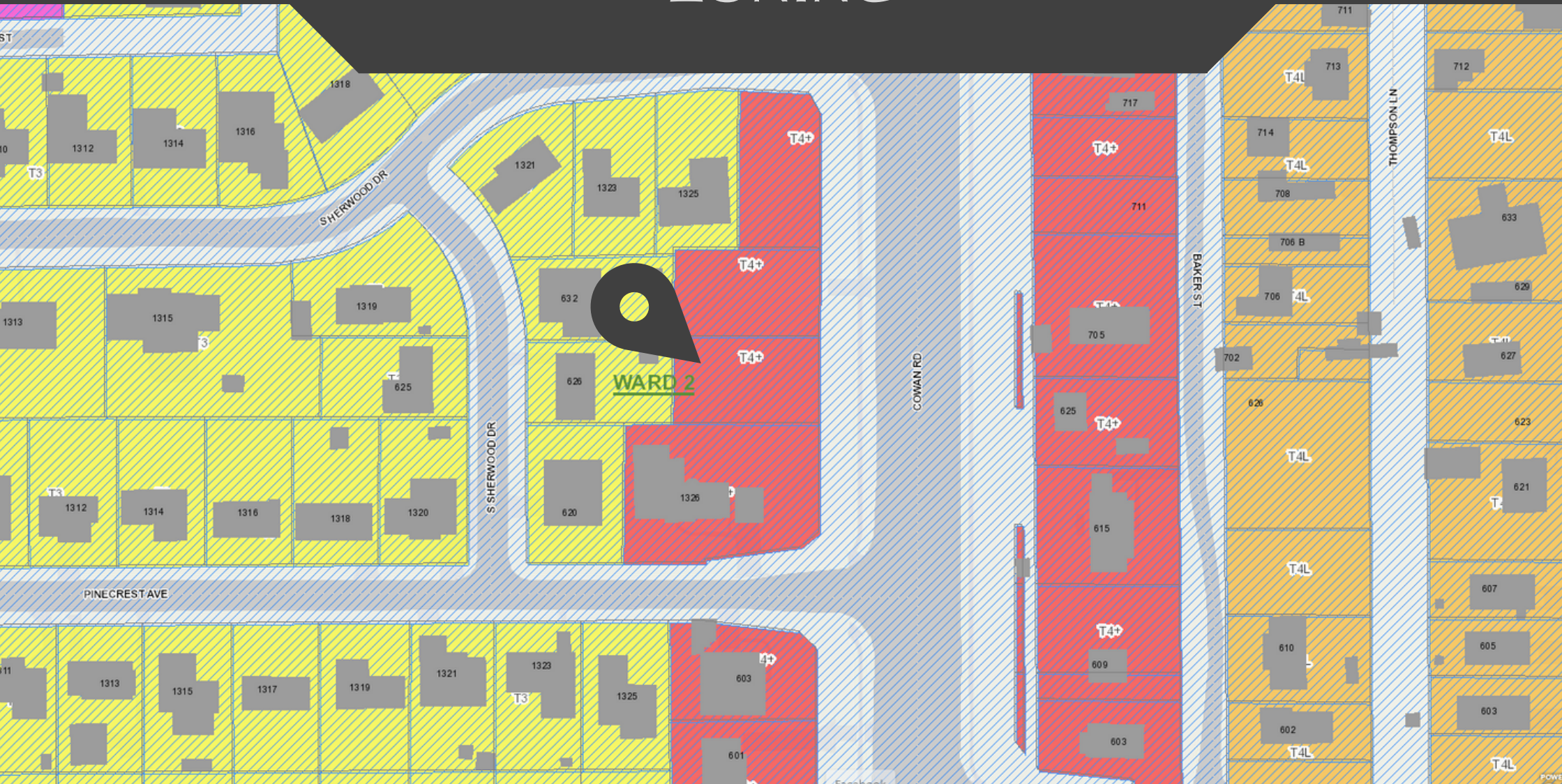
AERIAL VIEW



LOT & ELEVATION MAP



ZONING



T4+ (T4 "Plus")

General Urban Zone "Plus" Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential or small lodging (12 rooms max.) depending on market demand. Buildings are 2-4 stories max. Building height may not be increased due to development transfers but density may be increased.

