

Offering Memorandum



35,000 VPD

±10.1 Acre Lot with ±370 ft of Frontage on Beach Blvd

1762 Beach Blvd | Biloxi, MS 39531



Investment Summary



Offering Price: \$3,750,000

Location



1762 Beach Blvd
Biloxi, MS
39531

Value-Add



370 SF of Frontage on
Beach Boulevard

Zoning



Marina

Acreage



±10.1 Acres

Tax Map ID



1210J-02-001.000
1210J-04-043.000

Market



Biloxi,
Mississippi



1762 Beach Blvd | Biloxi, MS 39531

Executive Summary

Biloxi is a dynamic and business-friendly coastal city with a long history of attracting investment and tourism. Historically, prime land along Beach Blvd and other coastal corridors commanded strong prices, particularly before Hurricane Katrina, when beachfront parcels were highly sought after. Following Katrina, land values adjusted as the market rebuilt, creating more accessible opportunities for strategic buyers while maintaining long-term growth potential.

The city's supportive business climate — including favorable taxes, pro-development policies, and strong promotion of tourism — makes it attractive for a range of investors, developers, and operators. Adjacent businesses and strategic buyers are often the most motivated purchasers for properties like the subject parcel, due to synergies and operational advantages.

While Biloxi's waterfront parcels remain scarce, the market is characterized by careful evaluation of frontage, usable acreage, and entitlements. This BOV provides a current assessment of value based on recent transactions, market trends, and the unique attributes of the 10.1-acre parcel at 1762 Beach Blvd.



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Investment Highlights



Premier Gulf Coast Location

Positioned directly on Beach Boulevard in the heart of Biloxi, walkability to the beach, major casinos, restaurants, and entertainment.



High Barrier-to-Entry Market

Limited available land and strict zoning along the Biloxi waterfront create long-term protection against new competing supply.



35,000 Vehicles Per Day

This stretch of Beach Boulevard sees more than 35,000 vehicles per day, which makes it one of the most highly-trafficked areas in Biloxi.



Utilities On-Site

Water, Sewer and Power located underground on site.



