

TRUSTEE SALE -
400 ACRES OF
CASINO &
DEVELOPMENT
LAND



DIAMONDHEAD
CASINO RESORT



DISCLAIMER

The Property is being sold pursuant to the Chapter 7 bankruptcy proceeding of Diamondhead Casino Corporation ("DHCC"), parent company of Mississippi Gaming Corporation ("MGC"). The sale is subject to approval of the U.S. Bankruptcy Court. The sale is being conducted by the Chapter 7 Trustee ("Owner"). The Property will be sold 'as is, where is,' without representations or warranties, and subject to Bankruptcy Court approval. This Offering Memorandum contains select information pertaining to the Property owned by Mississippi Gaming Corporation, ("the Property"). It has been prepared by Colliers International in conjunction with Colliers Securities. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective investor may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner and Colliers International. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by Colliers International from sources it deems reliable. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective investors should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. All photographs and graphic elements are property of Colliers International and use without expressed written permission is prohibited. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to invest in the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to invest in the Property unless and until a written agreement to invest in the Property has been fully executed and delivered.

If you do not wish to pursue negotiations leading to the acquisition of the Property or in the future, you discontinue such negotiations, then you agree to purge all materials relating to this Property, including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



EXECUTIVE SUMMARY

On behalf of the Chapter 7 Trustee for Diamondhead Casino Corporation ("DHCC"), parent of Mississippi Gaming Corporation ("MGC"), Colliers, in conjunction with Colliers Securities, is pleased to present the opportunity to purchase land for a casino development. The Trustee is seeking to sell the assets of the Debtor, including, without limitation, any equity interests and the Property. MGC has received site approval from the Mississippi Gaming Commission for a casino on 50 acres of its approximately 400-acre site located at 7051 Interstate 10, in Diamondhead, Mississippi.

The preliminary design for the Diamondhead Casino Resort includes a minimum of 100,000 square foot gaming area, consisting of 1,250 slot machines, 40 table games, and a state-of-the-art sportsbook. In addition to the casino, the 50-acre development will feature a full-service 300+ room hotel offering various dining, entertainment, and shopping amenities.

Sale conducted under the supervision of the U.S. Bankruptcy Court. The "Debtor" is Diamondhead Casino Corporation ("DHCC"), parent of MGC. All offers are subject to Bankruptcy Court approval.

\$6.5B*

ANNUAL ECONOMIC
IMPACT FROM GAMING
IN MISSISSIPPI

24M

OUT-OF-STATE
VISITORS

41,950

GAMING JOBS
SUPPORTED
IN MISSISSIPPI

6 in 10

MISSISSIPPI VISITORS
WILL VISIT A CASINO

**based on yearly revenue totals*

DIAMONDHEAD CASINO RESORT | 3





Shoreline Park

Diamondhead Marina

YACHT CLUB DRIVE

Bay St. Louis



DIAMONDHEAD
CASINO RESORT

**HIGH
VISIBILITY**
OVER 2 MILES OF
FRONTAGE ALONG I-10



STRATEGIC LOCATION

Located in Diamondhead, Mississippi, offering a strategic location with proximity to key transportation hubs, scenic attractions, and a robust customer base. The picturesque surroundings and accessibility will enhance the overall appeal of the resort.

- 50 acres of the 400 total acreage approved by the Mississippi Gaming Commission to develop a 100,000 sf casino with a state-of-the-art sportsbook facility, and 300+ room full-service hotel.
- Zoned (C-2) Interstate Commercial/Gaming/Resort.
- Convenient location between New Orleans and Biloxi.
- The most easily accessible casino location in the market, boasting 2 miles of highway frontage along I-10 and the Bay St. Louis.
- 18 million+ vehicles pass the property per year (51,000/day).
- In 2024, Mississippi Coastal Casinos averaged 230,000 Louisianan gamblers each month.
- Mississippi has the third lowest gaming tax rate (8%) in the US and is considered among the most favorable gaming regulatory environments.
- Opportunity includes remaining approximately 350 acres set aside for future development.

PROPERTY LOCATION

Located between New Orleans and Biloxi, the property offers two miles of frontage on Interstate 10, as well as waterfront views of Bay St. Louis. This project will not only be a destination, but also benefits from an average daily traffic count of 51,000 vehicles.

The Diamondhead Casino Resort is located in Hancock County, just west of the Hancock County / Harrison County line immediately off I-10. The site offers 2-miles of direct I-10 frontage to the north; sits on 2-miles of waterfront on Bay St. Louis to the south; and provides an exit ramp less than 200 yards from the property's entrance to the west.