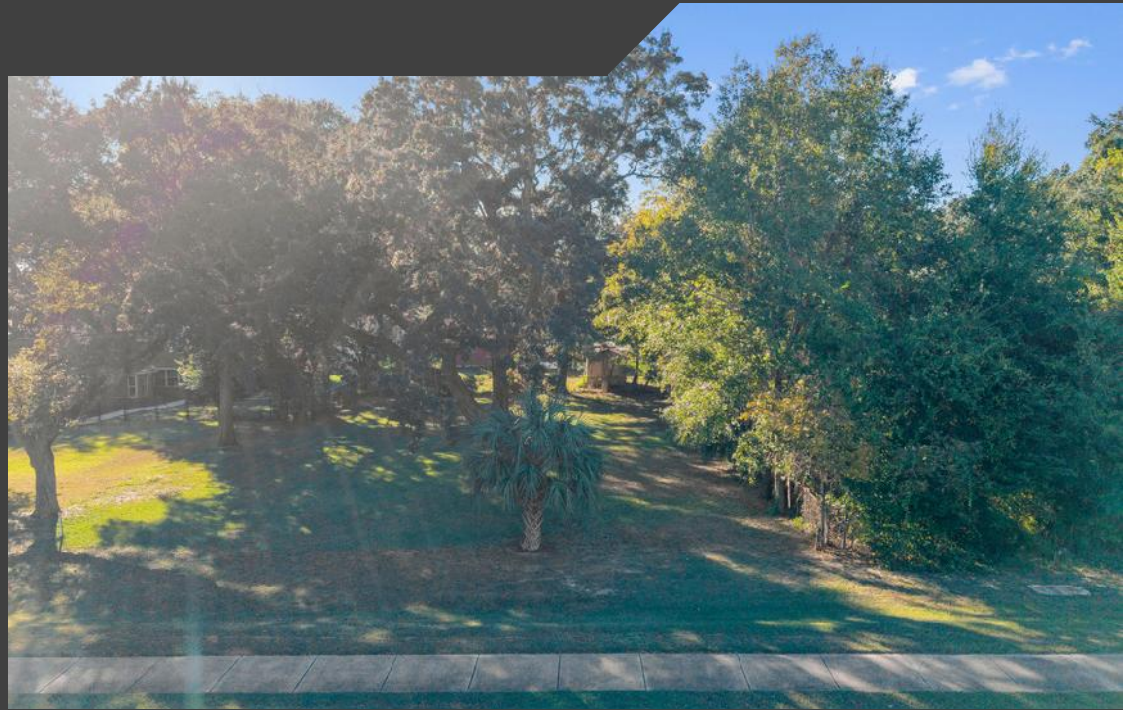
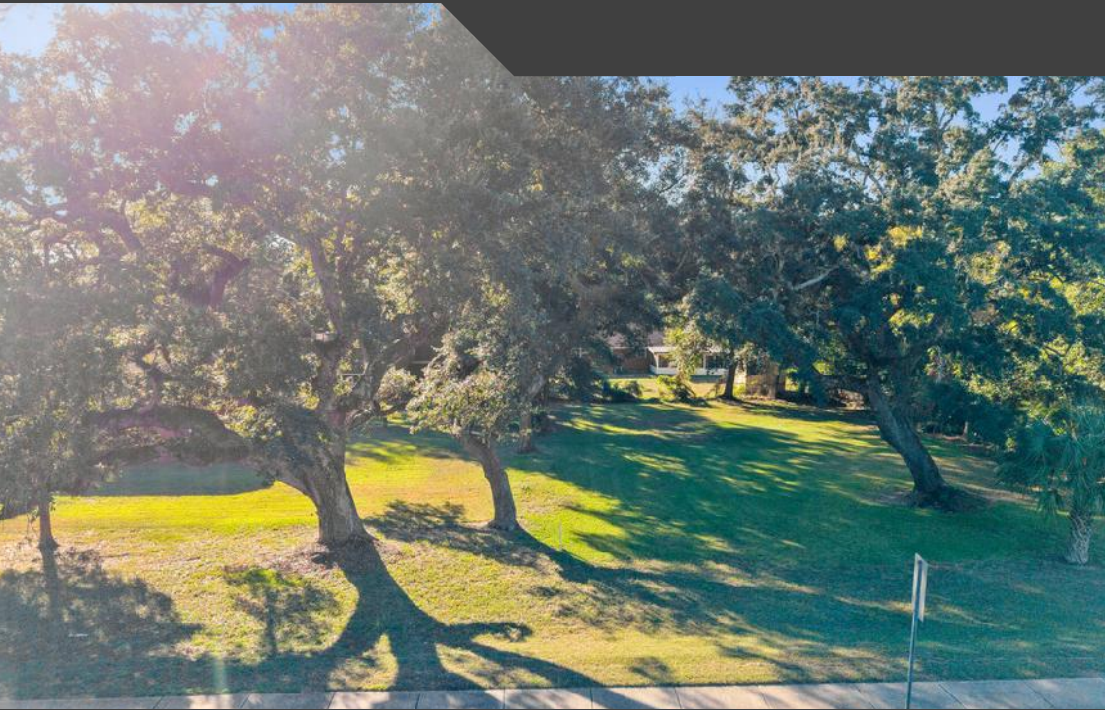
Chart of Permitted Uses available upon request