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Aerial Map



35,000 VPD

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Sales Comparables

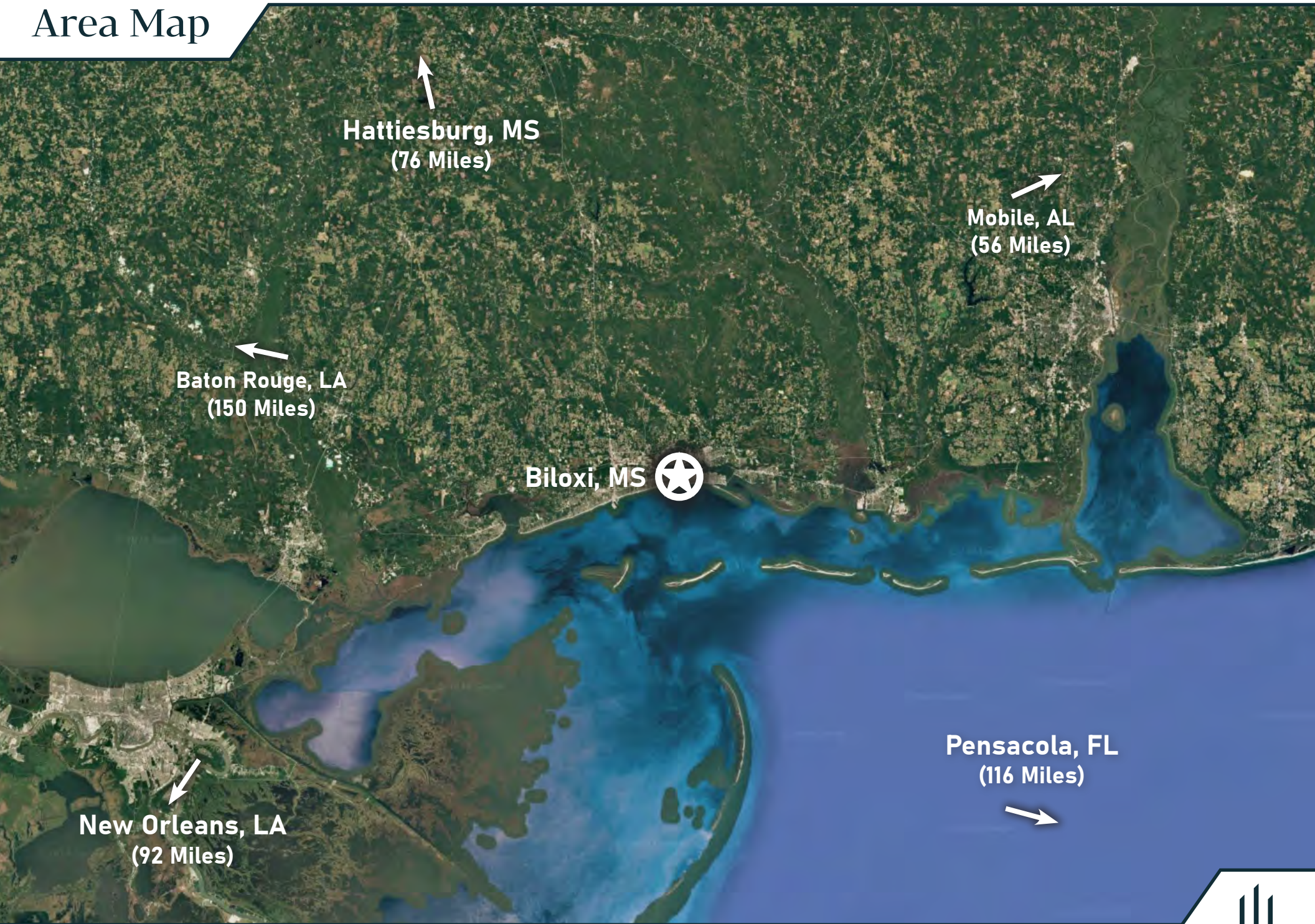


Address	1762 Beach Blvd	1877 Beach Blvd	2790 Beach Blvd	2060 Beach Blvd	2694 Beach Blvd	1845 Beach Blvd
City	Biloxi	Biloxi	Biloxi	Biloxi	Biloxi	Biloxi
State	Mississippi	Mississippi	Mississippi	Mississippi	Mississippi	Mississippi
ZIP	39531	39531	39531	39531	39531	39531
Sale Date	On Market	06/24/2022	10/31/2022	2/6/2023	5/18/2023	05/28/2022
Lot Size (Acreage)	10.10	1.60	2.80	8.55	4.10	2.00
Sales Price	\$3,750,000	\$875,000	\$582,093	\$2,250,000	\$1,500,000	\$1,200,000
Price Per Acre	\$371,287	\$546,875	\$207,890	\$263,158	\$365,854	\$600,000

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Area Map



1762 Beach Blvd | Biloxi, MS 39531



Location Summary

Biloxi, Mississippi, is a dynamic and vibrant city nestled along the picturesque Gulf Coast, celebrated for its rich cultural heritage, breathtaking waterfront views, and an impressive variety of world-class attractions. Renowned as a prime hub for tourism, Biloxi seamlessly blends modern entertainment with historical charm. Visitors and residents alike are drawn to its lively casinos, pristine stretches of sandy beaches, and an abundance of fresh Gulf seafood that reflects the region's culinary excellence. The city also boasts iconic landmarks such as the historic Biloxi Lighthouse, a symbol of resilience, and the revered Ohr-O'Keefe Museum of Art, which highlights the area's unique history and artistic spirit.

Beyond its attractions, Biloxi offers an exceptional quality of life with its affordable living costs and a robust local economy, making it an increasingly desirable location for families, retirees, and investors seeking opportunities in coastal real estate. The city's natural beauty is complemented by its warm, welcoming community atmosphere, fostering a unique sense of belonging among its residents. Whether you come for the entertainment, the serene coastal environment, or the rich sense of culture, Biloxi stands out as a truly remarkable place to live, work, and thrive.



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About Biloxi

Location and Geography

Biloxi is situated along the Mississippi Gulf Coast, nestled between the Gulf of Mexico and the Back Bay of Biloxi. This prime location offers stunning waterfront views and ample opportunities for both recreational and commercial activities. Known for its pristine beaches and beautiful coastal landscape, Biloxi provides a scenic backdrop for activities like boating, fishing, and beachcombing. The city's strategic location also makes it a hub for naval and military operations, contributing to its economic diversity and resilience.

