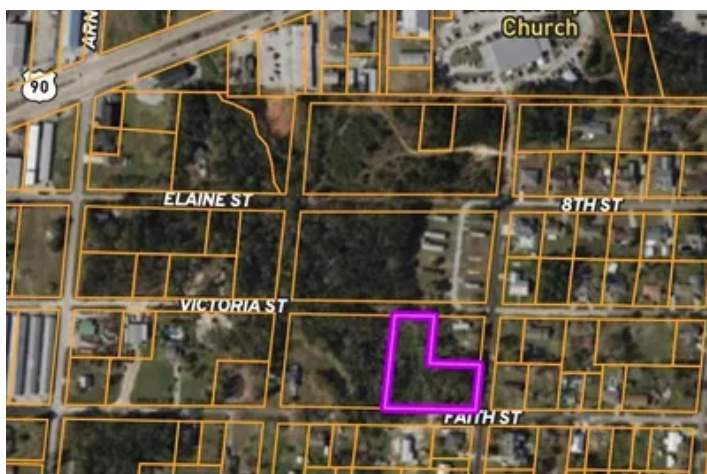
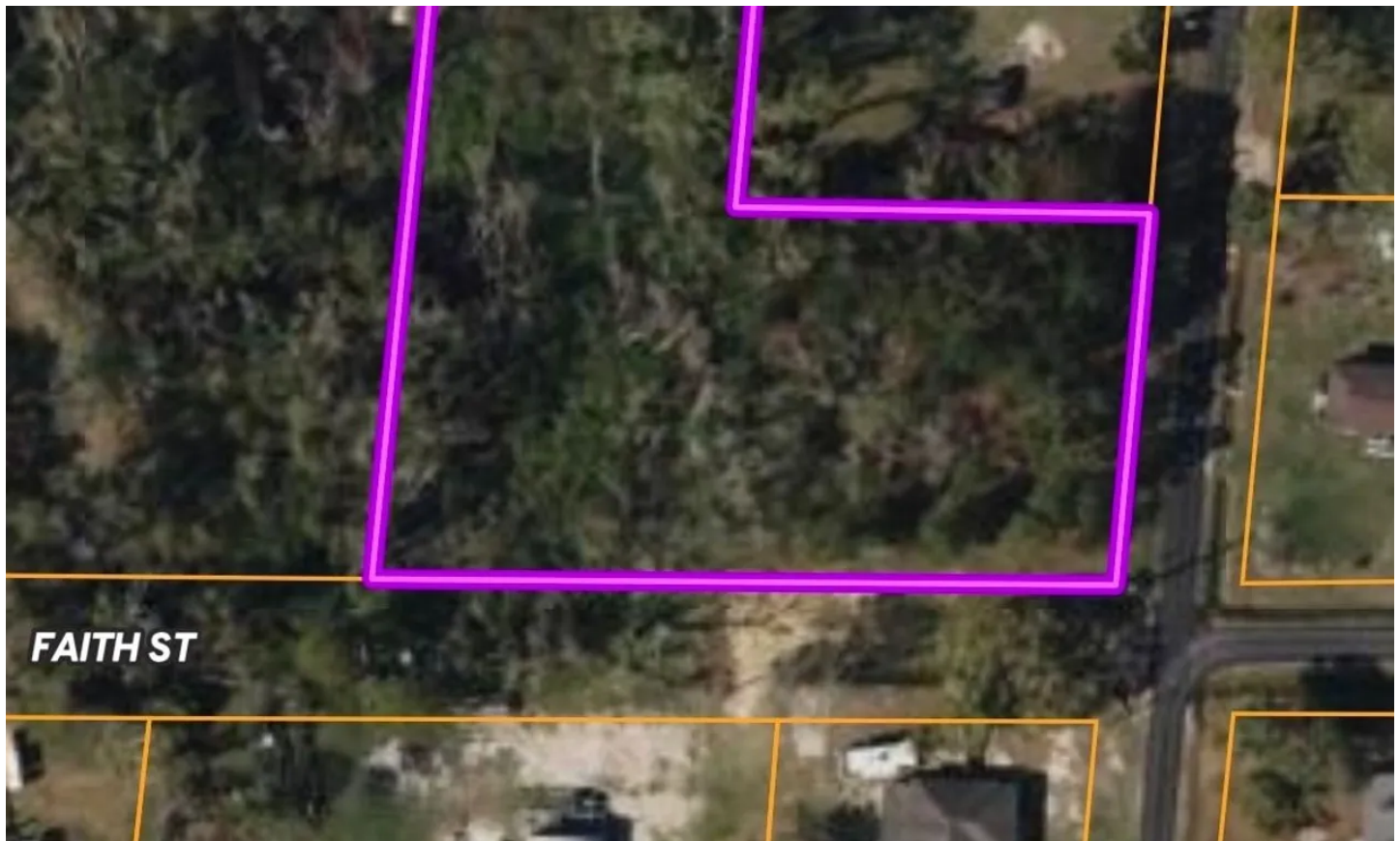