DISTRICT REGULATIONS

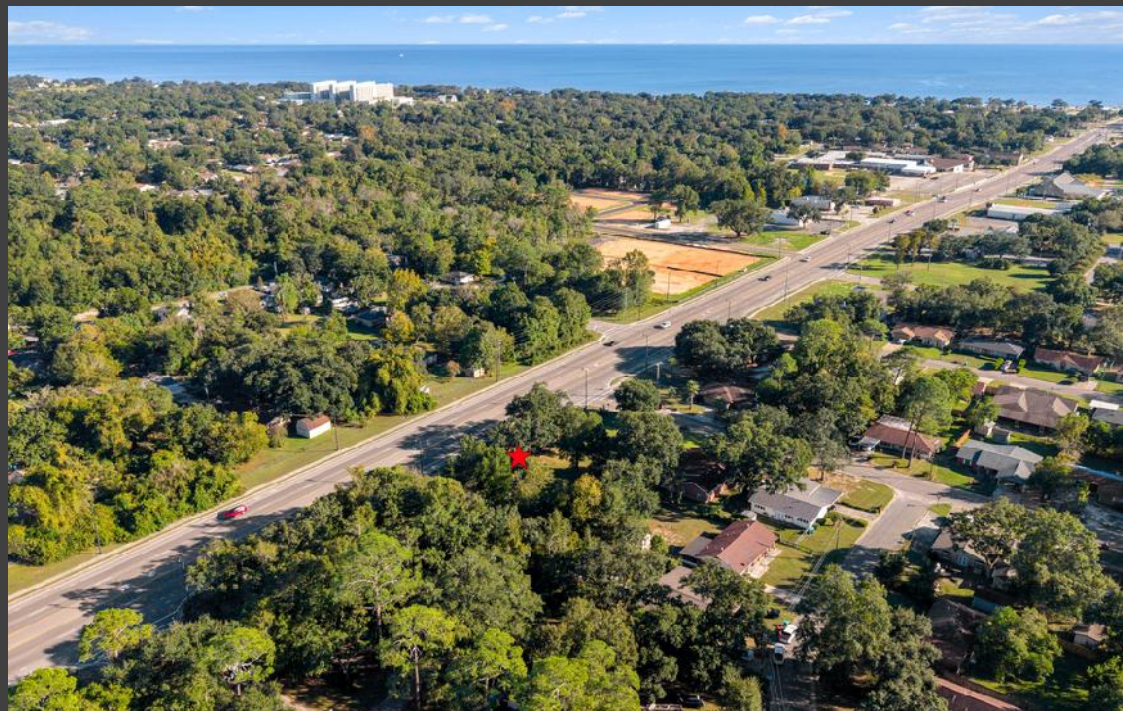
T4+ - GENERAL URBAN ZONE PLUS

- Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential.
- The regulations in the T4+ district generally conform to the requirements in the R-B district unless otherwise specified.
- Permitted uses - Chart available on request.
- Building site area - Except as provided in section IV, the minimum building site area shall be:
 - For one-family dwelling - 7,500 square feet
 - For two-family dwelling units - 8,000 square feet
 - For a multiple-family dwelling:
 - First two (2) dwelling units - 8,000 square feet
 - Each additional dwelling unit - 2,222 square feet (a maximum of 18 dwelling units per acre)
 - For any other permitted uses - 10,000 square feet
- Building site coverage - The maximum building site coverage by all buildings shall be seventy (70) percent.
- Building height limit - Except as provided in section IV, no structure shall exceed forty-five (45) feet in height.
- Yards required - Except as provided in section IV, the minimum dimensions of yards shall be:
 - Front yard - 15 feet
 - Side yard - 6 feet
 - On 2nd frontage - 6 feet
 - Rear yard - 6 feet