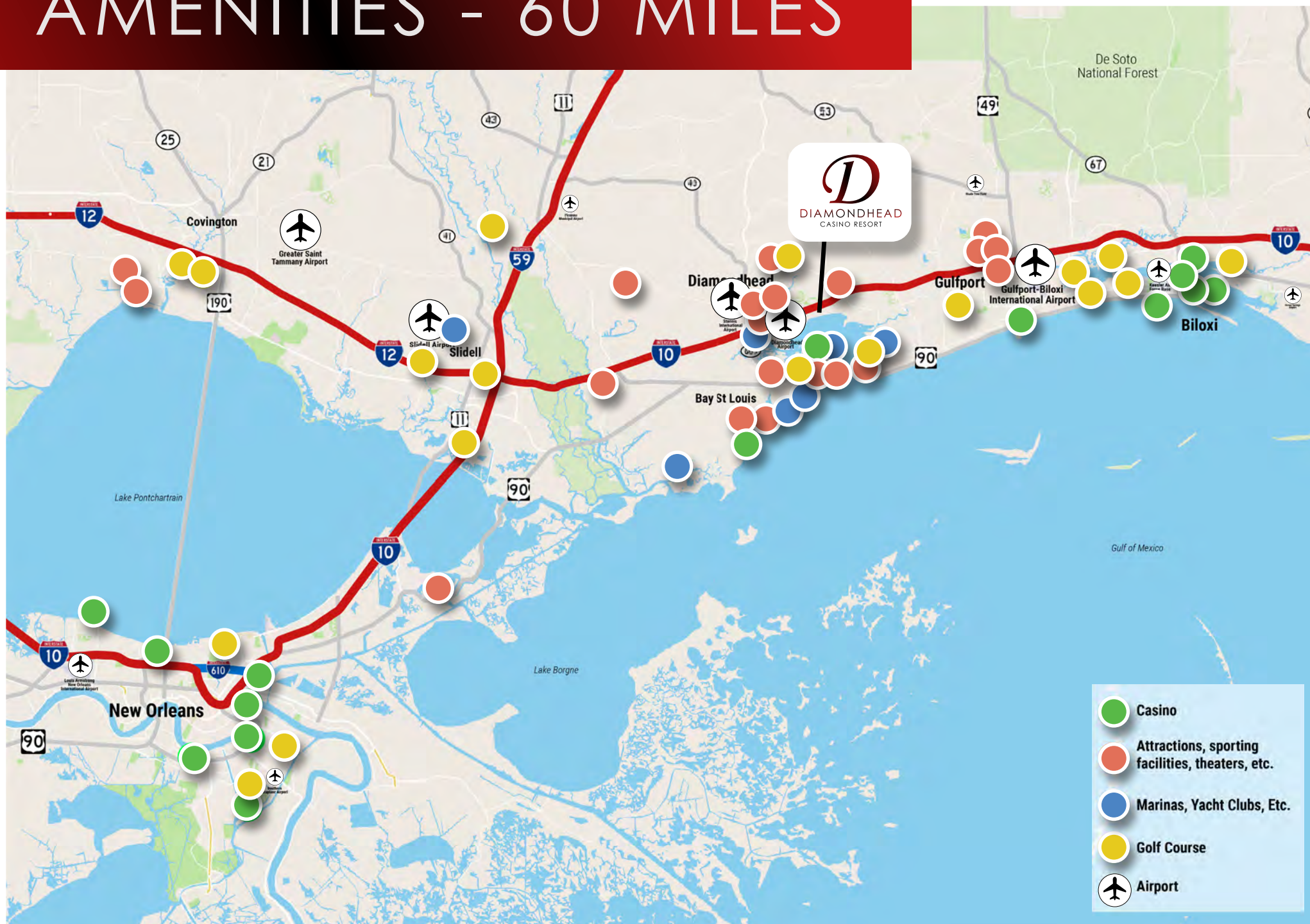
Based on the latest traffic count, over 18 million vehicles pass the site each year. Approximately 20% of the traffic going to Gulf Coast casinos originates in Louisiana, and, therefore, every vehicle traveling west to east on Interstate 10 from Louisiana to reach the Biloxi or Gulfport casinos must pass this site.

