



CROSS CREEK PARKWAY PARCEL 3

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HATTIESBURG, MS 39402

Gene Carothers, CCIM





DISCLAIMER

CROSS CREEK PARKWAY PARCEL 3 | 1.7 ACRES | HATTIESBURG, MS

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Executive Summary



SALE OVERVIEW

SALE PRICE: \$444,000

LOT SIZE: 1.7 Acres

APN #:

MARKET: Hattiesburg

SUB MARKET: West Hattiesburg

CROSS STREETS: Turtle Creek Drive

PROPERTY DESCRIPTION

This parcel on Cross Creek Parkway is just north of the intersection with Marketplace Drive, and immediately to the rear of Turtle Bend Shopping Center. The parcel is estimated to be approximately 1.7 acres, cleared, and gently sloping, with great visibility. It is across the street from two luxury apartment communities that total 468 apartment homes. The property is zoned B-5 and located within the highly desirable retail and restaurant area of Hattiesburg containing such tenants as Dillard's, Target, Wal-Mart, Sam's, Lowe's, Academy Sports, Kohls, etc.

LOCATION OVERVIEW

This 1.7 +/- parcel fronts not only Turtle Creek Drive (ring road of Turtle Creek Mall), but Cross Creek Parkway. Cross Creek Parkway is in the heart of Hattiesburg's most prominent retail area, and extends from Highway 98 W to W. 4th Street, another major east west corridor for Hattiesburg.

