

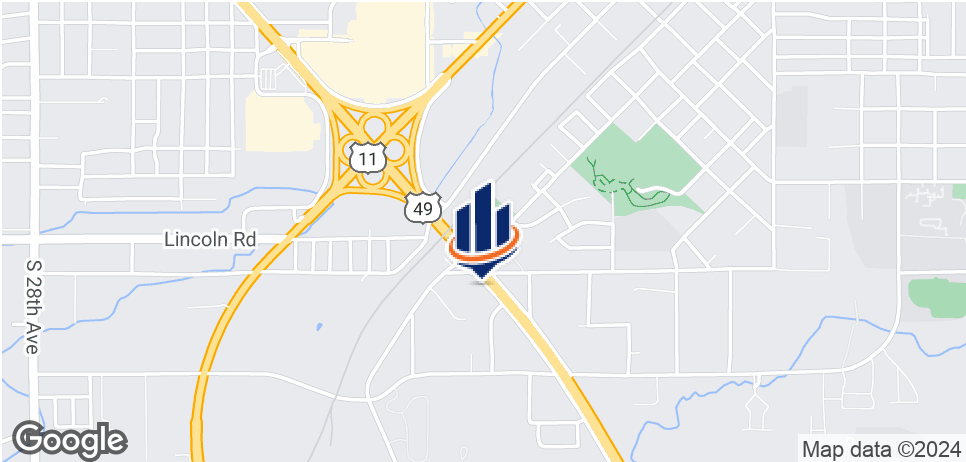
23,000 VPD

UNDEVELOPED HIGHWAY 49 FRONTAGE | OPPORTUNITY ZONE

HATTIESBURG, MS 39401

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Property Summary



OFFERING SUMMARY

Sale Price:	\$47,500
Lot Size:	0.71 Acres
Zoning:	B-3
Traffic Count:	23,000
Price / SF:	\$1.54

PROPERTY OVERVIEW

.71 acres of Highway 49 frontage [Zoned B-3] near William Carey University and Pearl River Community College - Hattiesburg Campus. Good traffic counts of 23,000 vehicles per day.

