

Dream Site
LAND YOUR DREAM



BUILD YOUR DREAM LIFE IN DIAMONDHEAD WITHOUT THE SURPRISES

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WELCOME TO DIAMONDHEAD

Diamondhead, Mississippi is more than a destination. It's a lifestyle choice for those who want space, quiet, and possibility — all without sacrificing access to the coast, shopping, or community.

Whether you're dreaming of weekend getaways, a slower pace of life, or a future full-time retreat, this 0.19-acre wooded lot on Noma Place could be exactly what you've been searching for.





A PEACEFUL LIFE SURROUNDED BY NATURE

Imagine waking up to birdsong and tall trees, with the Gulf breeze not far away. Take a morning walk through the trees, tee off on one of Diamondhead's golf courses, or kayak along the Bay of St. Louis just 20 minutes from your driveway.

In Diamondhead, life slows down. You can breathe, build, and enjoy what matters most.





WHAT MAKES DIAMONDHEAD SO LIVABLE

Diamondhead was designed for comfort and community.
Here are just a few things that make it special

- Paved roads and organized neighborhoods
- Golf courses, tennis, swimming, and walking trails
- A Yacht Club, marina, and boat launches
- Low property taxes
- A friendly, laid-back community atmosphere

You're also close to essentials

- 20–25 minutes to Bay St. Louis and the beach
- 30 minutes to Gulfport
- 1 hour to New Orleans



REAL QUESTIONS, REAL ANSWERS

We know buying land comes with questions. That's why we answer them up front.

Frequently Asked Questions

01 Is it in a flood zone?

Yes, this lot is in FEMA Flood Zone AE — which is very common for coastal Mississippi. Many homes here are built with elevated foundations and flood insurance is typically affordable.

02 Are utilities available?

Electric, water, and sewer connections are nearby, but the lot is not currently connected. We encourage buyers to confirm service availability with local providers.

03 Is it buildable?

Yes! The zoning (R-2) allows for single-family homes, vacation properties, or even a cabin or tiny home (if within code).

04 How wooded is the lot?

It's beautifully wooded with mature trees — offering shade, privacy, and natural beauty. It's also flat to gently sloped, which helps with building.

REAL QUESTIONS, REAL ANSWERS *(continued)*

05 Are there any HOA fees?

Diamondhead does have a Property Owners Association (POA). Annual fees are low and help maintain amenities like parks, golf courses, and community services.

06 Is the property cleared?

No — it's a naturally wooded lot. You'll have privacy and shade, and it can be selectively cleared to match your building plans.

07 Can I visit the lot before I buy?

Absolutely! You're welcome to visit the lot at your convenience. Contact us if you'd like directions or to schedule a guided visit.

08 What are the property taxes like?

Property taxes in Hancock County are very affordable. This lot's annual taxes are currently low — contact us for the latest amount.

09 Do I need a real estate agent to buy?

Not at all. You can buy directly from us. We'll walk you through every step, and we work with a trusted title company to keep everything simple and secure.



WHAT YOU CAN BUILD AND DO WITH THIS LOT

This is your blank canvas.

You can build

- A cozy primary residence
- A vacation or weekend getaway
- A short-term rental (with proper permissions)
- A quiet retirement base

You can also hold onto it as a low-cost investment. Land like this, in a growing coastal community, doesn't stay affordable forever.

HOW TO OWN THIS LAND WITHOUT THE HASSLE

We've made the buying process easy and buyer-friendly

Option 1 Cash Price

- \$19,500 for a quick, clean close

Option 2 Owner Financing

- \$22,000 total
- \$2,000 down
- Up to 10 monthly payments, interest-free
- No credit checks, no banks required

You choose what works best for you.





CONTACT & NEXT STEPS

Interested in seeing the lot, getting more info,
Or moving forward?

Contact us today

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Let us know if you'd a site visit
Your dream life in Diamondhead is waiting.