230,000 gamblers enter Mississippi from Louisiana on average every month. At less than 18 minutes to get from the Louisiana / Mississippi border to the Diamondhead Casino Resort, it would be the fastest drive for anyone from Louisiana to reach a Mississippi Gulf Coast Casino. As a comparison, it takes about 42 minutes from the Louisiana border just to cross the bridge into Biloxi. The net round trip result is almost 1-hour of additional driving after passing the Diamondhead Casino Resort to gamble in Biloxi.



EASY ACCESS

AMENITIES - 60 MILES

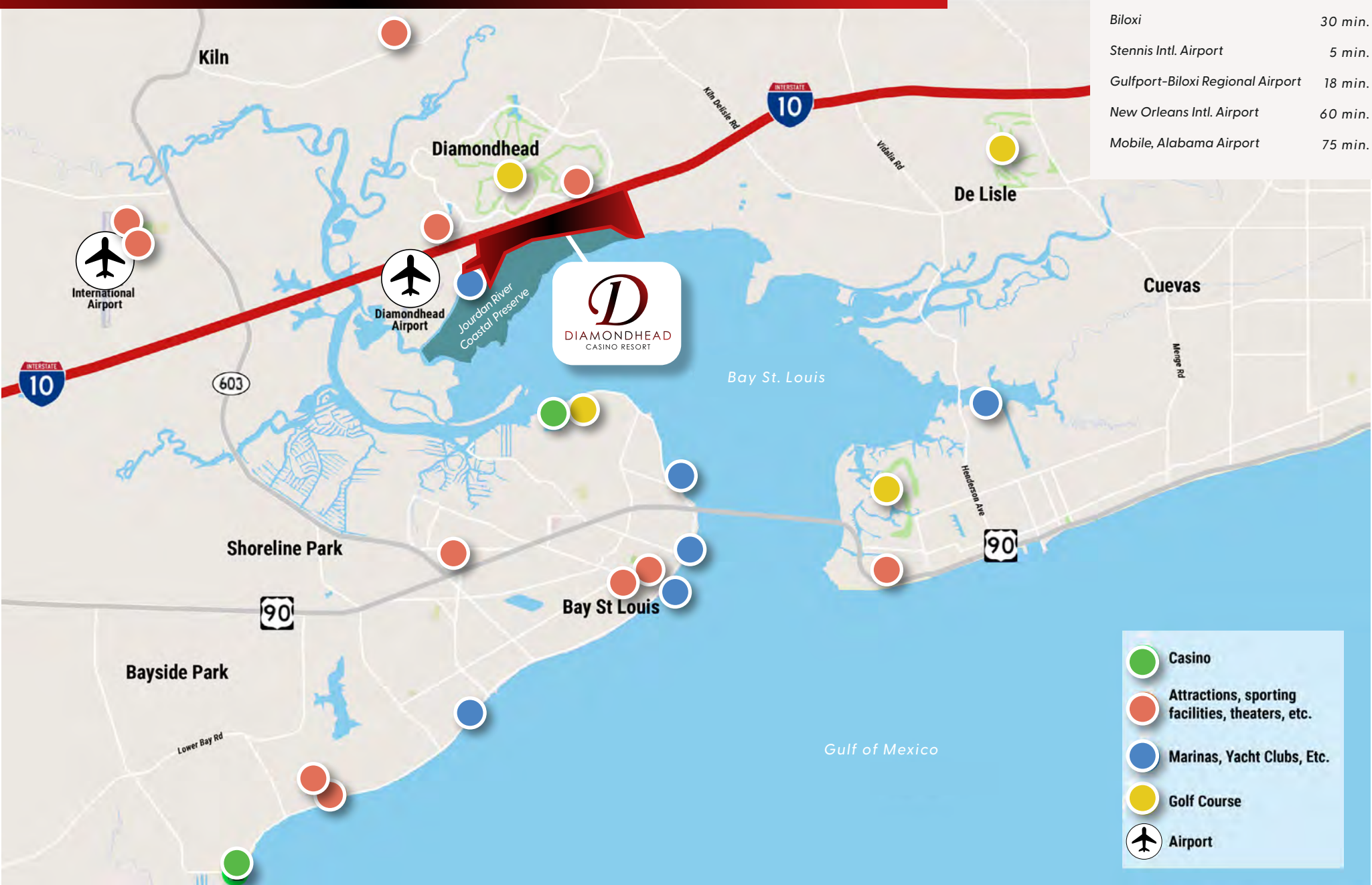


LOCAL AMENITIES



DISTANCES

New Orleans	60 min.
Biloxi	30 min.
Stennis Intl. Airport	5 min.
Gulfport-Biloxi Regional Airport	18 min.
New Orleans Intl. Airport	60 min.
Mobile, Alabama Airport	75 min.