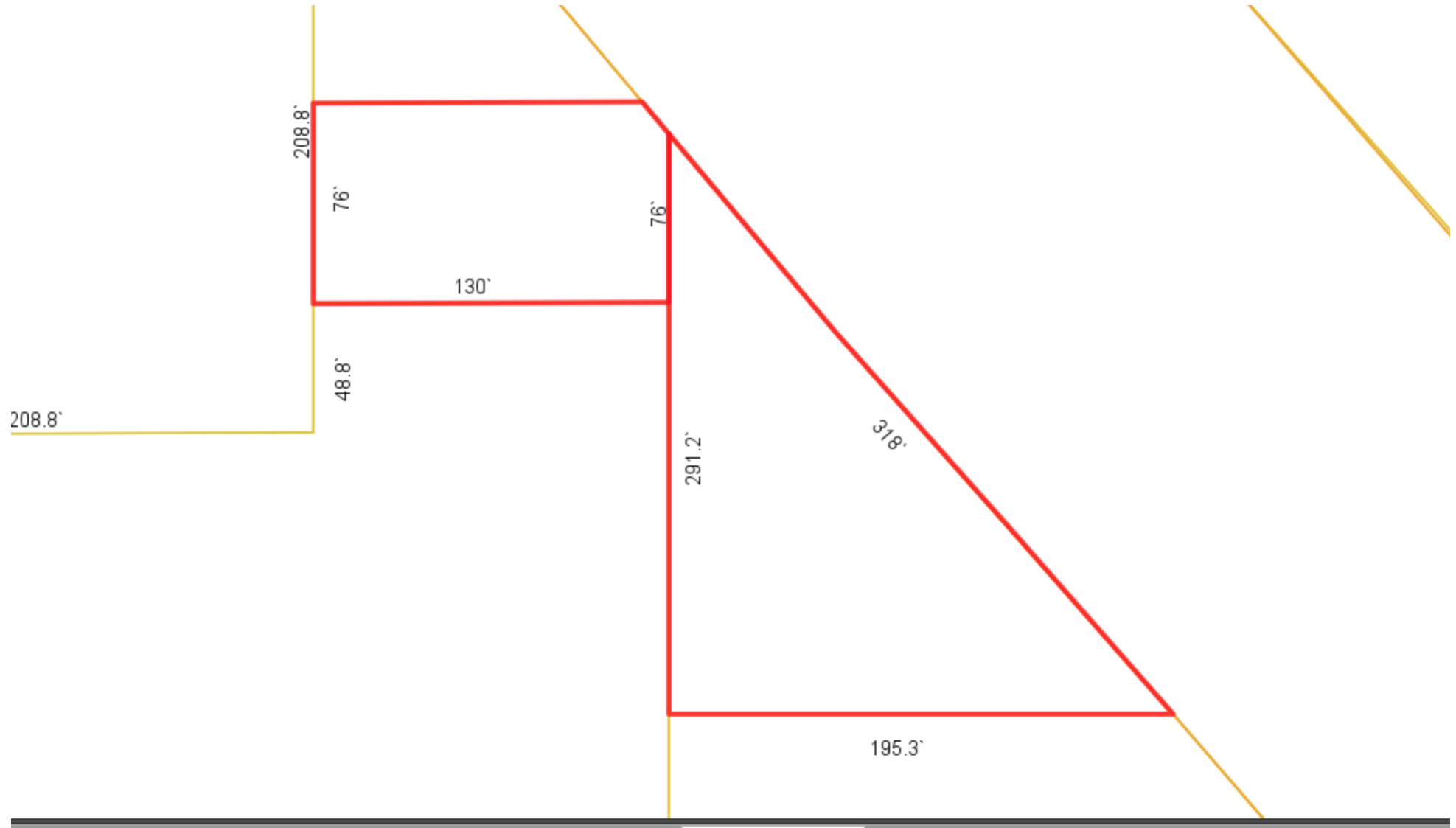
PROPERTY HIGHLIGHTS

- 318 Feet of Highway 49 Frontage
- Opportunity Zone
- Close Proximity to William Carey University
- Close Proximity to Pearl River Community College - Hattiesburg Campus
- Zoned B-3 Commercial
- Hattiesburg City Limits

