

OLD PASS RD.
GULFPORT,
39501

MULTI-
FAMILY SITE

\$262,500

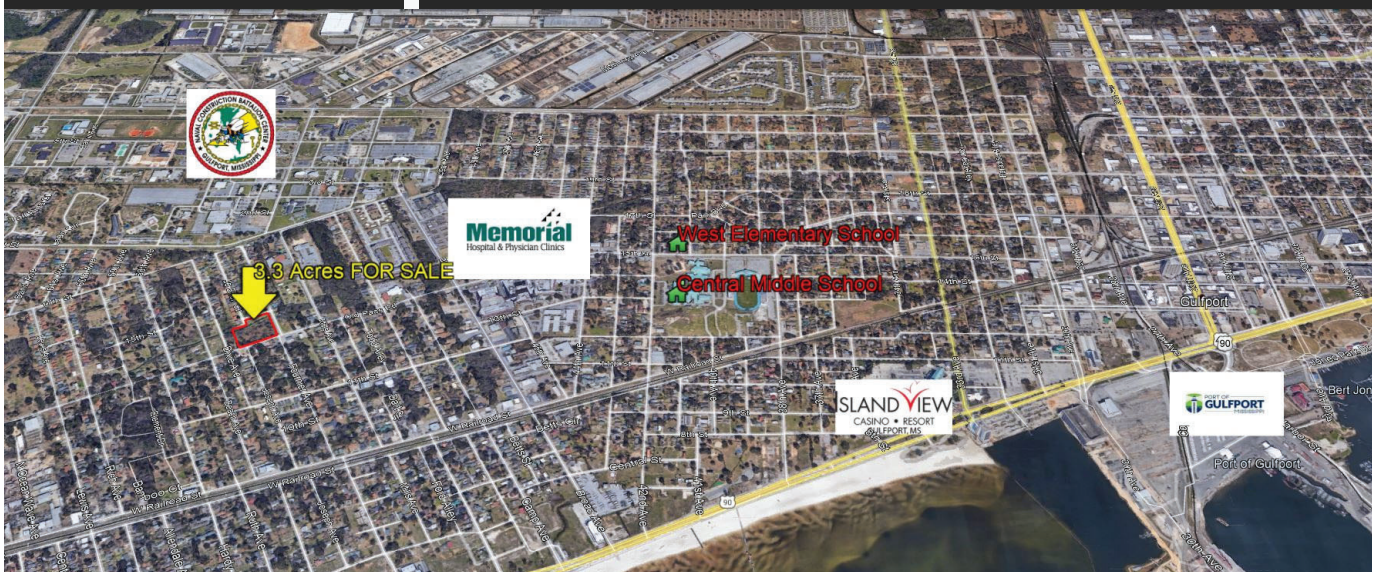


THE PROPERTY

3.3 Acres of Vacant
Land
Old Pass Road
Near MHG & C.B. Base

PROPERTY FEATURES

- City Water & Sewer
- No Wetlands
- Accessible on 3 Sides
- Zoned R-1-7.5 & R-2
- Great site for Multi-Family Development