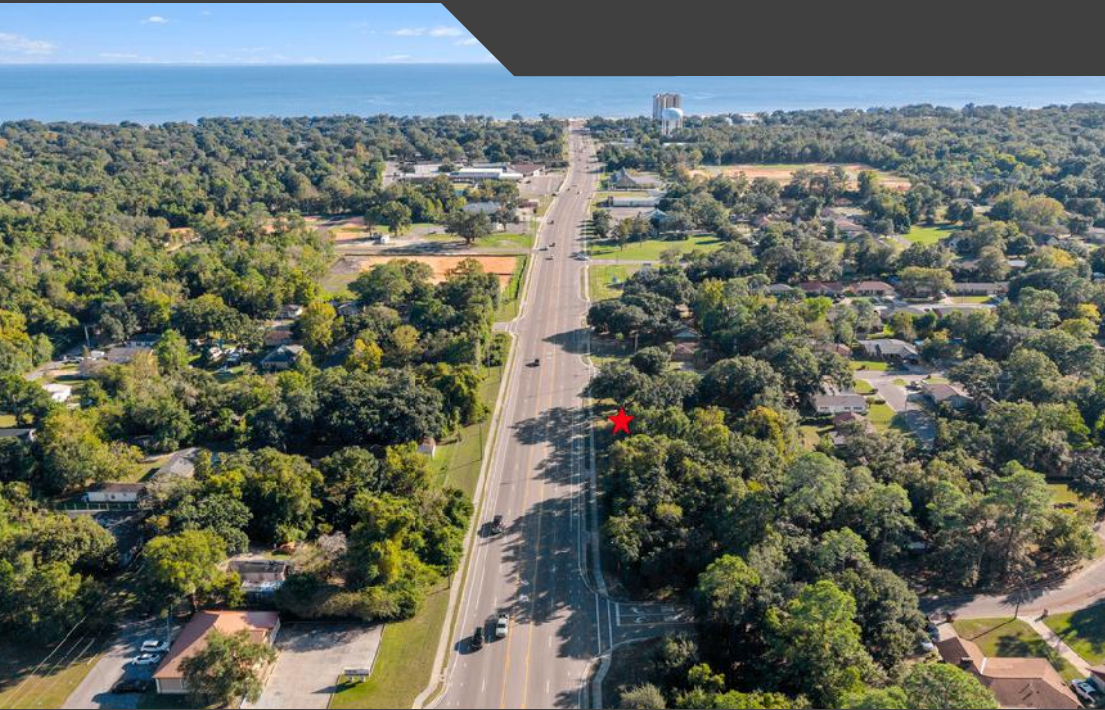
PHOTOS



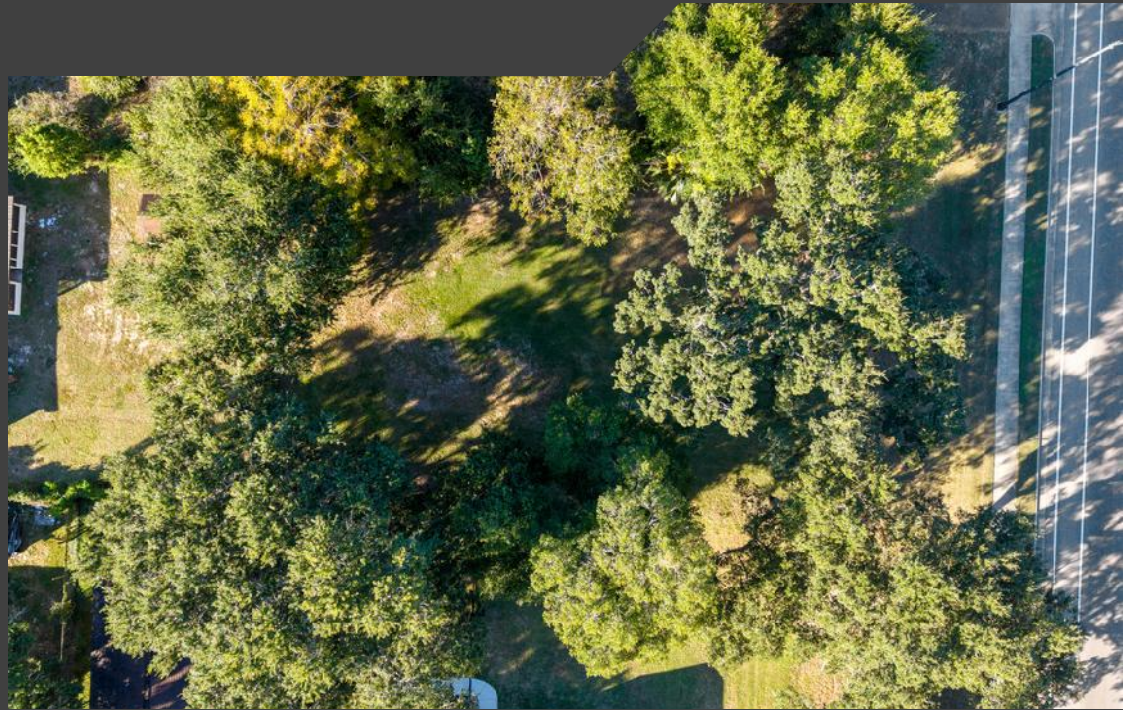
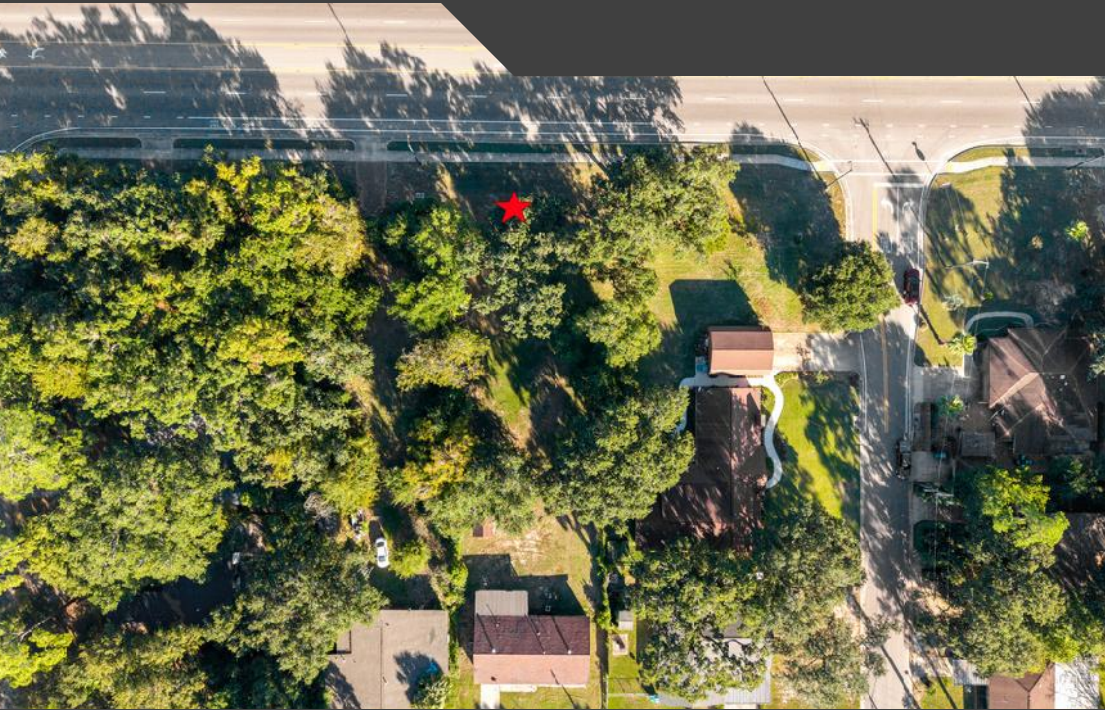
