



**DIAMONDHEAD  
REAL ESTATE:  
VALUE YOU CAN  
BUILD ON**

**By**

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**Valhalla Publications**



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## The Opportunity at a Glance

Smart investors know where to look before prices surge.

Diamondhead, Mississippi is a growing coastal community with infrastructure, amenities, and location advantages that make it a standout opportunity for affordable land investment. Located just 20–25 minutes from Bay St. Louis and 1 hour from New Orleans, it combines natural beauty with long-term value.

This 0.19-acre lot on Noma Place is:

- Zoned R-2 (medium-density residential)
- Located on a paved road with nearby homes
- Close to utilities (not yet connected)
- Surrounded by trees and privacy
- Offered at an investor-friendly price with cash or financing options

Whether you want to build, hold, or resell, this lot offers flexibility without high carrying costs.

## WHY DIAMONDHEAD MAKES FINANCIAL SENSE

Diamondhead isn't a remote patch of land. It's a master-planned community with real infrastructure and long-term stability:

- HOA-maintained roads and services
- Golf courses, marina, clubhouse, and tennis center
- Close to the beach, bay, and boat launches
- Rapid access to cities like Gulfport and New Orleans

As a landowner, you'll be part of the Diamondhead Property Owners Association (POA), which helps maintain roads, recreation areas, and shared amenities. The **annual POA fee is \$718** (as of 2025), or about **\$62/month** if paid in installments. These dues support the long-term upkeep of the community and its features.

Unlike beachfront lots that come with massive price tags and strict zoning, Diamondhead provides room to grow at a reasonable entry point.



# Market Trends & Property Value Potential

Hancock County and the Gulf Coast are gaining attention:

- Mississippi land remains undervalued compared to Florida and Alabama
- Nearby properties of similar size list between \$20,000 and \$25,000
- Coastal areas are seeing steady growth in both home and land prices

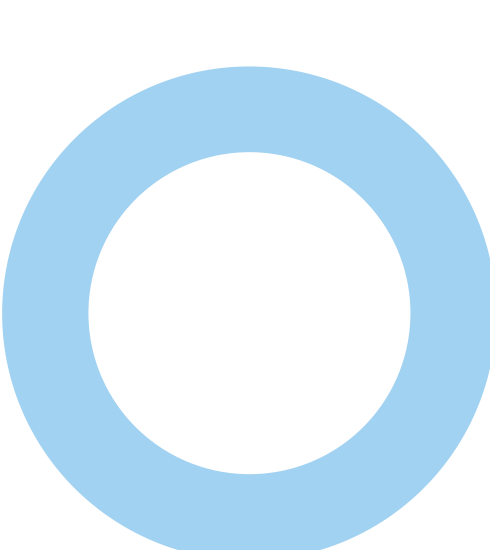
## Home Sales and Land Value: The Connection

Diamondhead's rising home values are directly influencing land demand:

- Diamondhead's median home sale price (as of June 2025) is \$287,000, up 12.5% year-over-year (Redfin)
- Hancock County's median sale price is \$325,500, reflecting a 24% annual increase (RocketHomes)
- 88 homes sold in Hancock County in June 2025 — a 41.9% increase from the previous year (Redfin)

These numbers highlight a strong upward trend. When home prices rise, buyers often turn to land as a more flexible, affordable entry point — especially in desirable, well-planned communities like Diamondhead. As inventory tightens and new homes fill in, remaining vacant lots become more scarce and valuable.





## Market Trends & Property Value Potential *(continued)*

Investors are capitalizing on the opportunity to buy now, hold as values rise, or build for future resale or rental income. With growing attention on Mississippi's Gulf Coast, Diamondhead offers a sweet spot between affordability and long-term potential.



### **Diamondhead's rising home values are directly influencing land demand**

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- Diamondhead's median home sale price is now approximately \$287,000, up 12.5% from last year (Redfin)
  - Hancock County's median sale price reached \$325,500, up 24% year-over-year (RocketHomes)
  - Homes sold in Hancock County jumped nearly 42% year-over-year, showing increased market activity (Redfin)



When home prices rise, buyers start looking at land as a more affordable, flexible entry point — especially in desirable, planned communities like Diamondhead. Low inventory of homes pushes buyers toward buildable lots. Investors, too, are entering the land market to buy and hold while prices continue to appreciate.



With the growing number of homes in Diamondhead and the steady demand from retirees, second-home buyers, and long-term investors, land is becoming more scarce and more valuable.

Buy now, build later — or simply hold it as values rise. — or simply hold it as values rise.



# What Makes This Lot a Low-Risk Investment



**Size** 0.19 acres

**Zoning** R-2 (medium density)

**Flood Zone** FEMA Zone AE (standard for Gulf communities)

- Approx. 10 ft elevation
- Build with raised foundations (common and cost-effective)

**Utilities** nearby but not connected — allows flexibility for future build

**Topography** Flat to gently sloped, very wooded for privacy

**Access** directly on Noma Place, a paved road with existing homes

Holding costs are low, and the lot is easy to maintain while it appreciates.



# Flexible Purchase Options That Work for You

| We offer two ways to purchase this property |          |                                                                                                                                          |
|---------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Option 1<br/>Cash Purchase</b>           | \$19,500 | Clean title, fast closing                                                                                                                |
| <b>Option 2<br/>Owner Financing</b>         | \$22,000 | Down Payment: \$2,000<br>Remaining balance over up to 10 interest-free monthly payments<br>No bank involvement, no credit check required |







## Contact & Next Steps

Ready to secure your piece of Diamondhead before prices rise?

### **Get in touch today**

Dream Site LLC  
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Ask us for a site visit.

**Smart land investments don't have to be complicated.**