



LAND FOR SALE NEAR DT BILOXI

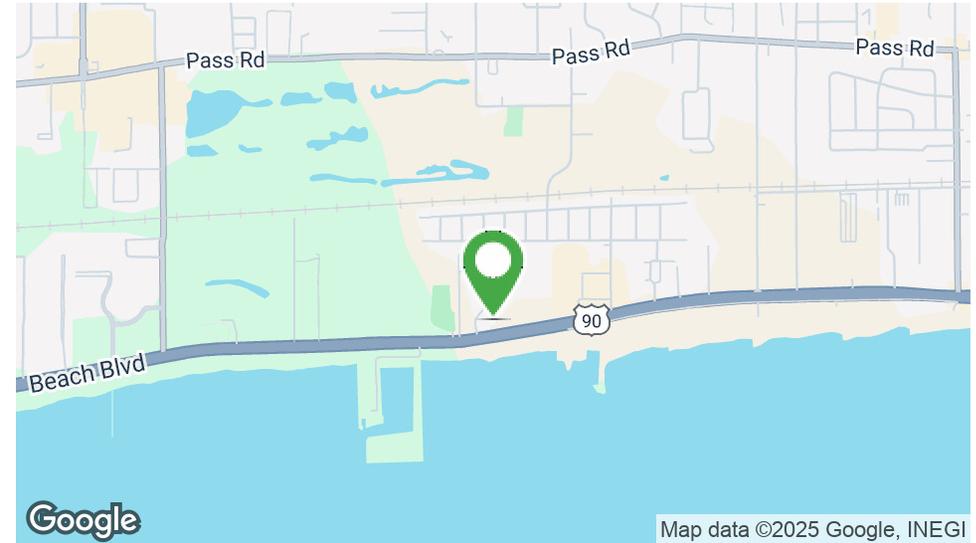
Biloxi, MS 39531

SCOTT DELANO • PRINCIPAL

OFFICE: 228.276.2700

MOBILE: 228.806.7418

sdelano@southeastcre.com



PROPERTY DESCRIPTION

This 0.62± acre site, located at 2040 Beach Blvd. in Biloxi, sits in a prime position along the MS Coast. The property is situated between Ocean Club Condo Tower and Treasure Bay Casino which is just minutes from the Mississippi Coast Coliseum, providing exceptional visibility and high traffic counts.

Positioned near the heart of Biloxi's entertainment and tourism corridor, this site offers strong potential for commercial development and would make an excellent addition for investors or operators looking to expand along the Gulf Coast.

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.62 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	233	1,561
Total Population	186	504	3,759
Average HH Income	\$86,065	\$84,116	\$67,645

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ADDITIONAL PHOTOS

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AERIAL MAP

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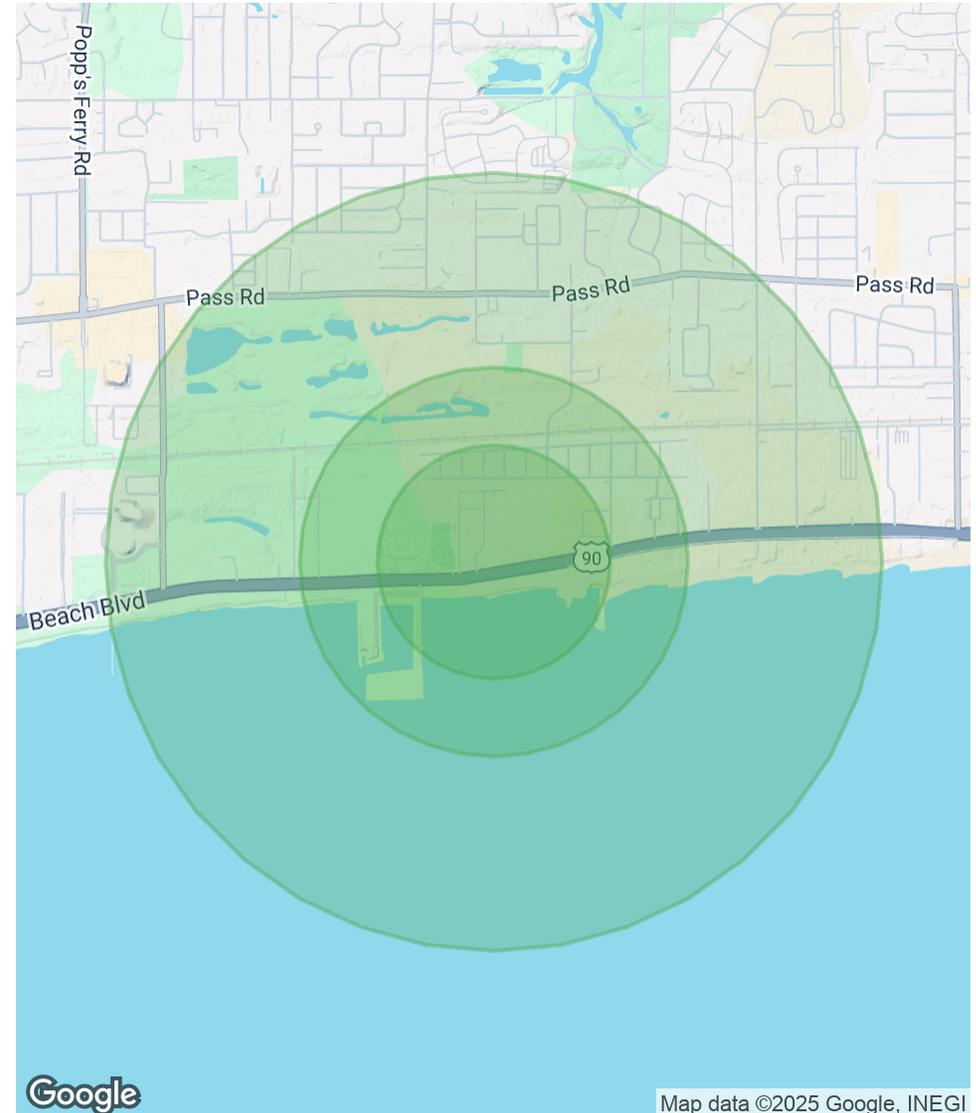
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	186	504	3,759
Average Age	47	46	39
Average Age (Male)	48	47	38
Average Age (Female)	46	45	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	233	1,561
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$86,065	\$84,116	\$67,645
Average House Value	\$295,413	\$285,749	\$208,998

Demographics data derived from AlphaMap



Map data ©2025 Google, INEGI

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DEMOGRAPHICS MAP & REPORT

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