

Condominiums In Biloxi

Last Revised:

July 29, 2010

Condominiums Currently Under Construction (Permits Issued)

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const. Cost	Developer
Sand Dollar Condos (05-027)	183 McDonnell Av	21	3	35	0.86	24.42	1,000,000	Audubon Properties, LLC
South Beach Condos, Phase I (07-098)	1732 Beach Blvd.	101	1		7.69	130		RW Development
Total Condos Permitted		122	4		8.55	77.21	1,000,000	

Condominiums In Process

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost *	Developer/Applicant
2490 Beach Boulevard (07-096)	2490 Beach Blvd	474	4	218	10.72	44		
Aqua (07-073.1)	1889 Beach Blvd	85	1	100	1.64	51	27,000,000	Gulf Coast Inv. Dev., Inc.
Bacaran Bay Condos (The Villas) (06-01)	377 Caillavet St	445	1	250	12.45	108.51	** +251 lock-outs	Torguson Gaming Group, Inc.
Bay Cove Subdivision & PUD (10-039 & Bayside Harbor (08-028)	1753 Brasher Rd	123	2		16.2	7.7		Gulf Coast Inv. Dev., Inc.
Beau View Condos, Phases 2-4 (00-019)	2668 Beach Blvd	368	3	225	11.2	42	22,123,024	11/21/2007
Benachi Bay Townhomes (06-084)	355 Benachi Ave	27	4	35	2.97	9.09		
Bienville Condominiums (06-023)	1865 Beach Blvd	117	1	110	2.2	53.18	28,000,000	
Briarfield Place (07-097)	157 Briarfield Ave	20	10		1.07	18		
Broadwater Development, LLC (06-029)	2110 Beach Blvd	5,275		403	261.48	20.17		Broadwater Development, LLC
Gold Coast Casino & Resort (08-033) *	Beach Boulevard	848	1		15.51	96.50		
Golden Gulf Towers (07-034)	187 Caillavet St	9	1	50	0.89	10.11		Golden Gulf Enterprises
Grande View Condos, Phase 2 (07-113)	151 Grandview	80	7		16.23	19		
Oak Shores Phase II Tower (06-097)	1664 Beach Blvd	194	1	95	9.087	40.72	52,000,000	Gulf Coast Inv. Dev., Inc.
Pelican Isle Condos (05-092)	2778 Beach Blvd	375	3	175	10.29	36.44	95,000,000	Laguna Land Dev./Mike Iovieno
Pelican Plantation (07-007)	2150 Beach Blvd	920	3	265	24	38		Gulf Coast Inv. Dev., Inc.
Porter Plaza Mixed Use S/D & PUD	1068 Beach Blvd	14	3	50	3.8	60.26	** 215 Hotel units	Gulf Coast Inv. Dev., Inc.
Reunion Place (06-052)	Brodie Rd	76	16	35	6.7	11.34		
Revelay Condos (05-110)	2400 Beach Blvd	380	1	185	8.34	45.56	99,000,000	Gulf Coast Inv. Dev., Inc.
Savannahs Estates Condos (02-063)	Brasher Rd	145	5	110	6.2	23.39	30,000,000	Gulf Coast Inv. Dev., Inc.
Seaside Residences (06-128)	1782 Beach Blvd	830	5	100	16.75	49.55		
Shores of Paradise (05-049)	2010 Beach Blvd	476	3	179	11.97	39.77	117,000,000	Gulf Coast Inv. Dev., Inc.
South Beach Condos (07-098) **	1732 Beach Blvd	1,000	5	110	7.68	130		RW Development
Sterling Beach Condos (06-011)	1775 Beach Blvd	87	1	100	1.34	64.93	20,000,000	Gulf Coast Inv. Dev., Inc.
Venezia Condos (05-031)	1762 Beach Blvd	339	3	90	10.01	33.87		Venezia Resort, LLC
Veterans Place (07-059) **	Veterans Ave	1,175	6	109	18.97	69		RW Development
Vue Crescente Phase I (05-099)	Back Bay Blvd & Oa	286	1	365	7.1	40.28		Sandmark Bay, LLC
Waterford Place, Phase 2 (08-012)	1282 Beach Blvd	20	3		2.74	24		Saxony Partners
Total Condos in Process		14,218	124		504	42.51	490,123,024	

* Conservative estimate made by Planning Dept.