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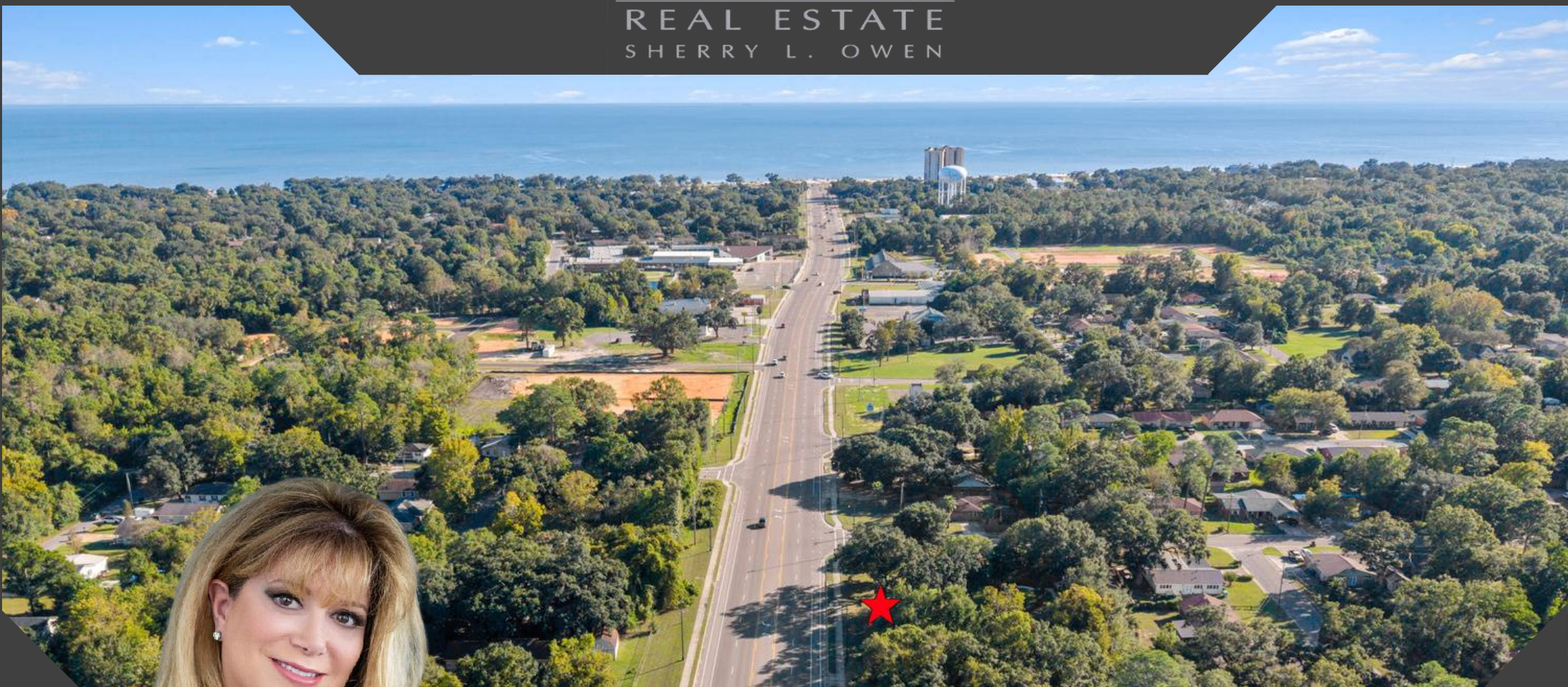
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Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN



OWEN & CO LLC, REAL ESTATE

Sherry L. Owen

CRS, GRI, SFR, ABR

Owner/Broker

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