

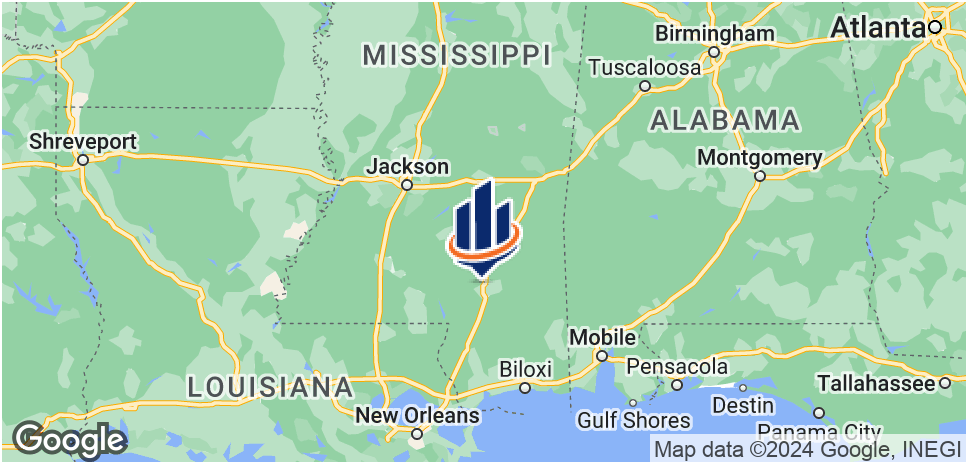


MULTIFAMILY | 12 UNITS | NEAR SOUTHERN MISS CAMPUS

409 N. 39TH AVENUE
HATTIESBURG, MS 39401

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Property Summary



OFFERING SUMMARY

Sale Price:	\$725,000
Number Of Units:	12
Lot Size:	1.15 Acres
Year Built:	2012
Building Size:	11,104 SF
Zoning:	R-2

PROPERTY OVERVIEW

6 Townhomes (12 Units) & +/- .73 acre vacant lot near the University of Southern Mississippi campus.

PROPERTY HIGHLIGHTS

- 10 - 2 Bed/1.5 Bath Units
- 2 - 3 Bed/2.5 Bath Units
- Sale Price includes additional land that's ready for new unit construction
- Walk to Southern Miss Campus
- Convenient to Hattiesburg Retail
- Great Current & Historical Occupancy Rates
- Another 1.5 Acre (R3 Zoned) parcel next door is available as well

Aerial



Additional Photos



1st Floor | Living Room & Kitchen



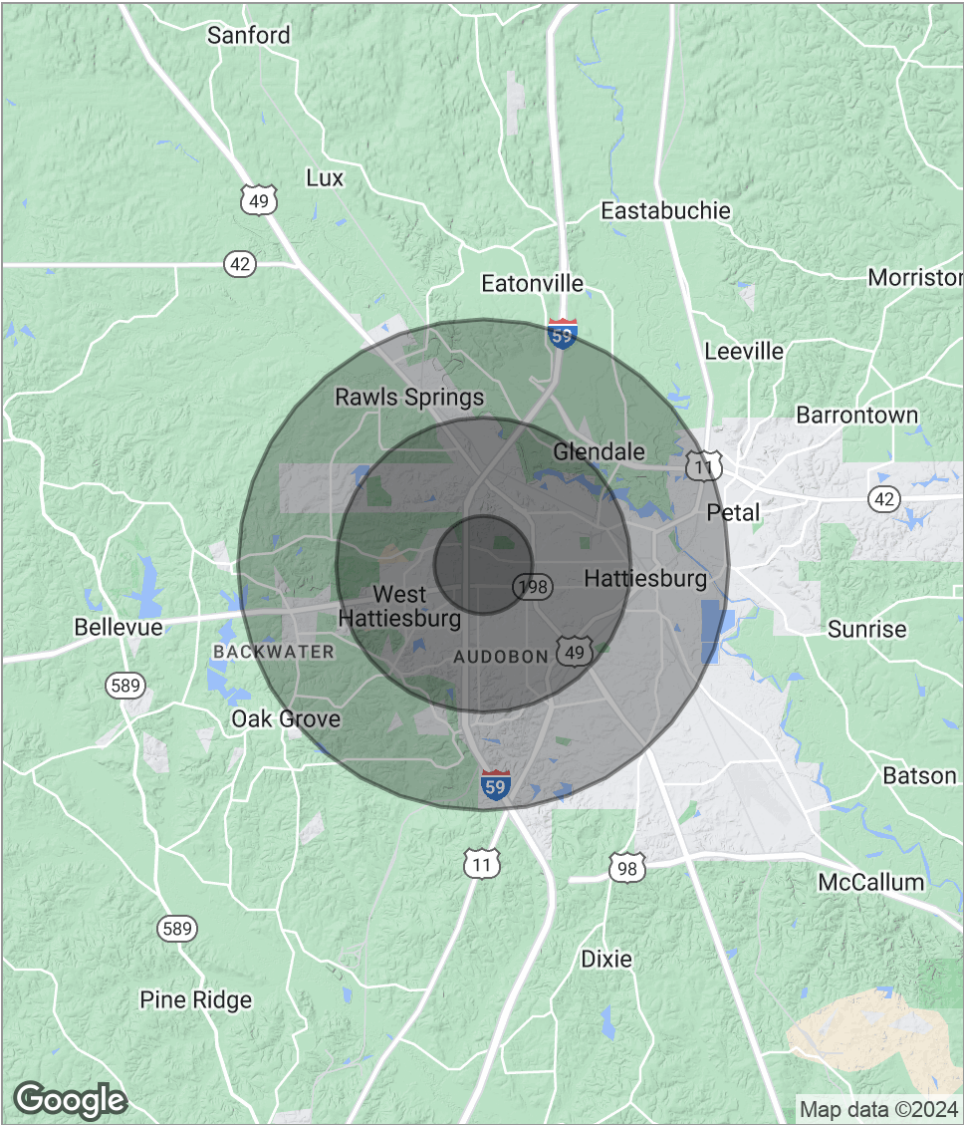
2nd Floor | Bedrooms



Aerial From I-59 Towards USM Campus



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,912	35,171	63,251
Median age	24.7	29.3	30.0
Median age [Male]	25.0	29.0	29.2
Median age [Female]	24.7	30.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,820	14,742	25,259
# of persons per HH	2.8	2.4	2.5
Average HH income	\$40,015	\$46,647	\$47,215
Average house value	\$178,048	\$157,410	\$150,262

* Demographic data derived from 2020 ACS - US Census



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