16-Lot Waveland Development Package – 550' Road
Frontage – \$199,000
2201 Henderson St
Waveland, MS 39576

\$199,000
1.34± Acres
Hancock County



16-Lot Waveland Development Package – 550' Road Frontage – \$199,000
Waveland, MS / Hancock County

SUMMARY

Address

2201 Henderson St

City, State Zip

Waveland, MS 39576

County

Hancock County

Type

Recreational Land, Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

30.305525 / -89.368815

Acreage

1.34

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/16-lot-waveland-development-package-550-road-frontage-199-000-hancock-mississippi/115980/>



16-Lot Waveland Development Package – 550' Road Frontage – \$199,000

Waveland, MS / Hancock County

PROPERTY DESCRIPTION

Investment & Development Opportunity in Waveland, MS! Offered at **\$199,000**, this package includes **16 platted lots - Lots 14 through 18 and Lots 25 through 35** - at **2201 Henderson St.** With approximately **550 feet of combined road frontage on Henderson Street, Faith Street, and Victoria Street**, the property provides multiple access points and excellent flexibility for future development.

Located just **two blocks from Highway 90 and approximately 1.5 miles from the beach**, this property puts future residents or investors close to everything the Mississippi Gulf Coast has to offer. Shopping, dining, entertainment, boating, fishing, beaches, and nearby Bay St. Louis are all within convenient reach.

The property is currently wooded, giving a developer the opportunity to selectively clear the land while retaining mature trees for privacy and character. With multiple individually platted lots and frontage on three streets, the tract offers possibilities for **multiple homes, rental properties, spec-home construction, individual lot sales, or a larger residential development**, subject to local zoning and building requirements.

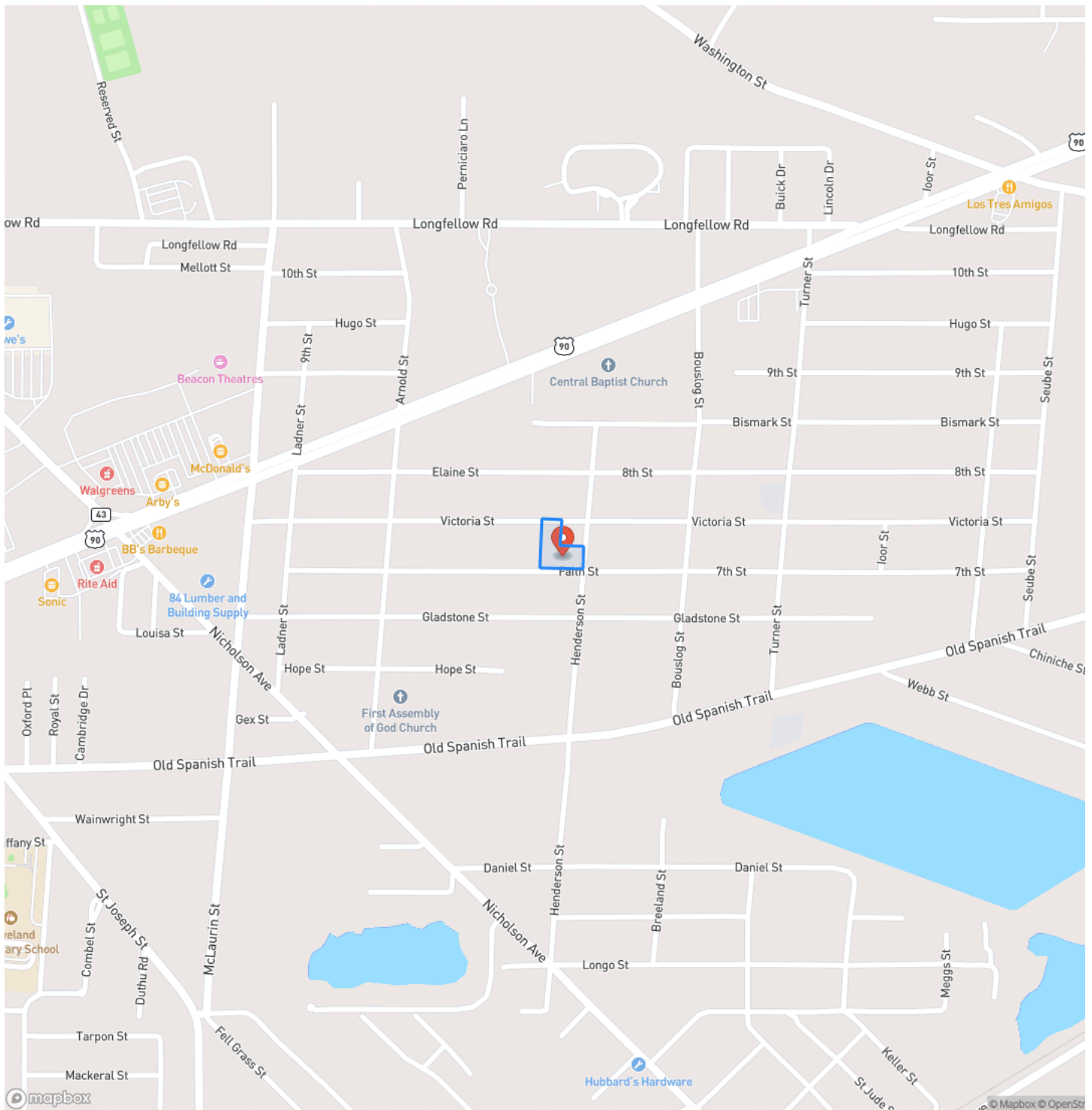
Waveland continues to benefit from its desirable coastal location, convenient Highway 90 access, proximity to Bay St. Louis, and miles of Gulf Coast recreation. This is a rare opportunity to acquire a sizable group of lots in one package near the beach.