Casino

Attractions, sporting facilities, theaters, etc.

Marinas, Yacht Clubs, Etc.

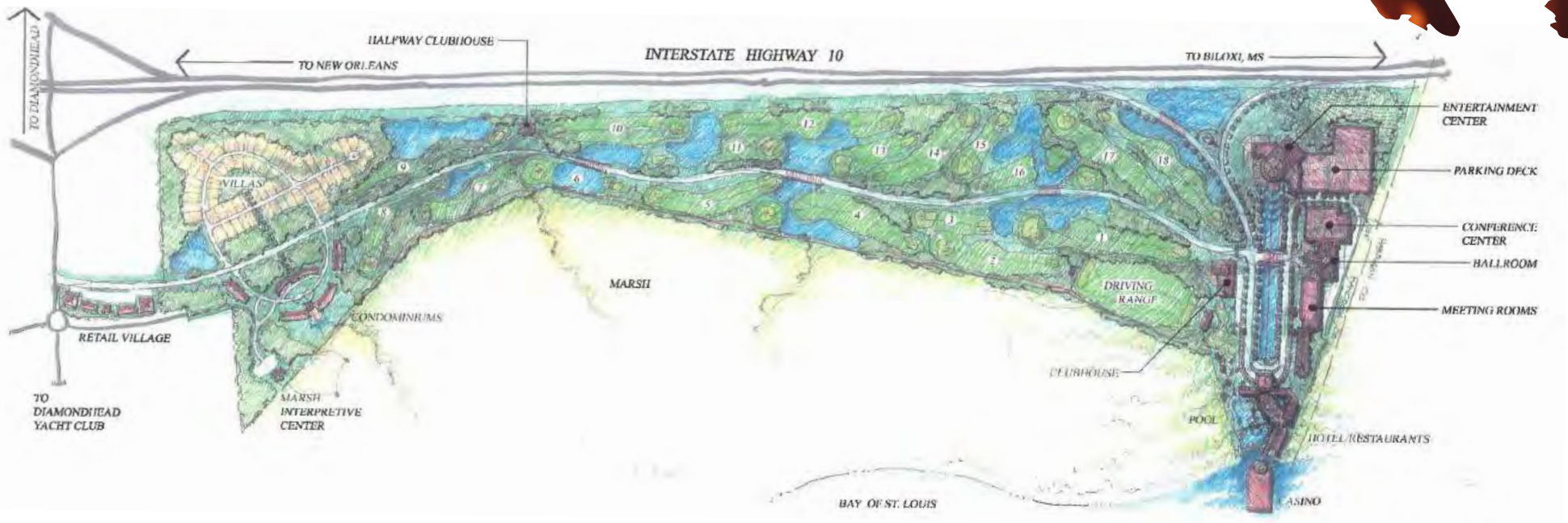
Golf Course

Airport



DIAMONDHEAD
CASINO RESORT

SITE PLAN



The above site plan is now outdated. The Mississippi Gaming Commission has granted site approval for a casino to be constructed entirely on land. Building a golf course was just one of many concepts considered. The zoning allows for the site to be developed in many other ways.