MULTI-FAMILY SITE READY FOR NEW DEVELOPMENT

who needs
be

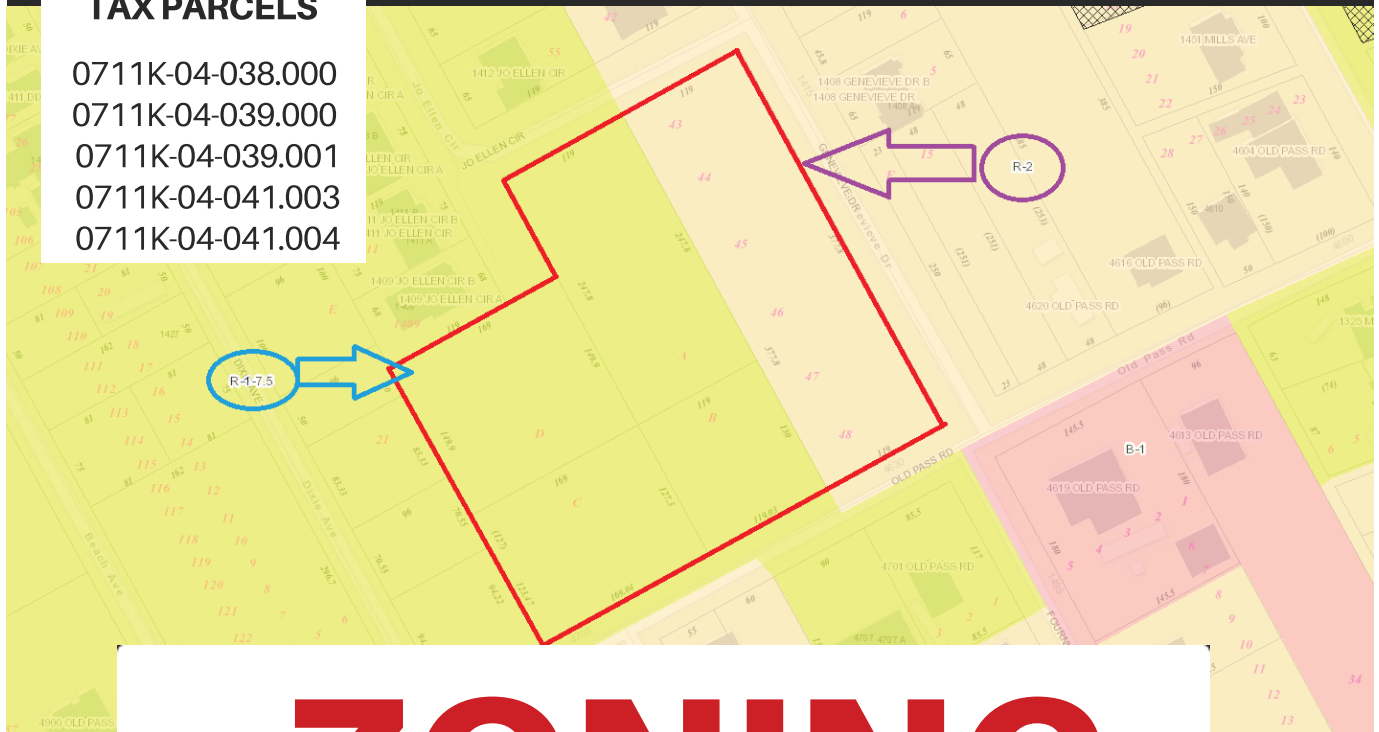
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Google Earth



TAX PARCELS

0711K-04-038.000
0711K-04-039.000
0711K-04-039.001
0711K-04-041.003
0711K-04-041.004



ZONING

CITY OF GULFPORT ZONING ORDINANCE

This property is combined of 5 tax parcels. Per the City of Gulfport Planning and Zoning Department the property is zoned R-1-7.5 and R-2.



R-1-7.5 -SFR-LOW DENSITY

Bldg site area. One-family dwelling—7,500 sq. ft.

Other uses—10,000 sq. ft.

Bldg site coverage. (45) percent.

Building height limit. (35) ft in height

Yards required. Front yard—25 ft.

Side yard—8 ft.

Rear yard—8 ft.



R-2-SFR-MEDIUM DENSITY

Bldg site area. One-family dwelling—7,500 sq. ft.

Two-family dwelling—8,000 sq. ft.

For a multiple-family dwelling: First (2) dwelling units—8,000 sq. ft.

Each additional dwelling unit—1,500 sq. ft.

Other permitted use—10,000 sq. ft.

Bldg site coverage. (45) percent

Bldg height limit. (35) feet in height

Yards required. Front yard—25 feet.

Side yard—8 feet.

Rear yard—8 feet.

CITY OF GULFPORT , URBAN DEVELOPMENT (228) 868-5790

This package was created for informational purposes only. This information is believed to be true and correct as of the date this package was created. All information provided herein should be verified and confirmed as part of all interested parties due diligence process.

2021 FFIEC Census Report - Summary Census Housing Information

State: 28 - MISSISSIPPI (MS)

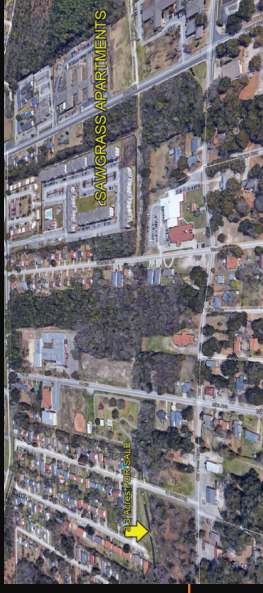
County: 047 - HARRISON COUNTY

Tract: 0026.00

Data Report Links

Demographic (PDF) Income (PDF) Population (PDF) Housing (PDF)

Total Housing Units	1- to 4- Family Units	Median House Age (Years)	Inside Principal City?	Owner Occupied Units	Vacant Units	Owner Occupied 1- to 4- Family Units	Renter Occupied Units
1635	1261	33	Yes	504	394	504	737



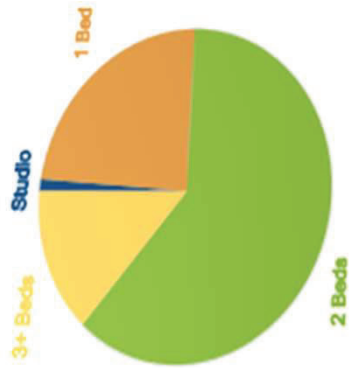
Nearest Apartment Complex is approximately 1 mile east

