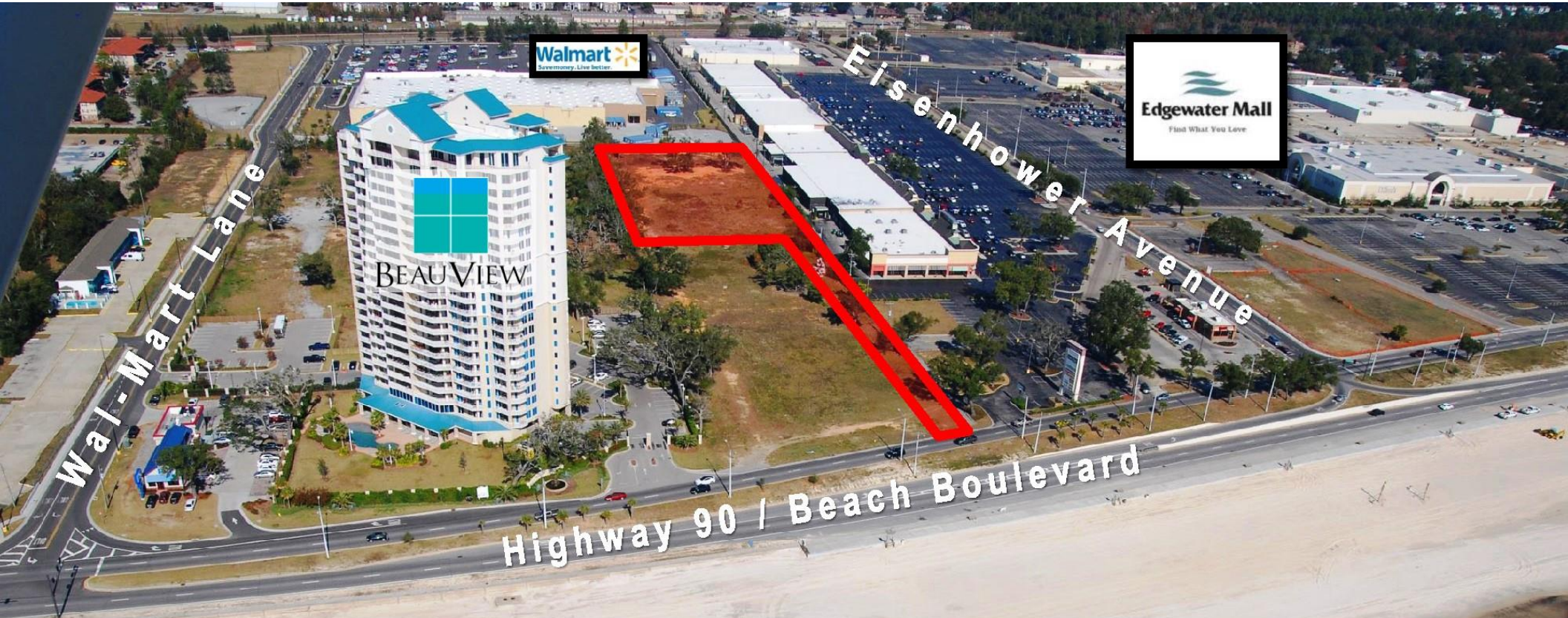


# COURT ORDERED ONLINE REAL ESTATE AUCTION

2.52+ Acre Development Site, Biloxi, Mississippi



Begins: June 12<sup>th</sup> @ 10 AM ET

Ends: June 14<sup>th</sup> @ 2 PM ET

Exclusively Presented By:



*Fisher Auction Company and Southeast Commercial are pleased to present a unique development opportunity in the Biloxi, Mississippi MSA. Consisting of 2.52± Acres with a 50' Easement to Beach Boulevard, this Site is prime for the area's Newest Development.*

Gulf of Mexico



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## DISCLAIMER AND CONFIDENTIALITY

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### EXCLUSIVE MARKETING REPRESENTATIVES

