

**0.31± ACRE LOT**  
**HANCOCK COUNTY, MS**  
**\$34,500**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**

# THE HANCOCK 0.31

## PROPERTY PROFILE

### LOCATION:

- Lot #58 Atlantis Drive  
Bay St. Louis, Mississippi 39520
- Admiral Isles Development
- Hancock County
- 6.6± Miles from Downtown
- 7± Miles from Kiln
- 23± Miles from Gulfport
- 40± Miles from Biloxi
- 55± Miles from New Orleans, LA

### PROPERTY USE:

- Investment
- Residential

### COORDINATES:

- 30.32739, -89.42009

### PROPERTY INFORMATION:

- 0.31± Acres
- R-1 Zoning
- Paved Road Frontage
- Covenants in Place
- HOA - \$100 Annually

### TAX INFORMATION:

2023 - \$157.06

- Parcel ID Lot 58  
134a-0-40-097.00



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**DEWAYNE ATKINSON**

LAND SPECIALIST

C: 601-832-3075

O: 769-888-2522

[dewayne@smalltownproperties.com](mailto:dewayne@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE HANCOCK 0.31

**HERE'S YOUR CHANCE TO OWN A PIECE OF PARADISE IN BAY ST. LOUIS, MS!** This Hancock County lot is located in the Admiral Isles Development and has full canal frontage that connects to Bayou la Croix, which feeds into the Jourdan River and then leads into the Bay of Saint Louis. Imagine building your dream home or getaway place here and enjoying beautiful sunsets and the feel of the coastal air. The public boat ramp is only a quarter mile down the road, making it convenient to get your boat in and out on the water. This 0.31± acre lot offers more than just a place to build; it's a gateway to the warm and welcoming community of Bay St. Louis, full of local charm and plenty of things to do. Don't miss out on owning this special spot in one of the best neighborhoods in a rapidly growing city. Experience the simple joys of coastal living, where the air is fresh, the breeze is gentle, and your waterfront dreams come true!