Cultural Heritage

The cultural fabric of Biloxi is rich and varied, with influences stemming from Native American tribes, particularly the Biloxi tribe, as well as French, Spanish, and African American cultures. This diverse heritage is reflected in the city's architecture, music, and culinary traditions. Every year, Biloxi hosts a variety of cultural festivals and events, such as the Biloxi Seafood Festival and Mardi Gras parades, which celebrate this vibrant history and draw visitors from all over the country. The city's dedication to preserving its past is evident in its many museums and historic landmarks.

Economy and Industry

Biloxi's economy is anchored by its thriving tourism and hospitality industry, with casinos and resorts contributing significantly to local employment and revenue. The city's economic landscape is further bolstered by the seafood industry, thanks to its proximity to rich fishing grounds in the Gulf of Mexico. Additionally, Biloxi is home to a number of defense and aerospace companies due to its access to military installations. This economic diversity positions Biloxi as a dynamic and resilient city, capable of adapting to changes and challenges in the regional and global economy.

Top Employers



VT Halter

Marine



Merit Health

Biloxi

SIGNET



PORT OF GULFPORT MISSISSIPPI

Area Highlights

Demographics



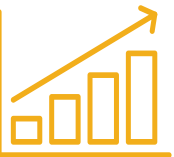
49,141
Population



\$196,600
Median Property Value



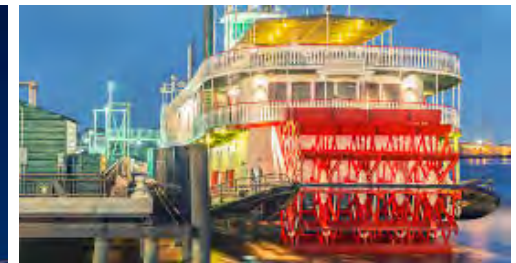
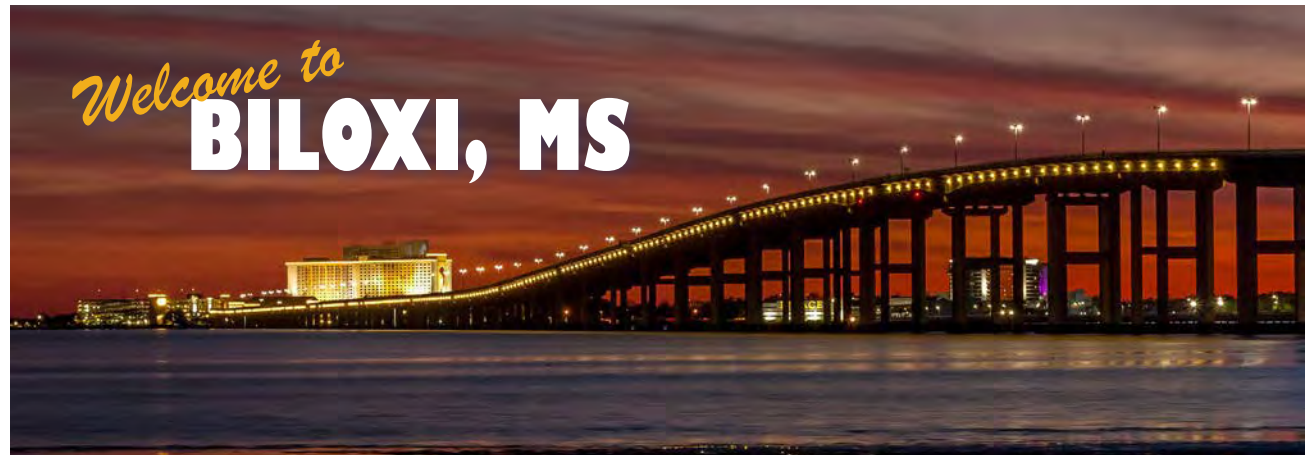
\$55,775
Median Income