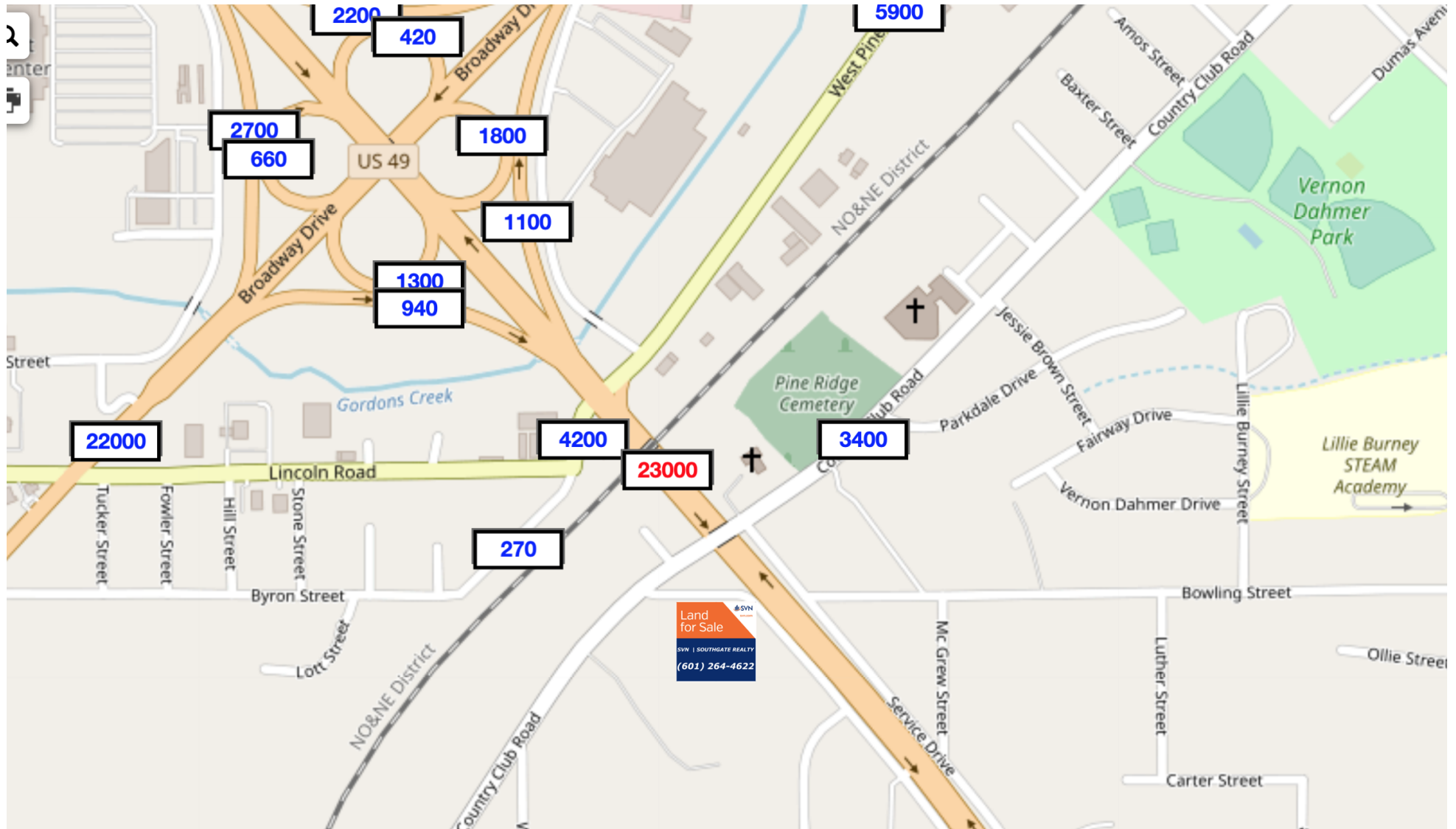




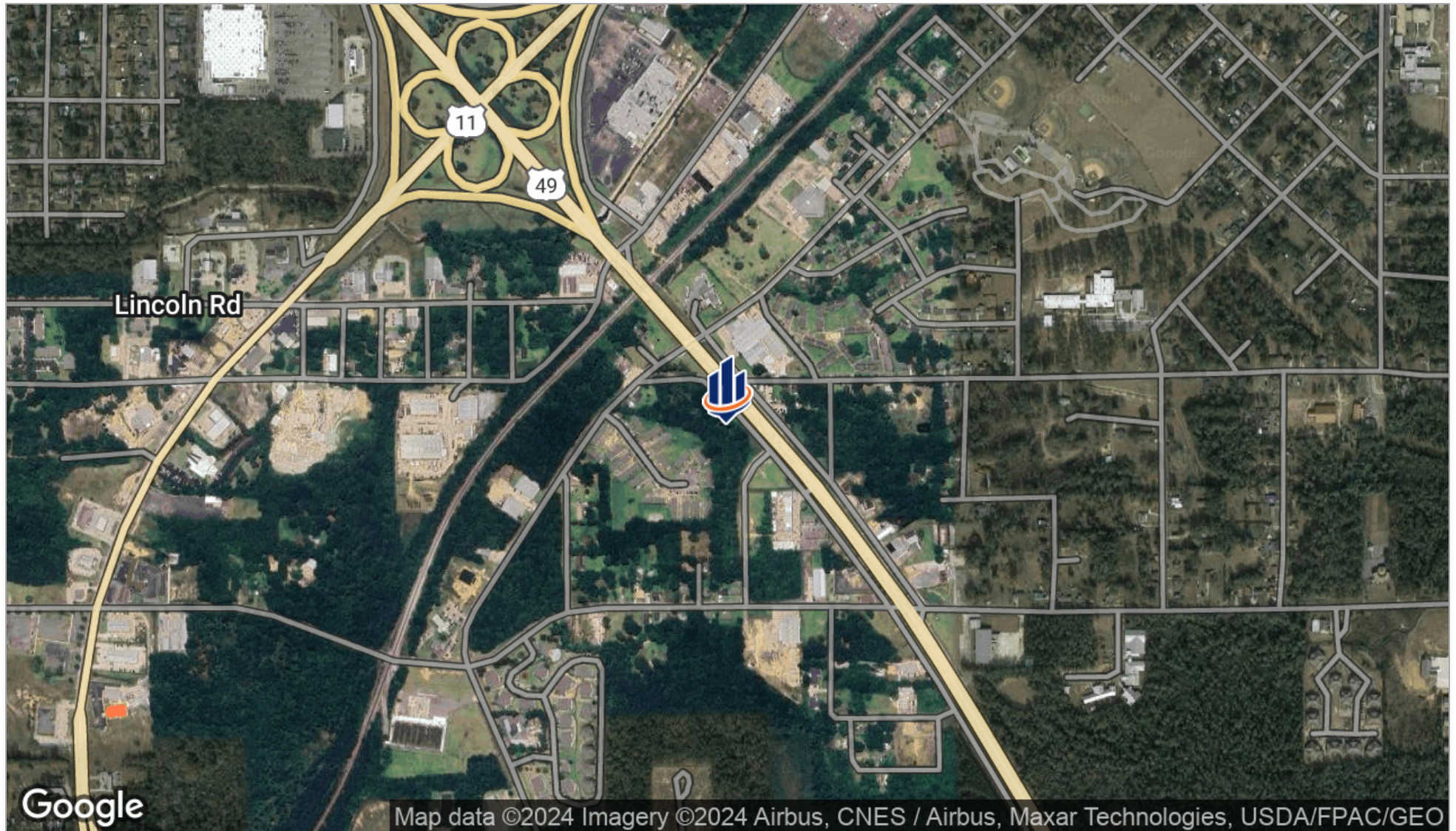
Forrest County Tax Assessor Lot Dimensions