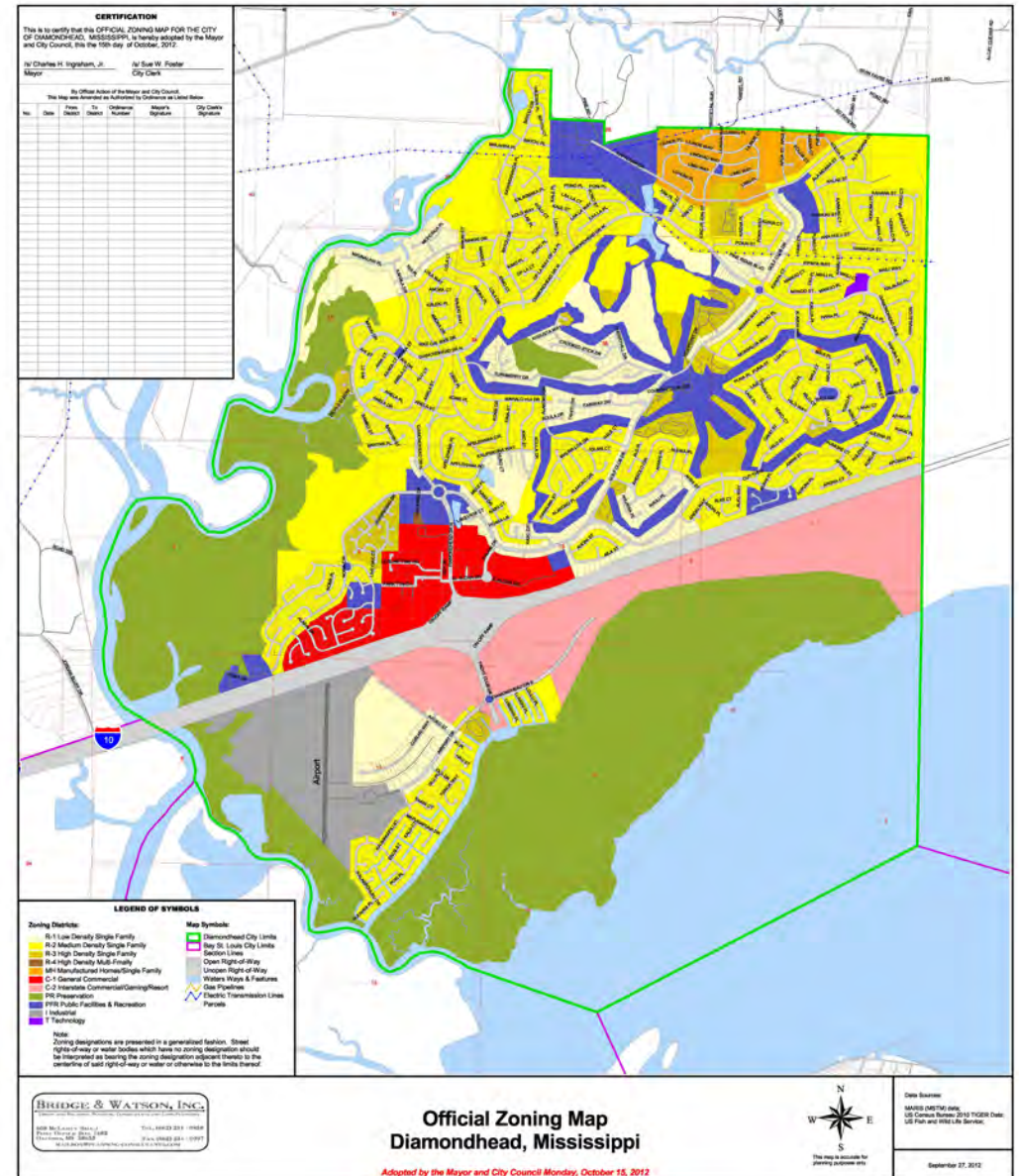
ZONING OVERVIEW

The purpose of the C-2 Interstate Commercial/Gaming/Resort District is to provide for the logical development of areas in close proximity to Interstate 10 and within the potential reaches of sites suitable for casino gaming. This district is intended to provide for land uses that require higher traffic volumes and serve both the residents of the Diamondhead community and those within the region. Additionally, this zoning classification is created to accommodate and encourage an expansion of the municipal tax base by allowing casino gaming at appropriate locations and certain land uses associated with gaming, including, but not limited to, restaurants, hotels, retail and personal services, and entertainment venues. This district is not intended to encroach on existing residential development, nor is it to result in a threat to the investment in residential development

Below are the primary zoning categories for this site.

Click [here](#) to explore the complete list

- 1. Retail / Service / Restaurant**
- 2. Office / Medical / Professional**
- 3. Entertainment / Recreation / Assembly**
- 4. Auto-Oriented / Transport / Storage**
- 5. Other Commercial / Institutional**





CASINO MARKET OVERVIEW

This is one of the strongest gaming markets in the country and has benefited from substantial population growth. We believe all of this makes for a winning hand.

Mississippi casinos have created a revenue-producing and an entertainment-producing segment for the Gulf Coast since the State legalized gaming in 1992. Unfortunately, Hurricane Katrina devastated the Gulf Coast and its casinos in 2005, which prompted the State of Mississippi to loosen its gaming laws and allow for land-based casinos – provided the casinos are located within 800 feet of the mean high water line; a requirement that the Diamondhead Casino Resort site meets.

The Gulf Coast remains one of the strongest gaming markets in the US, accounting for 67% of total gross revenue in the state of Mississippi. Additionally, Mississippi and Louisiana combine as the second largest gaming market in the US, which, with the addition of the Diamondhead Casino Resort, will become an even more formidable gaming market.

Today, the Gulf Coast is home to 12 casinos – 11 of which have hotel accommodations and amenities – ranging in size from approximately 28,000 to 117,500 square feet of gaming space and 129 to 1,740 rooms.