** Hotel units & lockouts included in density calc.

Approvals for highlighted items have expired.

In some cases, density includes all phases approved by Council

Other Large Scale Developments

Name	Address	Units	Bldgs	Ht	Acreage	Density	
Bacaran Bay Casino & Hotel (06-014)	377 Caillavet St	655	1	247	12.45	108.51	**
Coast Coliseum Expansion	2350 Beach Blvd						
Gold Coast Casino & Resort (08-033)	Beach Blvd	1,668	3		15.51	96.5	**
Bay Village Mixed Use PUD (08-021)	2500 Bk Pass Road	211		50	27.55	7.65	

Conversion to Condominiums from Apartments

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost *	Developer
Avalon Condominiums (07-027)	940 Beach Blvd	204	1	134	1.35	151	18,000,000	Gulf Coast Inv. Dev., Inc.
Gulf Shore Villas (07-019)	2301 Atkinson Rd	100	23		7.26	13.77		
Total Conversions		304	24		9	82.39	18,000,000	

Existing Condominiums & Conversion to Condominium Platted

Existed prior to 1995

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Anatole Bay	495 Popp's Ferry Rd	90	19		9.03	9.97		1984
Chateau Le Grande Condominiums	1130 Beach Blvd	40	1		3.35	11.94		1984
McDonnell Square Garden Apt. (05-060)	245 McDonnell Av	120	9		7.01	17.12		2006
Oak Shores Phase I (06-064)	1664 Beach Blvd	176	19	35	9.087	19.36	18,000,000	2007
Pelican Cay Condominiums	703 Beach Blvd	44	1	85	2.58	17.05		Prior to 1995
Seashore Oaks Condominiums (07-104)	1450 Beach Blvd	231	3		6.5	35		10/14/2008
The Villas at Ocean Club (06-008)	2046 Beach Blvd	84	4		4.7	17.87		1980 (being replatted)
Waterford Place, Phase 1 (08-012)	1282 Beach Blvd	48	1		2.74	24		Not Platted yet
Sub Total		833	57		44.997	19.03875		

Constructed Since 1995

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Alyeska Condos	1480 Beach Blvd	10	2		0.87	11.49		1998
Beau View Condos, Phase 1 (00-019)	2668 Beach Blvd	112	1	225	11.2	42	22,123,024	11/21/2007
Grande View Condos Phase 1 (07-113)	151 Grandview	240	23		16.23	19		
Greystone Condominiums	Greystone Dr	84	42				4,620,000	2000
Irish Oaks Condos (05-090)	185 St. Jude St	24	3	35	1.38	17.39	2,700,000	11/19/2007
Sand Dollar Condominiums	183 McDonnell Av	16	1		0.86	18.6	1,200,000	1999
Sea Breeze Condominiums Tower 1	1899 Beach Blvd	101	1	222	1.78	56.74	21,865,000	11/10/2006
Ocean Club, Baymont Tower, Phase I (08-012)	2060 Beach Blvd	120	1	175	10	37.5	95,000,000	6/22/2007
Sub Total		707	74		42.32	28.96	125,385,000	

Total Existing Condos

1,540 131 87.317 27.8576 125,385,000

Destroyed by Hurricane Katrina

Name	Address	Units	Bldgs	Ht	Acreage	Density	Const Cost	Platted
Beach Walk - St. George St.	1496 Beach Blvd	6	1		0.52	11.54	690,000	2002
Breakers Condominiums	2506 Beach Blvd	28	3		6.9	4.06		1982
Edgewater Condominiums	2562 Beach Blvd	18	1		0.85	21.18		1983
Le Chateau Condominiums	1994 Beach Blvd	29	5		2.52	11.6	None	2001
Magnolia Shores Condominiums	1879 Beach Blvd	12	1		0.56	21.43	1,100,000	2000
St. Charles Condominiums	1535 Collins St	72	2		1.75	41.14	4,000,000	1996
Windjammer Condominiums	805 Beach Blvd	48	1	107	1.54	31.17		1984

Total Destroyed Condominium Subdivisions

213 14 14.64 20.3029 5,790,000