Traffic Counts



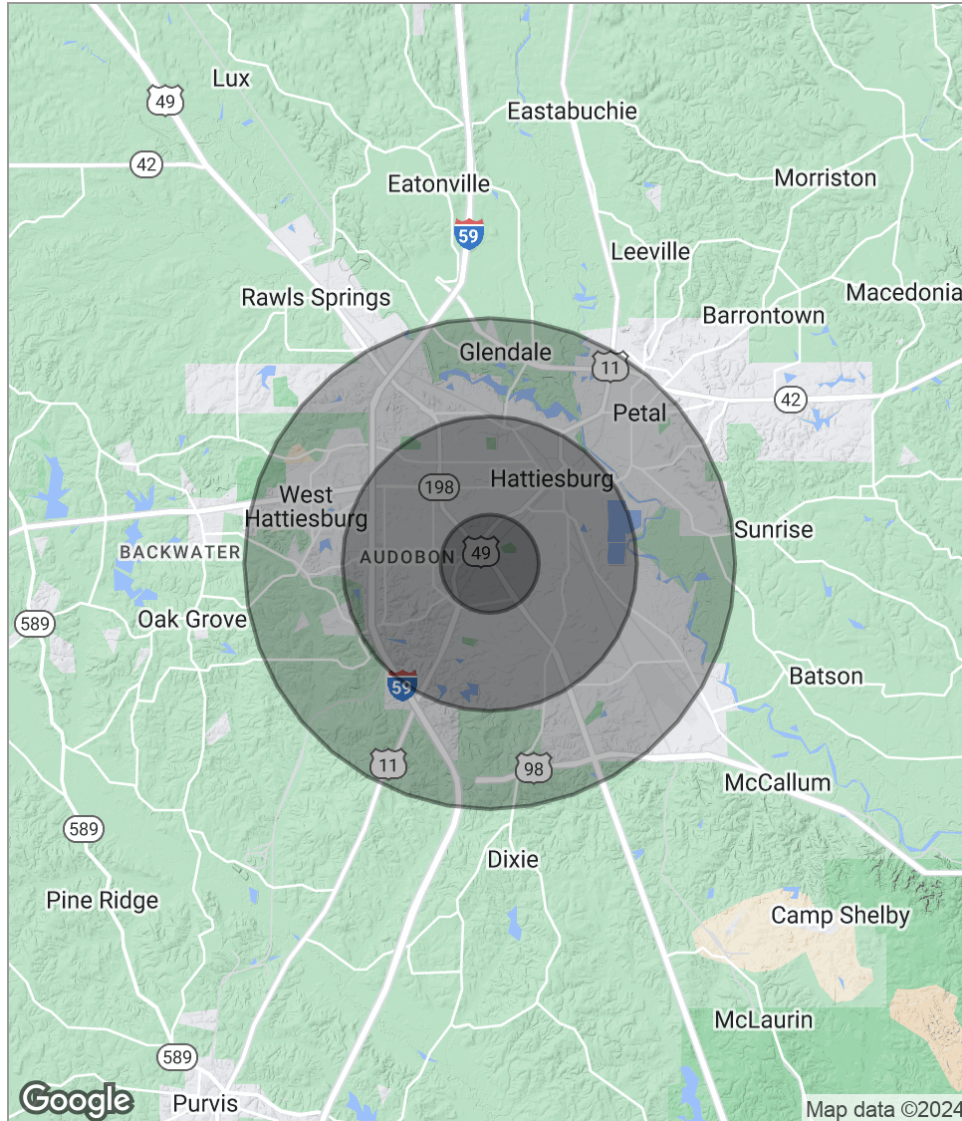
Location Maps



Area Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,359	43,444	63,232
Median age	29.4	29.7	29.9
Median age [Male]	28.9	28.7	29.0
Median age [Female]	29.9	30.6	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,769	17,479	25,281
# of persons per HH	2.7	2.5	2.5
Average HH income	\$51,129	\$44,633	\$45,281
Average house value	\$183,058	\$158,329	\$148,428

* Demographic data derived from 2020 ACS - US Census