1.38%
Growth since 2022



19,700
Number of
Households



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Additional Photos



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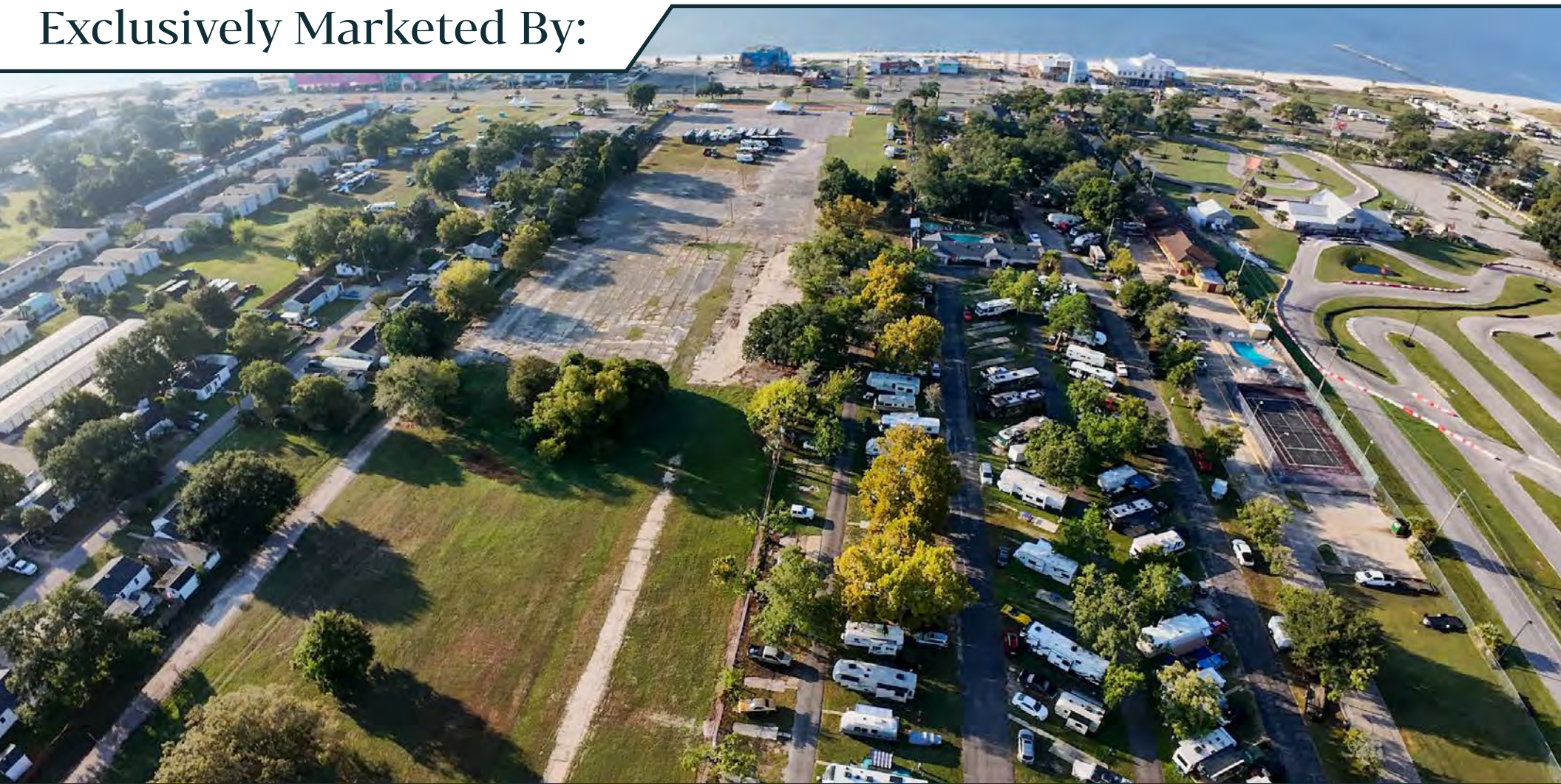
Additional Photos



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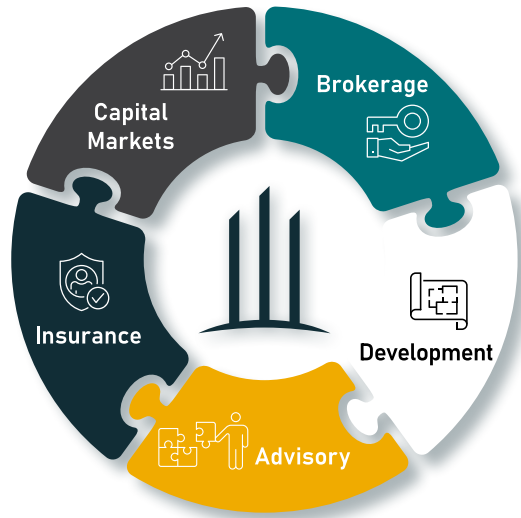


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Advise



Negotiate



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Risk Review



Annual Review



Customized Package



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