**Lead Broker:**  
**Tim Carlson**  
**228.547.0707**

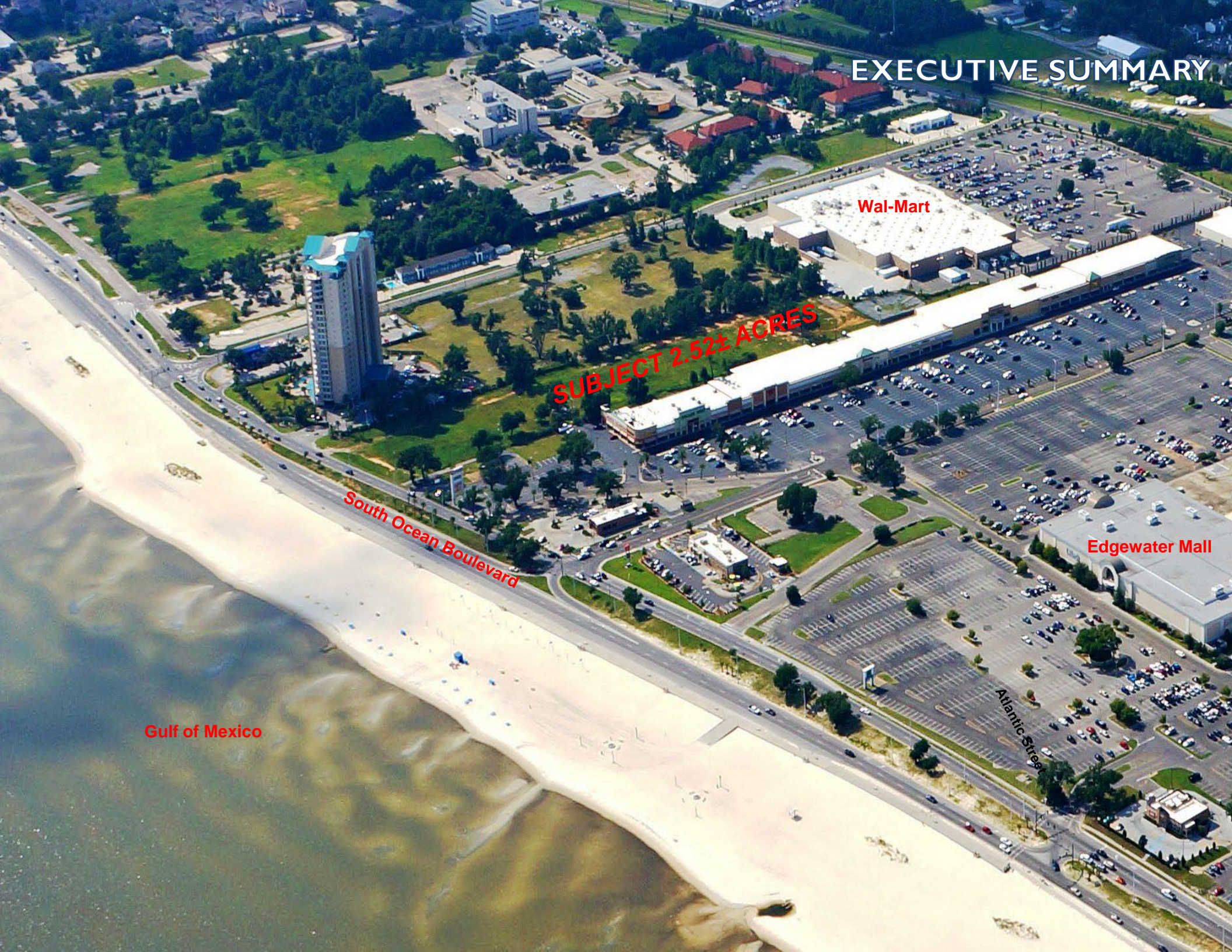
[tcarlson@southeastcommercial.net](mailto:tcarlson@southeastcommercial.net)

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**Francis D. Santos**  
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# EXECUTIVE SUMMARY



**SUBJECT 2.52± ACRES**

**Wal-Mart**

**Edgewater Mall**

**South Ocean Boulevard**

**Atlantic Street**

**Gulf of Mexico**

## OVERVIEW

Fisher Auction Company and Southeast Commercial are pleased to present a unique development opportunity in the Biloxi, Mississippi MSA. Consisting of 2.52± Acres with a 50' Easement to Beach Boulevard, this Site is Prime for the area's Newest Development.

