

Thirteen residences.
One historic address.

01 — THE STORY

A Biloxi name. A 1923 building. A new way to live downtown.

Barq's Root Beer was first bottled in Biloxi in 1898, and the family name has been part of downtown ever since. The historic building at Howard Avenue and Reynoir Street, long associated with the Barq's family, has been reimagined as thirteen private residences above a restaurant and lounge.

The bones stay honest: exposed iron, original brick and timber, warm wood ceilings and original hardwood floors. What's new is everything you live with: modern kitchens, a fireplace in every residence, quiet bedrooms and a private residential entrance.



13	1923	1–2	662–1,353
RESIDENCES	YEAR BUILT	BEDROOMS	SQUARE FEET

Downtown Biloxi, *on foot.*

Step out of the private residential entrance and the city is at your door: a show at the Saenger, dinner downstairs, Memorial Hospital steps away and the resort casinos a short walk from home.



Saenger Theatre	NEXT DOOR
Lacour's Grocery & Root Bar	IN THE BUILDING
Memorial Hospital Biloxi	STEPS AWAY
Biloxi City Hall	A SHORT WALK
Beau Rivage Resort & Casino	A SHORT WALK
Hard Rock Hotel & Casino	A SHORT WALK

Two destinations under one roof.





DOWNSTAIRS · RESTAURANT & BAR

Lacour's Grocery

A welcoming, polished dining room and a dramatic bar, balancing the character of the historic building with rich materials, layered pattern and warm wood.



UPSTAIRS · LOUNGE

Root Bar

A darker, more intimate high-end lounge whose name is a nod to Barq's Root Beer. The residential corridor connects to it, so a nightcap is a short walk down the hall.

Lacour's Grocery and Root Bar are under construction. Opening planned for late spring 2027. Interior images are artist renderings.



04 — THE RESIDENCES

Industrial character. *Modern comfort.*

- Exposed brick, iron and original timber
- Warm wood ceilings and exposed ductwork
- Original hardwood floors
- A fireplace with a reclaimed-timber mantel in every residence
- Open kitchens with island or peninsula seating
- Private residential entrance, lobby and elevator
- Balconies over Howard Avenue for Residences 7–13
- Reserved parking



05 — MODEL RESIDENCE

Residence 12
Original Structure

853 SQ FT · 1 BEDROOM · 1 BATH · HOWARD AVE BALCONY





Kitchen with built-in quartz peninsula



Bedroom with desk nook

The building's original timber post frames a kitchen with a built-in quartz peninsula, under exposed joists and a warm wood ceiling. Cognac leather, travertine and a hand-knotted rust rug warm the original hardwood floors, and a French door opens to the balcony over Howard Avenue.

06 — MODEL RESIDENCE

Residence 11
Coastal Light

822 SQ FT · 1 BEDROOM · 1 BATH · HOWARD AVE BALCONY





Kitchen with rolling island



Bedroom with exposed brick

Exposed brick and two pairs of French doors fill this residence with light. Black-and-white Gulf Coast photography, cognac club chairs and soft linen drapery give it an easy, collected feel, with a rolling island for casual dinners and a balcony over Howard Avenue.

07 — MODEL RESIDENCE

Residence 10
The flagship

1,353 SQ FT · 2 BEDROOMS · 2 BATHS · HOWARD AVE BALCONY





Kitchen and dining



Primary bedroom

The largest home in the building: four pairs of French doors across a 26-foot living room, dining for four, an island kitchen, two bedrooms and two baths. Ivory linen, cognac leather and travertine set a calm, finished tone.