Package Price: \$199,000

16-Lot Waveland Development Package – 550' Road Frontage – \$199,000
Waveland, MS / Hancock County

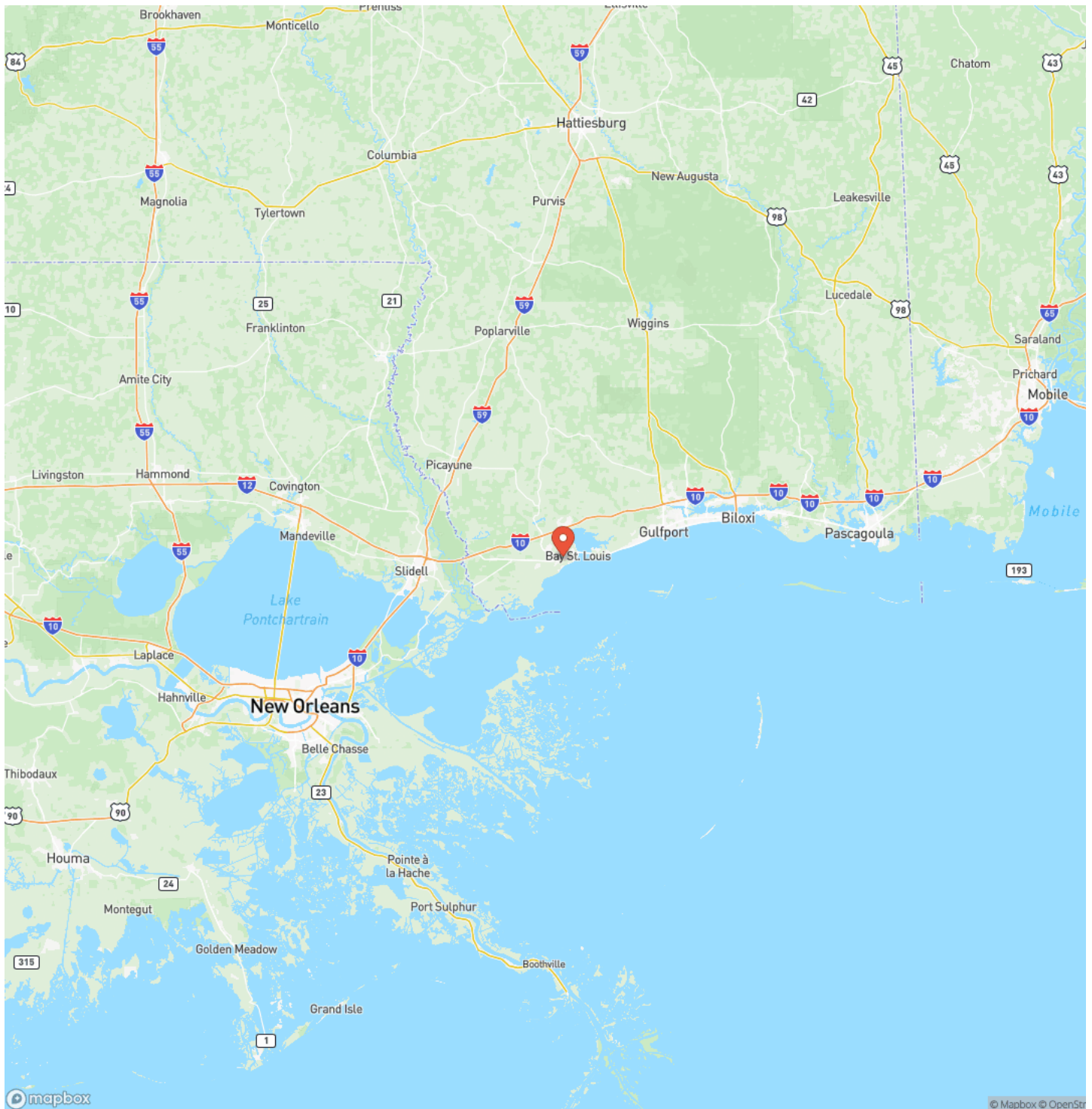


Locator Map

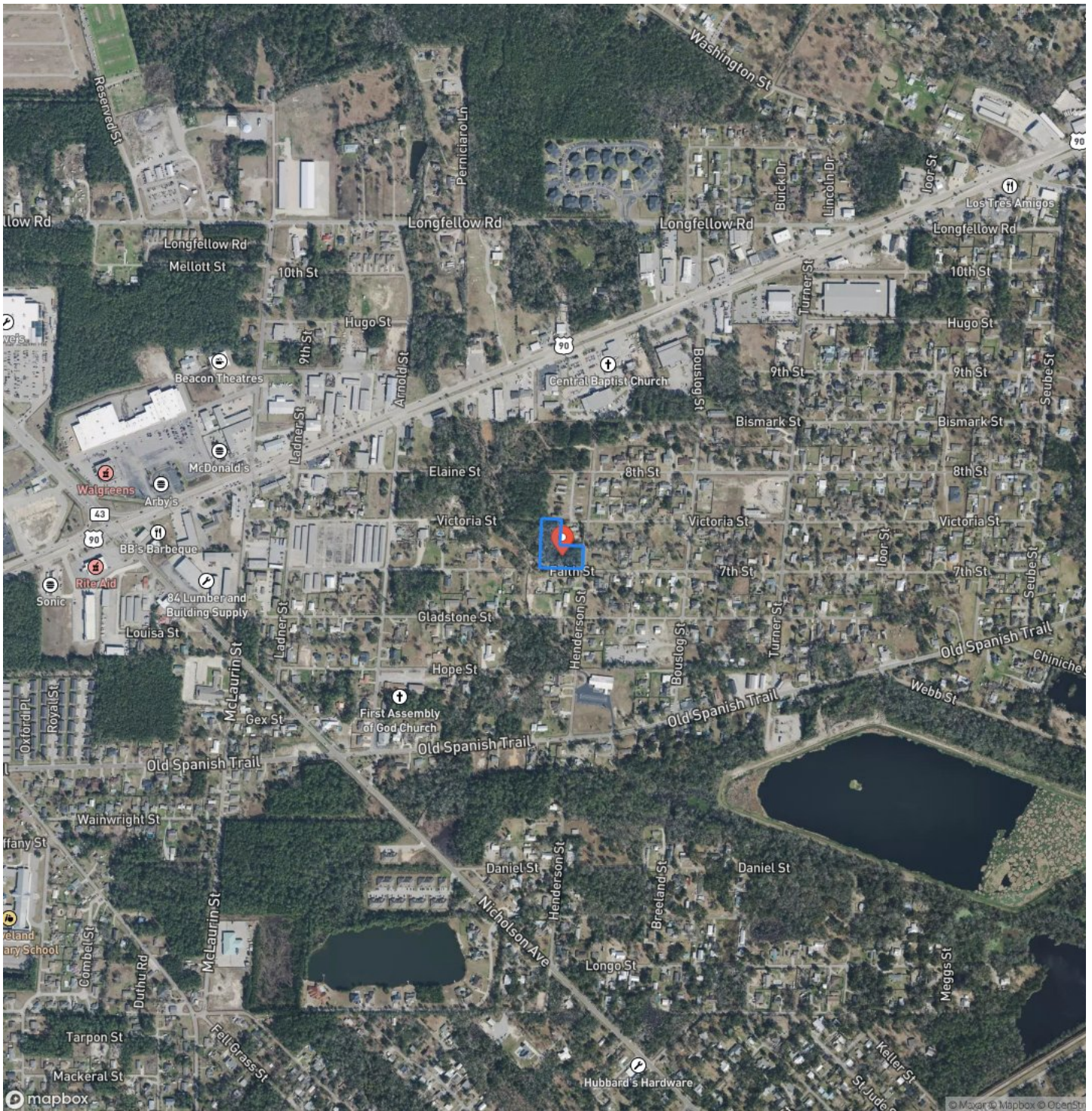


Waveland, MS / Hancock County

Locator Map



Satellite Map



16-Lot Waveland Development Package – 550' Road Frontage – \$199,000
Waveland, MS / Hancock County

LISTING REPRESENTATIVE
For more information contact:



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Stephen Ashley

Mobile
(601) 757-9504

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Address
105 W Chickasaw St

City / State / Zip
Brookhaven, MS 39601

NOTES

Notes section with 12 horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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