## INVESTMENT DRIVERS

Contiguous to Edgewater Mall and Wal-Mart Super center

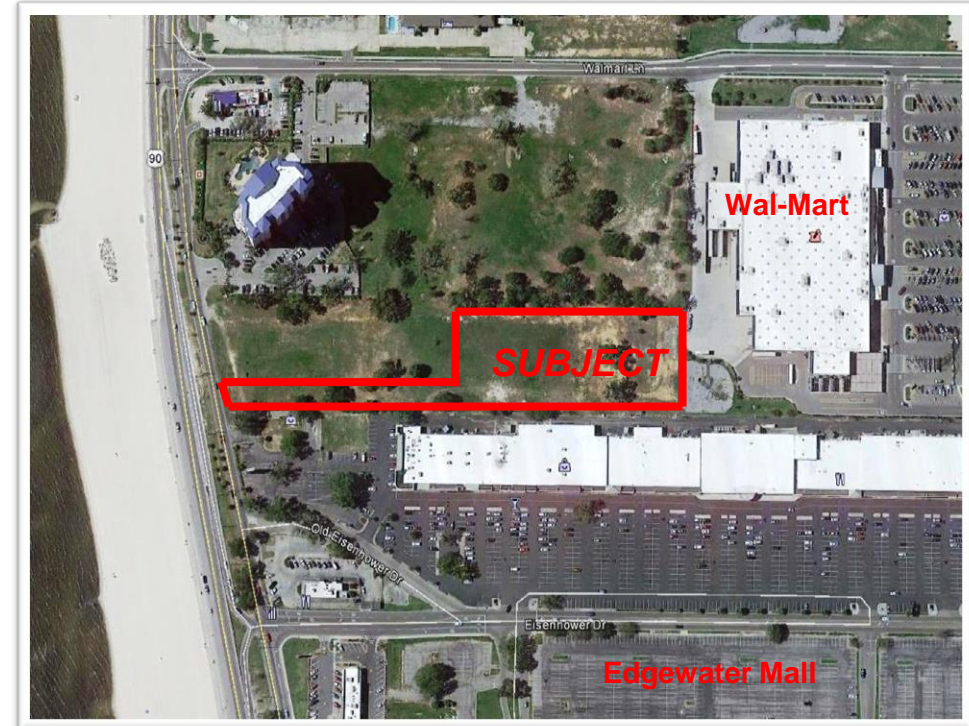
Adjacent to the Beau View Luxury Condominiums

Close Proximity to Mississippi Coast Coliseum and Convention Center, Great Southern Golf Club, Area Hotels and Major Residential and Commercial Development

Within minutes to Gulfport-Biloxi International Airport and Area Casinos

**Prime Beach Community Location:** Bordered by the Gulf of Mexico to the South and Interstate 10 to the North, Biloxi provides for a perfect development opportunity while preserving the Southern Charm

**Demand:** The supply of developable land in the Biloxi MSA is limited. The site is ideally positioned to be the newest development in the submarket



Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

## PROPERTY DETAILS

The Site consists of a 2.52± Acre Development Site with 50' Easement to Beach Boulevard

**Address** 2660 Beach Boulevard, Biloxi, Mississippi 39531

**Location** North Side of Beach Boulevard just East of Wal-Mart Lane

**Site Size** 2.52± Acres / 109,771±SF (Contiguous to Edgewater Mall and Wal-Mart Supercenter)

**Frontage** 50' Easement on Beach Boulevard

**Zoning** CB – Community Business  
(Uses: Hotel/Motel, RV Park, Office, Retail )

**Flood Zone** Zone X / Panel No. 28047C0288G

**Traffic Count** 26,000 ADT

**Legal Description** 2.5 AC LOT "D" WAL-MART BILOXI SUBD BEING PART OF LOTS 48 & 49 L A FREDERICK SURVEY & ALSO PART OF THE GOVT LOT 5 BEING OF FRACT SEC 33-7-10