08 — MODEL RESIDENCE · NORTH SIDE

Residence 5
The Fire Door

686 SQ FT · 1 BEDROOM · 1 BATH · NORTH SIDE





Dining nook at the historic fire door

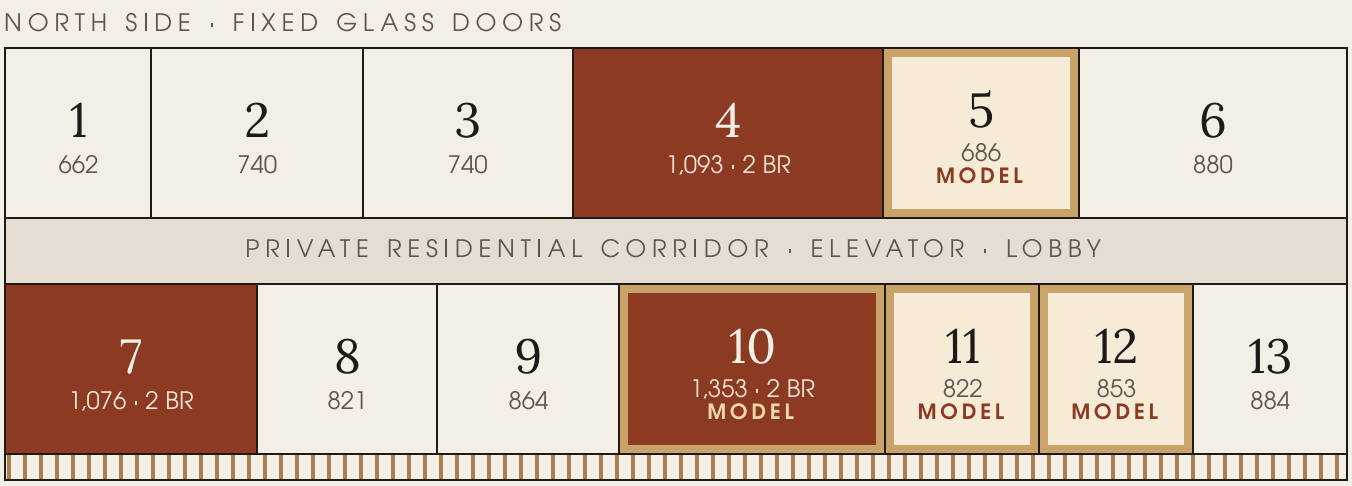


Bedroom

The building's history is at its most visible here: original brick piers, a steel beam and the old iron fire door frame an intimate dining nook. Tall fixed glass doors bring in soft, steady north light, and the open kitchen, living and dining area makes the most of every square foot.

Thirteen residences. *Never more.*

Ten one-bedroom and three two-bedroom residences line one private corridor. Seven open onto balconies over Howard Avenue; six on the north side look out through tall fixed glass doors. Residences 5, 10, 11 and 12 are staged as models, shown on pages 6–9.



Two-bedroom · One-bedroom · Model residence (pages 6–9)

Schematic, not to scale. Interior square feet.

HOME	BD / BA	OUTLOOK	SQ FT
1	1 / 1	North	662
2	1 / 1	North	740
3	1 / 1	North	740
4	**2 / 2**	**North**	**1,093**
5	1 / 1	North	686
6	1 / 1	North	880
7	**2 / 2**	**Balcony**	**1,076**

HOME	BD / BA	OUTLOOK	SQ FT
8	1 / 1	Balcony	821
9	1 / 1	Balcony	864
10	**2 / 2**	**Balcony**	**1,353**
11	1 / 1	Balcony	822
12	1 / 1	Balcony	853
13	1 / 1	Balcony	884

Residence numbers are plan references, not final unit addresses. Areas are taken from architectural plans and are approximate.

PRIVATE TOURS

See the residences *in person.*

Model residences are open by appointment, including evenings before Saenger performances.

Lynn O'Keefe

Broker · The O'Keefe Real Estate Group

OFFICE 228.875.5096

CELL 228.861.4977

WEB theokeeferealestategroup.com



Your private entrance

Between the Saenger Theatre and Lacour's Grocery, with elevator access to the residences and Root Bar

THE RESIDENCES AT THE BARQ'S BUILDING

838 HOWARD AVENUE · BILOXI, MS 39530

Renderings and interior images are artist renderings for illustration only; furnishings, finishes, signage and décor shown may not be included. Square footages are approximate and taken from architectural plans. Residence numbers are plan references. Restaurant and lounge are under construction; operators, hours and opening dates are subject to change. All information is believed reliable but is not guaranteed and is subject to change without notice. Equal Housing Opportunity. Brochure edition: V2 — Industrial Luxe — October 13, 2026.