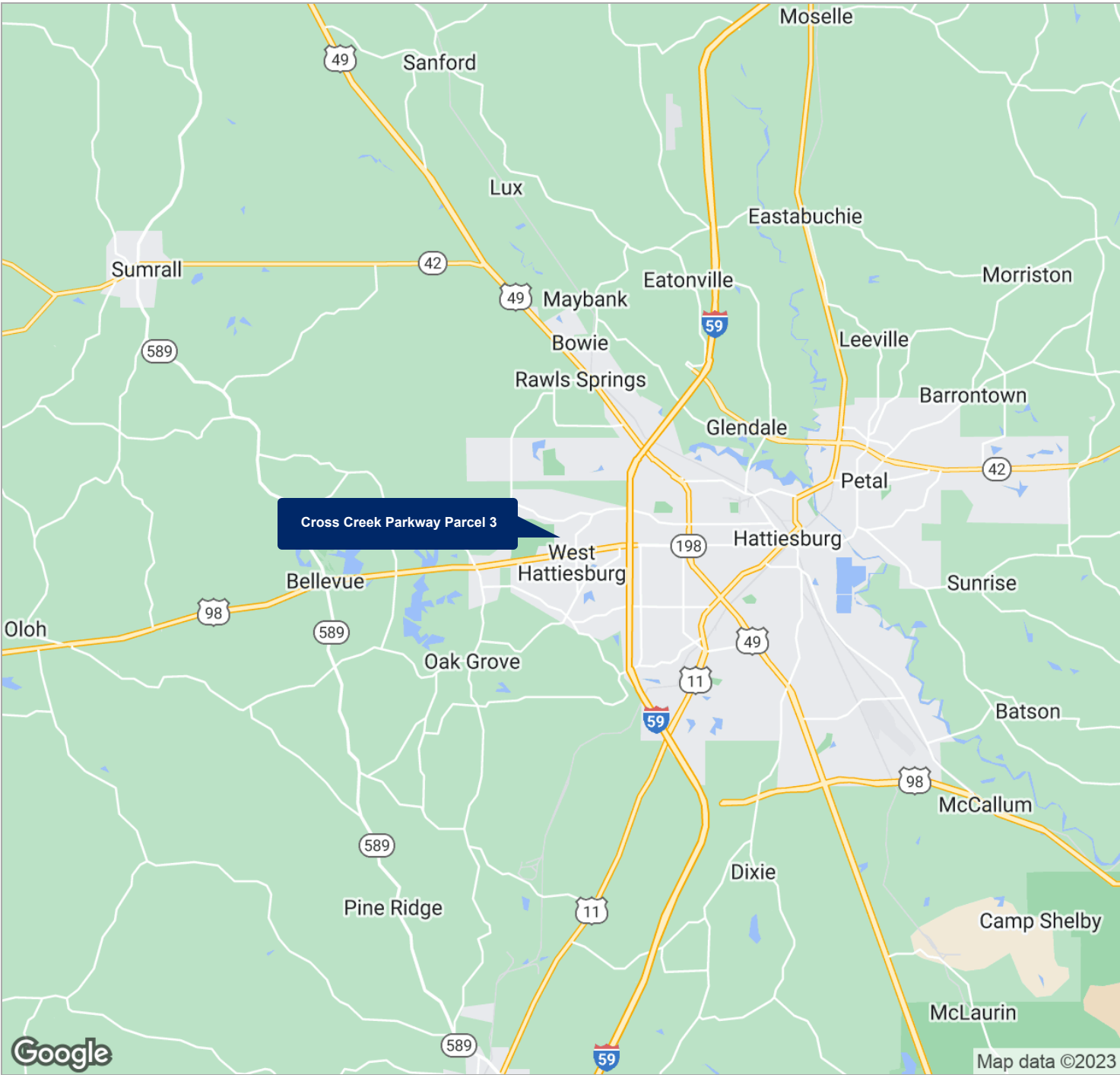
Parcel 3



Retail Map



Regional Map



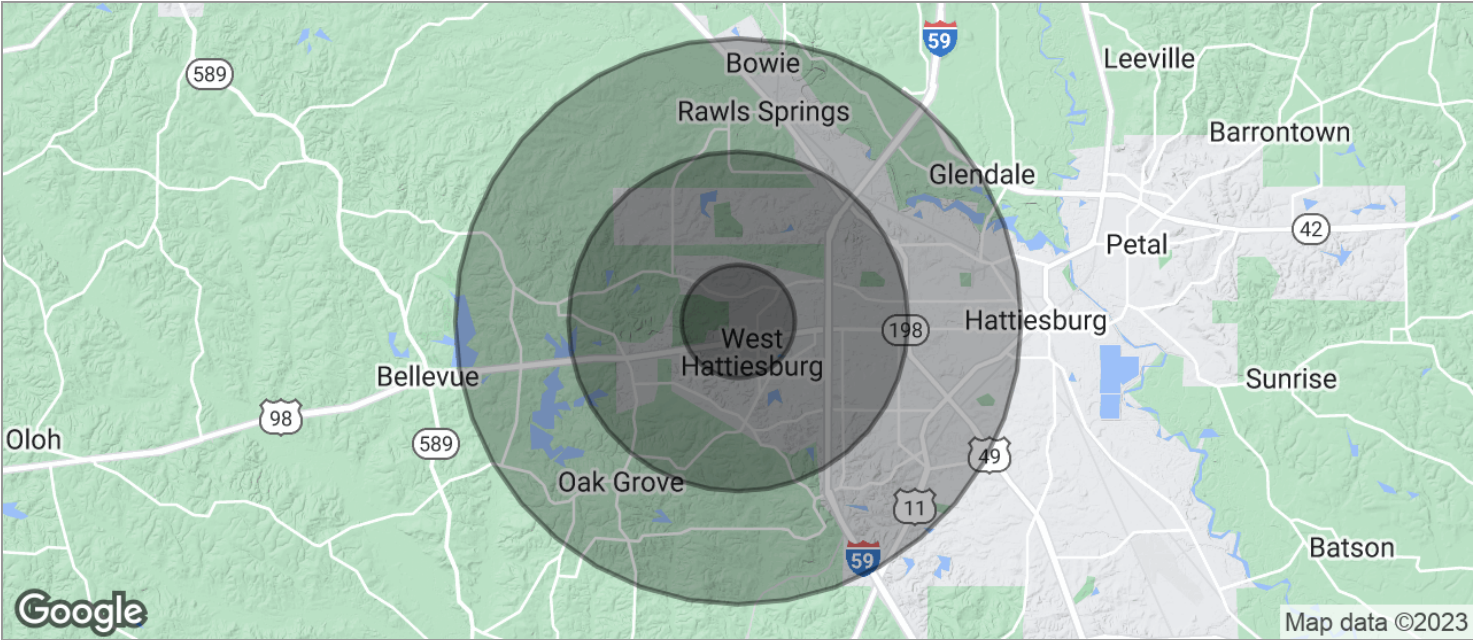
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,477	9,046	21,236
Total persons per hh	2.2	2.4	2.4
Average hh income	\$45,444	\$54,862	\$58,237
Average house value	\$127,729	\$153,306	\$165,890

	1 MILE	3 MILES	5 MILES
Total population	3,252	21,734	51,741
Median age	27.0	29.2	31.2
Median age (male)	26.4	29.1	31.0
Median age (female)	28.2	29.6	31.6

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,252	21,734	51,741
MEDIAN AGE	27.0	29.2	31.2
MEDIAN AGE (MALE)	26.4	29.1	31.0
MEDIAN AGE (FEMALE)	28.2	29.6	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,477	9,046	21,236
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$45,444	\$54,862	\$58,237
AVERAGE HOUSE VALUE	\$127,729	\$153,306	\$165,890

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Additional Photos