Sawgrass Apartment Complex LIHTC
204 Units
100% Occupied as of 9/2021



Google Earth

TYPES OF UNASSISTED UNITS 2020 GULFPORT



The City of Gulfport has the most unassisted and assisted rental units along the Gulf Coast. The number of unassisted rental units in Gulfport has stayed constant over the past five years, except for this year when Gulfport saw over a 350 unit increase of unassisted rental units. Gulfport is similar to Harrison County as a whole in the fact that Gulfport has mostly two-bedroom units followed by one and three-bedroom rentals. Also, many of the studio apartments in Harrison County are found in Gulfport.

City Totals

The county totals for number and type of rental units have been broken down by city and the unincorporated areas in each county in the following table and charts.

Total Number of Apartments - By City & Unincorporated County				
	Unassisted Units	Assisted Units	Under Construction	
Bay St. Louis	149	558	0	
Waveland	418	544	0	
Unincorporated Hancock County*	58	0	0	
Biloxi	4,618	2,109	30	
D'Iberville	869	501	0	
Gulfport	4,861	2,530	0	
Long Beach	1,080	243	0	
Pass Christian	76	186	0	
Unincorporated Harrison County	66	96	0	
Gautier	483	460	0	
Moss Point	224	72	0	
Ocean Springs	538	304	0	
Pascagoula	2,256	1,142	0	
Unincorporated Jackson County	1,371	774	0	

* Unincorporated Hancock County includes the City of Diamondhead to be comparable to the previous year's totals. Diamondhead will be counted separately in the Gulf Coast Housing Study in 2021.

Overall Average Vacancy Rate for Unassisted Units		
2018	2019	2020*
5.7%	5.4%	5.4%

*Vacancy rates were calculated by taking the average vacancy rate of the verified apartment complexes

UNASSISTED VACANCY RATES GULF COAST



2020 Average Vacancy Rate for Unassisted Units* - By City & Unincorporated County

Bay St. Louis	0.0%
Waveland	2.7%
Unincorporated Hancock County	0.0%
Blind	6.5%
D'Iberville	9.0%
Gulfport	6.7%
Long Beach	2.7%
Pass Christian	Unk
Unincorporated Harrison County	Unk
Gautier	5.3%
Moss Point	0.0%
Ocean Springs	0.0%
Pascagoula	9.5%
Unincorporated Jackson County	2.1%

*Vacancy rates were calculated by taking the average vacancy rates of the verified apartment complexes

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Waveland	418	544	0
Unincorporated Hancock County*	58	0	0
Blind	4,618	2,109	30
D'Iberville	869	501	0
Gulfport	4,861	2,530	0
Long Beach	1,080	243	0
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Unincorporated Jackson County	1,371	774	0

* Unincorporated Hancock County includes the City of Diamondhead to be comparable to the previous year's data. Pascagoula and the counties separately in the Gulf Coast Housing Study in 2017

City Costs

The average apartment costs were calculated for each apartment type in each city and unincorporated areas of each county and are shown in the table and chart below.

Average Cost of Unassisted Apartments - By City & Unincorporated County

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Bay St. Louis	-	\$696	\$807	\$925
Waveland	-	\$706	\$685	\$700
Unincorporated Hancock County	-	\$695	\$640	\$990
Blind	-	\$657	\$794	\$1090
D'Iberville	\$600	\$817	\$871	\$914
Gulfport	\$450	\$661	\$758	\$1120
Long Beach	-	\$783	\$839	-
Pass Christian	-	\$695	\$773	\$835
Unincorporated Harrison County	-	\$475	\$618	\$999
Gautier	-	\$653	\$762	-
Moss Point	-	\$530	\$511	\$1062
Ocean Springs	-	\$715	\$779	\$740
Pascagoula	\$513	\$537	\$633	\$1256
Unincorporated Jackson County	-	\$797	\$910	-

Multi Family Site Ready for New Development

4700 Old Pass Rd, Gulfport, MS 39501

Listing ID: 29711540
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Multi-Family, Residential (Single Family)
Gross Land Area: 3.30 Acres
Sale Price: \$262,500
Unit Price: \$79,545 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

3 + Acres off Old Pass Road near Broad Ave. Total of 5 parcels, including 0711K-04-039.001, 0711K-04-038.000, 0711K-04-039.000, 0711K-04-041.003, 0711K-04-041.000. Great Multi family parcel, city water & sewer. Streets. Near C.B. Base & Hospital. Would make a Great Apartment Site.