Currently, 10 of the largest casinos on the Gulf Coast reside in Harrison County (Biloxi & Gulfport). The Diamondhead Casino Resort, however, sits in Hancock County, which houses just 2 casinos: The Silver Slipper Casino and Hollywood Casino. As a result, Hancock County eagerly desires to increase its share of the taxable revenue from gaming and is supportive of the Diamondhead Casino Resort development.

Located just 16 miles from Louisiana, the Diamondhead Casino Resort will offer the shortest drive time of all three Hancock County casinos from the Louisiana border along I-10, provide the largest sportsbook facility on the Gulf Coast, and feature 2 miles of waterfront views of Bay St. Louis. MGC's preliminary plans for the Diamondhead Casino Resort will provide a gaming floor area that is larger than the other two Hancock County casinos combined.

This market overview is provided for informational purposes only. Any sale or development of the Diamondhead Casino Resort site will be determined by the Chapter 7 Trustee, subject to approval of the U.S. Bankruptcy Court in the Chapter 7 proceeding of DHCC.

MS CASINO MARKET



KEY STATE INFORMATION

NUMBER OF COMMERCIAL CASINOS

26

CASINO FORMAT

Land-Based Casinos

NOTABLE FORMS OF GAMING

Sports Betting

REGULATORY AUTHORITY

Mississippi Gaming Commission

GROSS CASINO GAMING REVENUE 2024

\$2.43B

CASINO TAX REVENUE 2024

\$289.1M

Market Overview

Mississippi offers commercial casino gaming at 26 casinos located along the Mississippi River and the Gulf Coast. The casinos, which offer electronic gaming devices, table games and sports betting, are regulated by the Mississippi Gaming Commission.

The Mississippi legislature first authorized casino gaming in 1990, strictly limited to facilities docked on waterways. After Hurricane Katrina in 2005, the legislature passed a new law authorizing commercial casinos on the state's Gulf Coast to rebuild on dry land so long as those casinos remained within 800 feet of the water. Casinos began offering sports betting in August 2018.

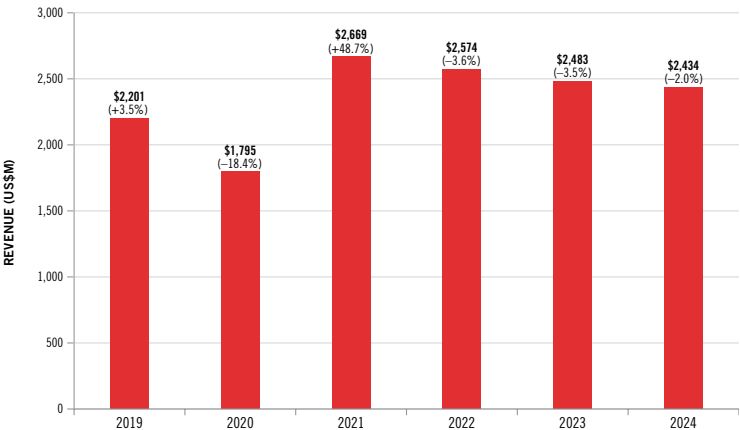
While there is no statutory limit on the number of commercial casinos that can be established in Mississippi, casino projects must meet certain minimum criteria in order to receive a license.

Market Performance

In 2024, Mississippi's commercial casinos generated total gaming revenue of \$2.43 billion, down 2.0 percent compared with the previous year.

Total statewide revenue from electronic gaming devices as reported by the Mississippi Gaming Commission was \$2.02 billion, down 1.5 percent relative to 2023, while revenue from table games was \$333.7 million, down 2.6 percent. Sports betting revenue suffered a sharper decline in revenue, dropping 18.8 percent to \$41.6 million.