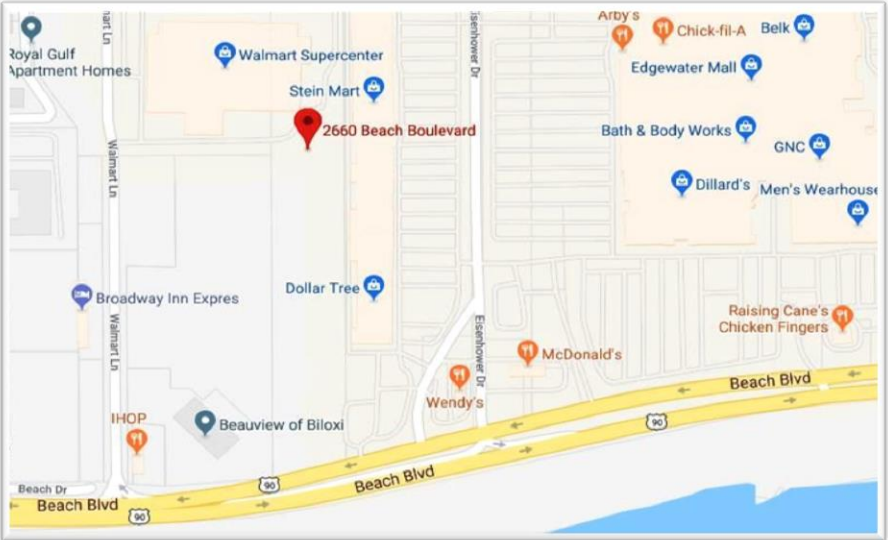
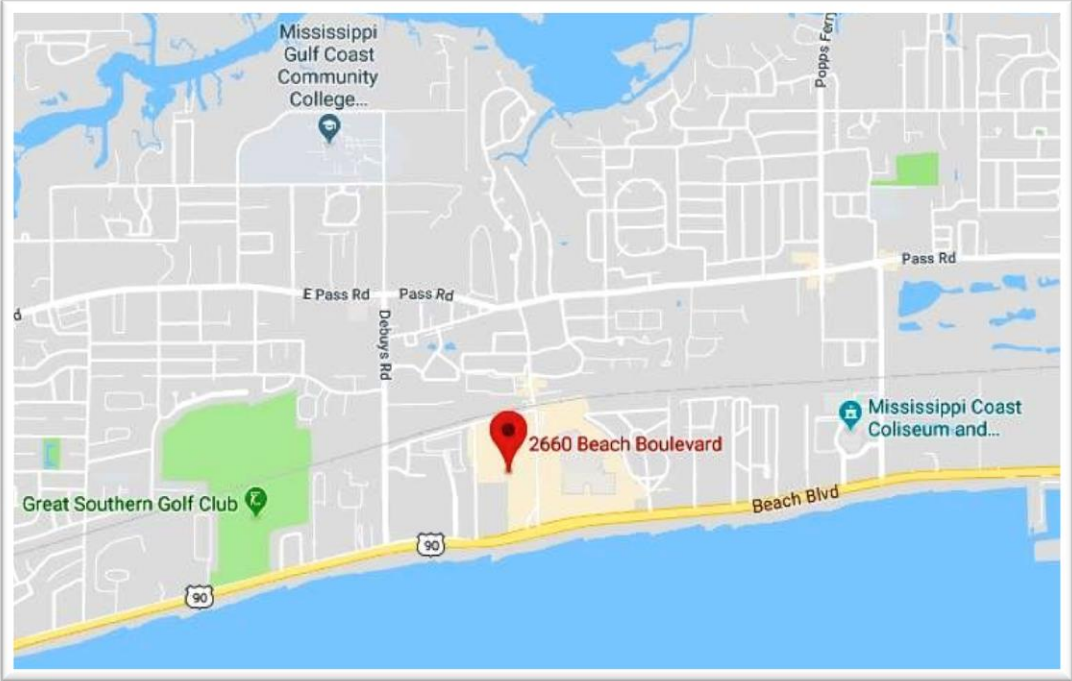
**2017 Tax Summary** Tax Value - \$161,719  
Assessment- \$24,258  
Current Taxes - \$2,665.72  
Parcel No.- 1110M-01-002.000