More Information Online

<http://mscrex.catylist.com/listing/29711540>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 0711K-04-038.000, 0711K-04-039.000,
0711K-04-039.001, 0711K-04-041.003,
0711K-04-041.004
Possible Uses: Multi-Family, Residential (Single Family)

Zoning: R-1-7.5 AND R-2
Sale Terms: Cash to Seller

Area & Location

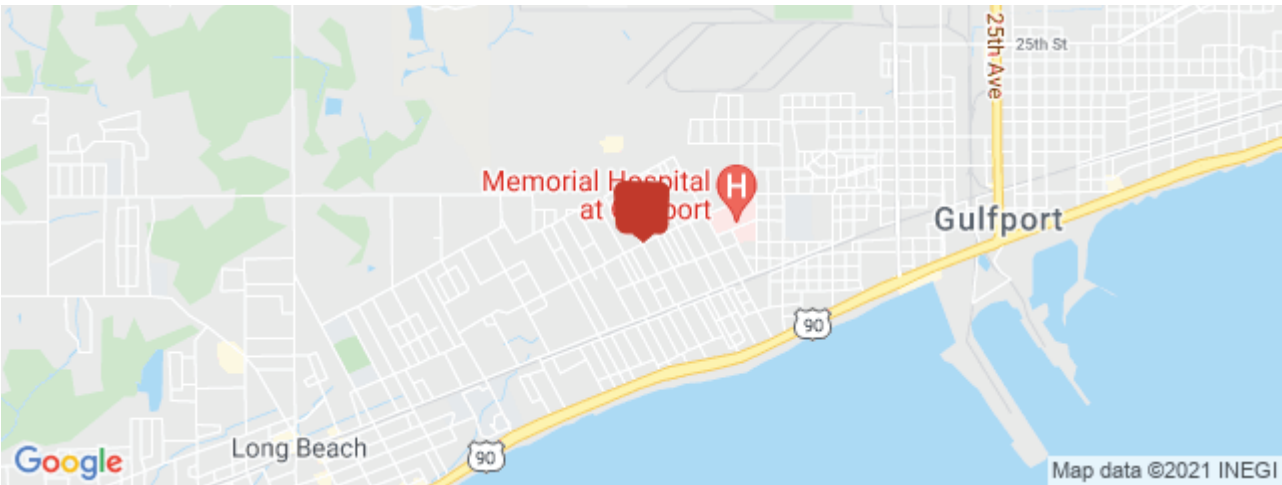
Property Visibility: Excellent
Feet of Frontage: 407

Land Related

Lot Frontage: 407
Lot Depth: 377

Location

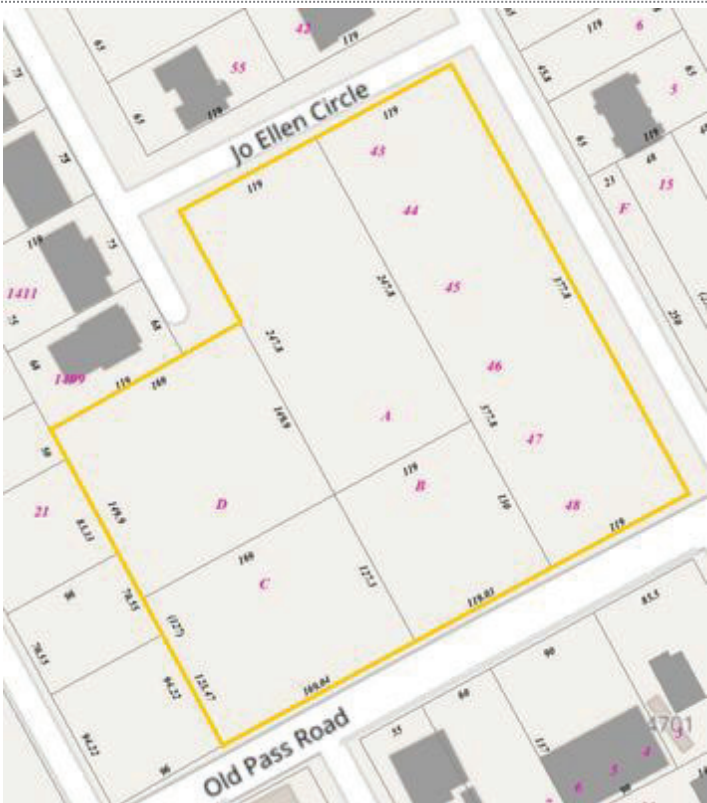
Address: 4700 Old Pass Rd, Gulfport, MS 39501
County: Harrison
MSA: Gulfport-Biloxi



Property Images



Old Pass Rd Parcels overview



Old Pass Rd Dimensions Map



Proximity to Beach and Port