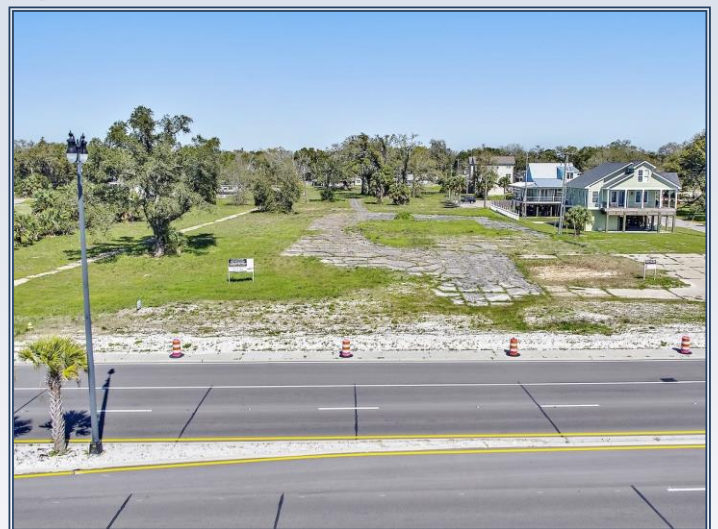




4.41 acres +/- with Hwy 90 frontage in Gulfport, Mississippi. This property is zoned T-6 Smart Code and is an ideal site for a hotel, restaurant, strip center or high density residential (up to 700 units). This lot has RARE permit potential for beach use and/or pier construction which differentiate it from most other properties for sale on the MS Gulf Coast and it lies within an Opportunity Zone! It's located between the Lynn Meadows Discovery Center and Felix's Restaurant & Oyster House. Dual street frontage with Hwy. 90/East Beach Blvd on the south side and Martin Ave. frontage on the north side. There is a survey on file. Seller would consider dividing the property.

826 East Beach Blvd, Gulfport

31.380411, -89.034568 GPS



- Hwy 90 & Martin Ave Frontage
- Zoned T6 High Density Development
- Can Put Up to 700 Units on Site
- RARE Permit for Beach Use/Pier Const.

- Located in an Opportunity Zone
- High MDOT Traffic Count- 28K/Day
- Near Lynn Meadows Discovery Center
- Hotel, Restaurant, High Rise Residential

**\$3,375,000**

4.41 Acres  
 MLS #20-797  
 UC #23042-20797



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