**Contact Dewayne Atkinson today to schedule your viewing!**



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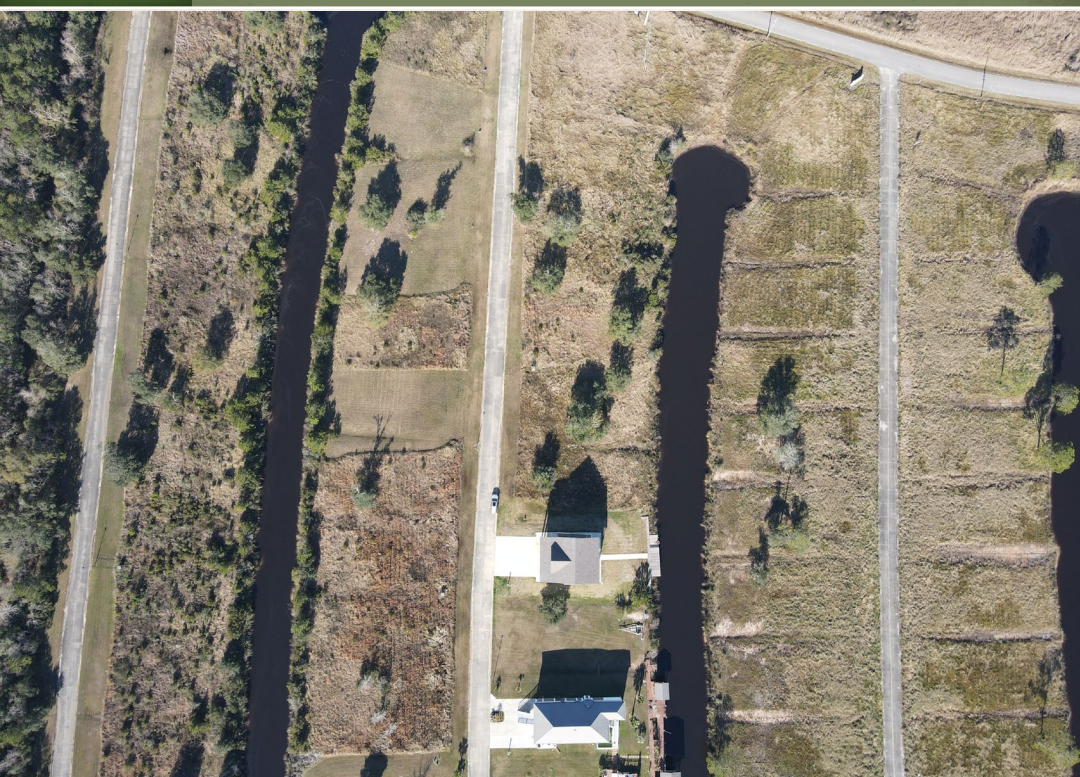
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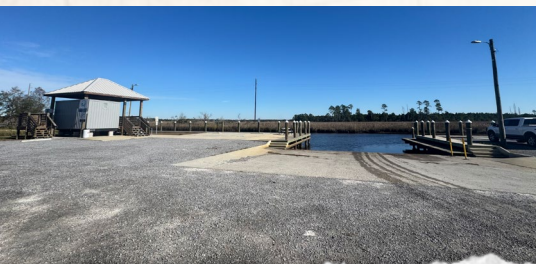
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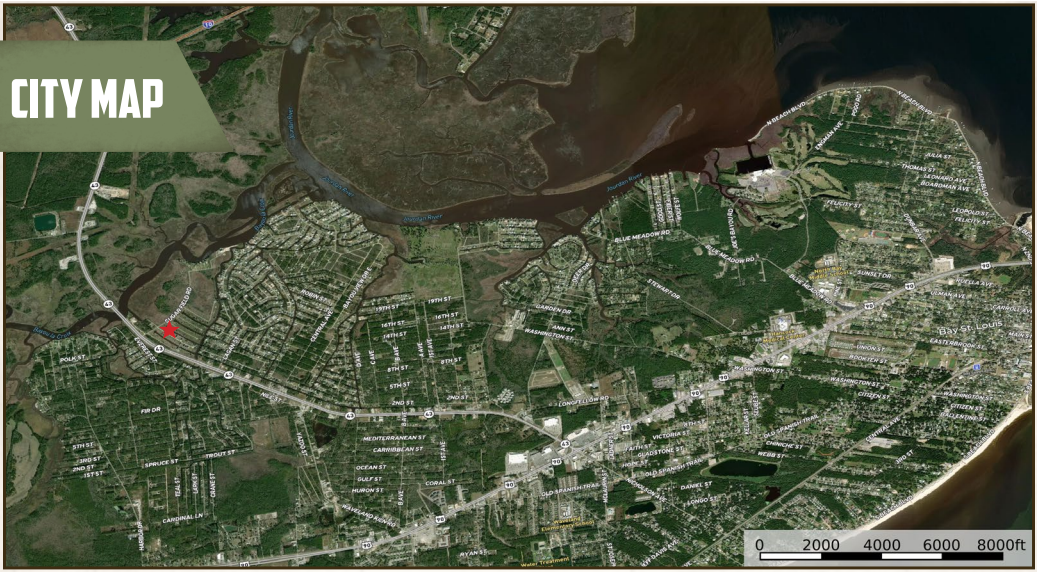
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# CITY MAP



# WATER AREAS MAP



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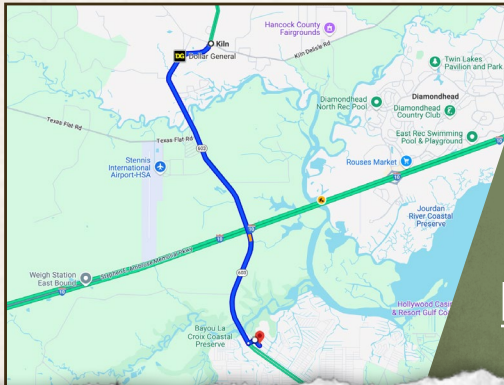
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land id. LINK



Directions From Kiln, MS: Travel 89 feet west on Kiln Delisle Road toward MS-43 S/MS-603 S. Turn left at the 1st cross street onto MS-43 S/MS-603 S and proceed 6.7 miles. Turn left onto Sugar Field Road. In 0.1 miles, turn right onto Atlantis Drive. In 0.1 miles, the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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