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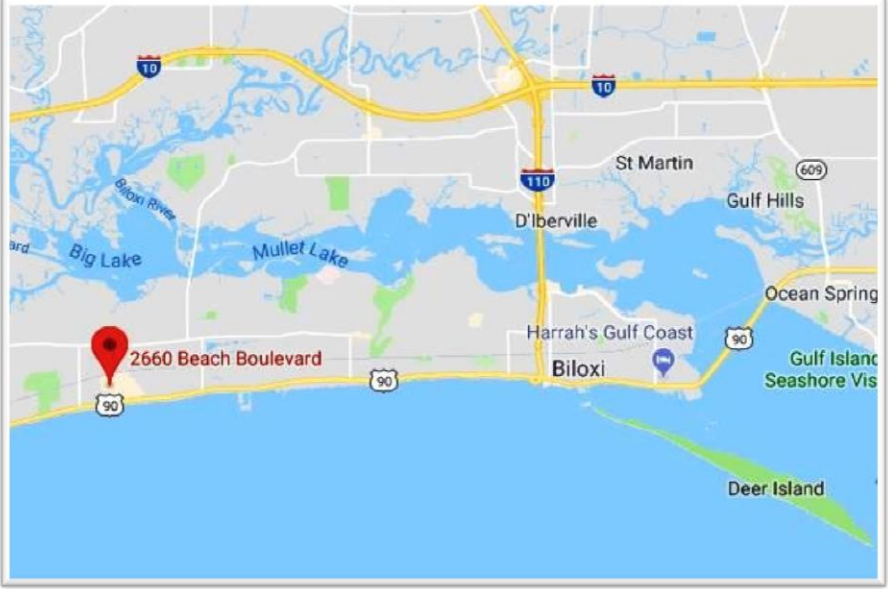
## ONLINE AUCTION DETAILS

<b>Highest Bid:</b>	<b>Subject To Seller Confirmation</b>
<b>Auction Begins:</b> <b>Auction Ends:</b>	Tuesday, June 12, 2018 @ 10:00 AM ET Thursday, June 14, 2018 @ 2:00 PM ET
<b>Auction Location:</b>	Online. Visit fisherauction.com for Online Bidding Registration
<b>Property Tours:</b>	Please drive by the Properties at your convenience
<b>Initial Escrow Deposit:</b>	An initial escrow deposit in the amount of \$5,000 in U.S. Funds must be wire transferred to Chicago Title Insurance Company no later than 5:00 PM ET, Wednesday, June 13, 2018.
<b>Broker Participation:</b>	2% of the Final Bid Price. Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form

## LOCATION MAPS AND DIRECTIONS



**Address:** 2660 Beach Boulevard, Biloxi, Mississippi 39531  
**Directions:** From I-10 go South on I-110 to Beach Boulevard (US 90).  
Go West to Address



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## ABOUT BILOXI

Biloxi is one of the oldest communities in the country, having first been settled in 1699. Today, the city is a cultural melting pot, with a year round schedule of celebrations, set against a 62 mile backdrop of sugar-white sand beaches, great deep-sea or freshwater fishing, an array of championship golf courses, museums and historic sites, tantalizing seafood restaurants, and the excitement of 24-hour non-stop casino resorts.

## ACCESSIBILITY

Access from I-10 on I-110 just 4 Miles South



World Class Inshore and Offshore Fishing



Great Southern Golf Course

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