MISSISSIPPI: COMMERCIAL CASINO GAMING REVENUE (US\$M) 2019 to 2024

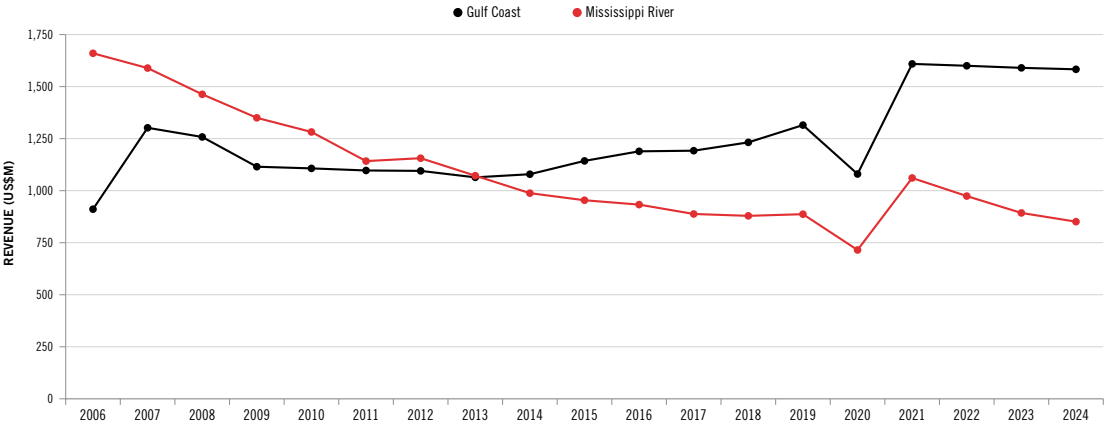


SOURCE: Mississippi Gaming Commission

MISSISSIPPI: ANNUAL GAMING REVENUE BY REGION (US\$M)

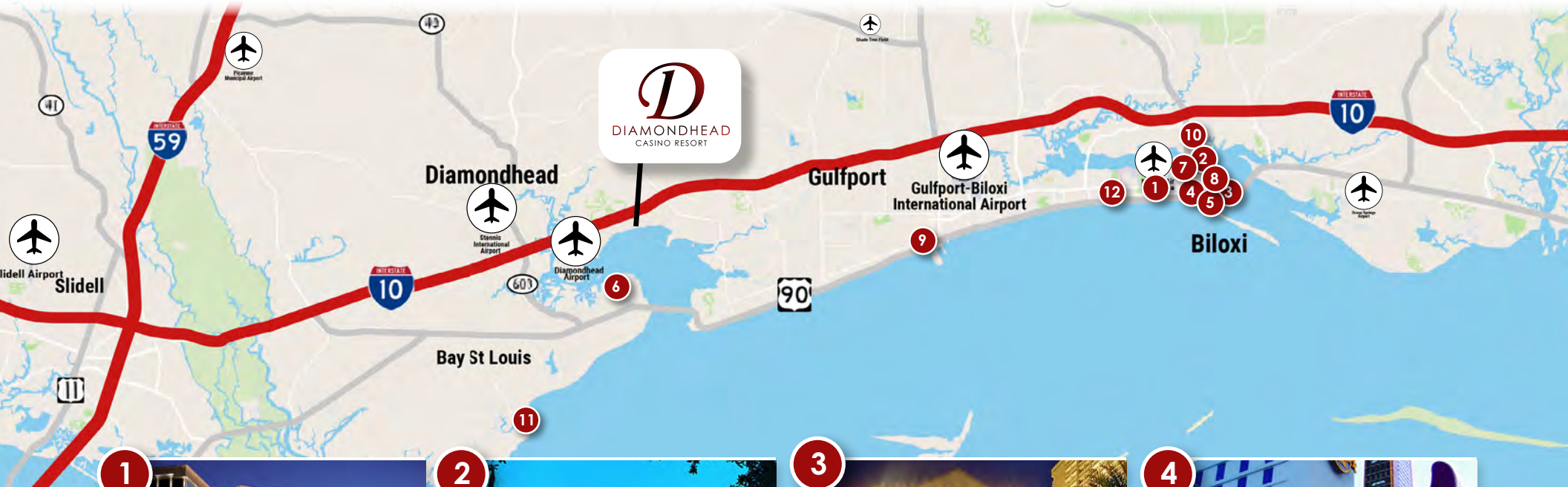
2006 to 2024

Casino resorts in both the Mississippi River and Gulf Coast markets reported a drop in annual casino gaming revenue in 2024, although the revenue decline was steeper in the former.



