



PRIME CORNER LOT DOWNTOWN BILOXI

Water Street & Dukate Street, Biloxi, MS 39530

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PROPERTY DESCRIPTION

SOUTHEAST COMMERCIAL is pleased to offer this prime corner site in Biloxi's CBD located just a few hundred feet from Hard Rock Casino Hotel & Casino, and MGM Beau Rivage Resort Casino & Park. The site is on the NW corner of Water & Dukate St. This is an excellent opportunity to be apart of the booming Downtown Biloxi area, among dozens of bars and restaurants. To read more about an upcoming apartment/hotel development go to <https://www.sunherald.com/article251384853.html>

CORNER LOT:

Price: \$625,000

Lot Size: 0.80 AC

(Owner will have to file for a re-subdivision with the City of Biloxi to deliver this site to a purchaser, which may or may not be approved. The availability of this lot, the size, and the price is subject to change with no notice required.)

OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	.80 Acres
Zoning:	DT Downtown

*Zoning is DT-Downtown District: The Downtown (DT) District is established & intended to foster vibrant, walkable, mixed-use, & economically sustainable development & redevelopment in Biloxi's traditional core. The DT district is intended to accommodate a wide range of retail, service, office, healthcare, dining, entertainment, & upper-floor residential uses that generate daytime & nighttime activity on weekdays & weekends. Standards applicable in the DT District are intended to encourage development or redevelopment that complements the area's unique architectural & historical character & encourages pedestrian activity & connections within the downtown.

MULTI-FAMILY | RESTAURANT | OFFICE FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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AERIAL



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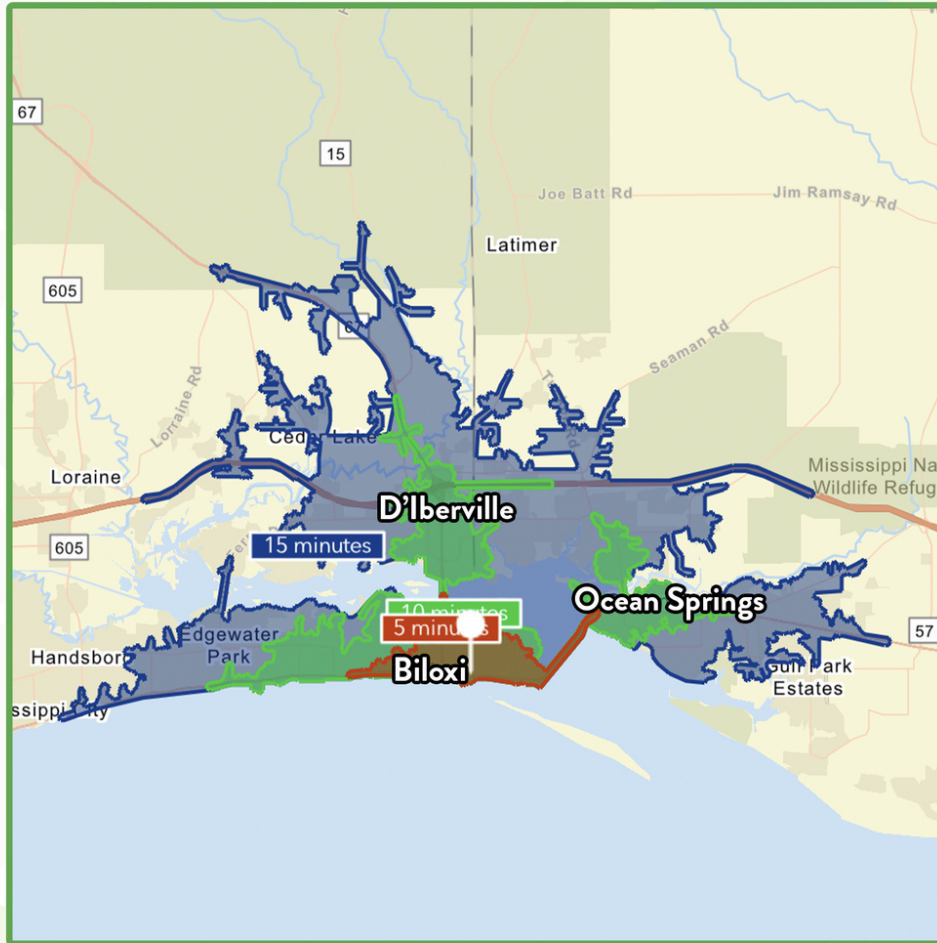
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\$75,547

Average Household Income
within 15 minutes of site.



37.2

Median Age
Within 15 minutes of site.



28,734

Number of housing units
within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	6,261	23,632	79,902
Average HH Income	\$53,844	\$64,844	\$75,547
2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	6,117	23,329	80,177
Average HH Income	\$63,160	\$74,912	\$87,215

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



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