



DIAMONDHEAD PROPERTY GUIDE



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PROPERTY SNAPSHOT

Welcome to your opportunity to own 0.19 acres of peaceful, buildable land in the heart of Diamondhead, Mississippi a resort-style community tucked away along the Gulf Coast.

- **Location** Noma Place, Diamondhead, Ms
- **County** Hancock County
- **Size** 0.19 Acres
- **Access** Paved Road (Noma Pl)
- **Apn / Parcel Id** 132g-2-03-139.000
- **Zoning** R-2 (Medium Density Residential)
- **Coordinates** 30.37411, -89.38807
- **Topography** Flat To Gently Sloped, Very Wooded

WHAT YOU CAN BUILD

Whether you're dreaming of a primary home, a vacation getaway, or a future investment, this lot gives you the freedom to build your ideal space.

Permitted Uses

- Single-family home
- Vacation home or second residence
- Potential short-term rental (check HOA and city regulations)
- Tiny home or cabin (if compliant with local code)

Lot Details

- Very wooded with natural privacy
- Minimal grading needed in most areas
- Residential homes are already established nearby
- Flexible design options supported by local builders





FLOOD ZONE & TERRAIN

The property is located in FEMA Flood Zone AE, a 100-year floodplain designation that is common throughout the Gulf Coast region.

Key Facts

- Flood Zone: AE
- Elevation: Approximately 10 feet above sea level
- Insurance: Required for financed builds; typically affordable with proper construction
- Best Practice: Elevated or pier foundation homes are common and cost-effective

Peace of Mind

Many homes in Diamondhead are in Zone AE and have been safely and affordably developed.

Smart Planning = Low Stress

UTILITIES & ACCESS

This lot is not currently connected to utilities, but service connections are available nearby. We always recommend that interested buyers confirm availability, costs, and installation procedures with the local utility providers to ensure a smooth and informed building process.

Access

- Located on Noma Pl, a paved residential road
- Easy year-round access by car or truck

Utilities

- Electricity: Available nearby (contact utility provider for distance and hookup details)
- Water: City water service is nearby (verify connection availability with Diamondhead Water Department)
- Sewer: City sewer or septic may be required (check with the city)
- Internet/Phone: Service availability depends on provider's coverage in the area

For exact utility hookup instructions, it's always best to call the local utility departments directly.





LOCAL LIFESTYLE & SURROUNDING AREA

Diamondhead offers a rare mix of coastal beauty, community spirit, and convenience.

Nature & Outdoor Living

- Golf courses, hiking trails, and nature preserves
- Kayaking, boating, and fishing nearby on the Jourdan River and Bay of St. Louis

Community Perks

- Yacht Club, marina, tennis center, and community pools
- Parks and recreation areas for all ages

Nearby Attractions

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

Live a peaceful life without sacrificing access to modern amenities and entertainment.

WHAT BUYERS LOVE ABOUT DIAMONDHEAD

- Affordable coastal land with real value growth potential
- Tight-knit community with friendly, helpful neighbors
- Great for retirees, investors, and families alike
- Nature everywhere, but still close to grocery stores, hospitals, and dining
- Low property taxes and a safe, quiet atmosphere

Buyers are discovering that Diamondhead offers the sweet spot between serenity and convenience.





WHAT TO EXPECT NEXT

We're here to make the process simple, transparent, and stress-free.

Cash Price

\$19,500 — discounted for buyers ready to close quickly

Owner Financing Option

- Sale Price: \$22,000
- Down Payment: \$2,000
- Balance: \$20,000
- Terms: Up to 10 monthly payments, interest-free

No bank checks or credit checks required, flexible, cash-based agreement

We'll walk you through every step from signing to ownership and make sure you feel confident in your purchase.

CONTACT & HOW TO BUY

Ready to make this 0.19-acre lot yours? Reach out today!

Dream Site LLC

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Your dream life in Diamondhead starts here!