SOURCE: Mississippi Gaming Commission

GULF COAST COMPETITORS



Beau Rivage Resort & Casino

TripAdvisor Traveler Rating
 16513 reviews

875 Beach Boulevard, Biloxi, MS

Gaming SF: 84,858
 Hotel Rooms: 1,740

[VIEW WEBSITE](#)



Boomtown Casino

TripAdvisor Traveler Rating
 743 reviews

676 Bayview Avenue, Biloxi, MS

Gaming SF: 39,534
 Hotel Rooms: 0

[VIEW WEBSITE](#)



Golden Nugget Biloxi

TripAdvisor Traveler Rating
 713 reviews

151 Beach Boulevard, Biloxi MS

Gaming SF: 56,033
 Hotel Rooms: 706

[VIEW WEBSITE](#)



Hard Rock Hotel & Casino

TripAdvisor Traveler Rating
 1287 reviews

777 Beach Blvd, Biloxi, MS

Gaming SF: 51,374
 Hotel Rooms: 479

[VIEW WEBSITE](#)

5



Harrah's Gulf Coast

TripAdvisor Traveler Rating



280 Beach Boulevard, Biloxi, MS

Gaming SF: 37,208
Hotel Rooms: 499

[VIEW WEBSITE](#)

6



Hollywood Casino Gulf Coast

TripAdvisor Traveler Rating



711 Hollywood Boulevard, Bay St Louis, MS

Gaming SF: 56,300
Hotel Rooms: 291

[VIEW WEBSITE](#)

7



IP Casino Resort Spa

TripAdvisor Traveler Rating



850 Bayview Ave Biloxi MS

Gaming SF: 81,733
Hotel Rooms: 1,088

[VIEW WEBSITE](#)

8



Palace Casino Resort

TripAdvisor Traveler Rating

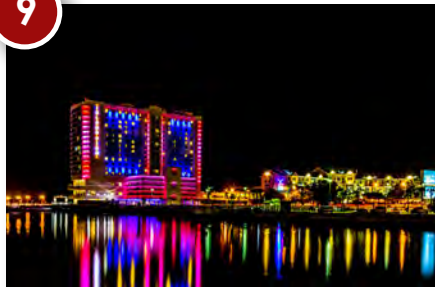


158 Howard Avenue, Biloxi, MS 39530

Gaming SF: 38,000
Hotel Rooms: 234

[VIEW WEBSITE](#)

9



Island View Casino Resort

TripAdvisor Traveler Rating



3300 West Beach Boulevard, Gulfport, MS

Gaming SF: 117,500
Hotel Rooms: 974

[VIEW WEBSITE](#)

10



Scarlet Pearl Casino Resort

TripAdvisor Traveler Rating

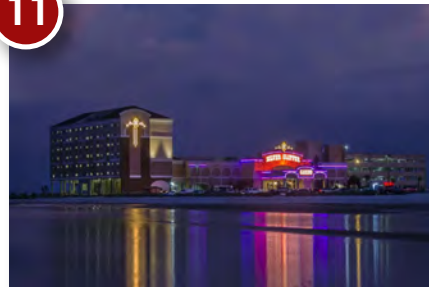


9380 Central Avenue, D'Iberville, MS

Gaming SF: 60,445
Hotel Rooms: 300

[VIEW WEBSITE](#)

11



Silver Slipper Casino

TripAdvisor Traveler Rating



5000 South Beach Boulevard, Bay St Louis, MS

Gaming SF: 38,926
Hotel Rooms: 1,057

[VIEW WEBSITE](#)

12



Treasure Bay Casino & Hotel

TripAdvisor Traveler Rating



1980 Beach Boulevard, Biloxi, MS

Gaming SF: 28,140
Hotel Rooms: 204

[VIEW WEBSITE](#)

BID PROCESS

The Chapter 7 Trustee has filed a bid procedures motion with the Bankruptcy Court that seeks to approve the following timeline. This timeline remains subject to Bankruptcy Court approval and will be updated if changed.

Date	Event
December 15, 2025 at 4:00 p.m. (ET)	Deadline for Selection of Stalking Horse Bidder
December 22, 2025 at 4:00 p.m. (ET)	Objection Deadline for Selection of Stalking Horse Bidder
January 9, 2026 at 4:00 p.m (ET)	Bid Deadline for Qualified Bids
January 13, 2026 at 4:00 p.m (ET)	Notification of Qualified Bidders
January 22, 2026 at 10:00 a.m. (ET)	Auction
January 29, 2026 at 4:00 p.m. (ET)	Deadline to file any objections to Sale
February 5, 2026 at 10:00 a.m. (ET)	Sale Hearing

To view the full document on Bid Procedure, click [here](#)



COLLIERS
205 Holiday Boulevard, Suite 100
Covington, LA 70433



BANKRUPTCY TRUSTEE SALE - 400 ACRE GULF COAST PARCEL

This offering is pursuant to a Chapter 7 bankruptcy liquidation of Diamondhead Casino Corporation ("DHCC"), parent of Mississippi Gaming Corporation ("MGC"). All sales are subject to approval of the U.S. Bankruptcy Court.

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