



# CROSS CREEK PARKWAY PARCEL 4

HATTIESBURG, MS 39402

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Gene Carothers, CCIM



# DISCLAIMER

CROSS CREEK PARKWAY PARCEL 4 | 15.6 ACRES | HATTIESBURG, MS

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# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$1,700,000

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**LOT SIZE:** 15.6 Acres +/-

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**MARKET:** Hattiesburg

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**SUB MARKET:** West Hattiesburg

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**CROSS STREETS:** W. 4th Street

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**ZONING:** B-5

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## PROPERTY DESCRIPTION

Cross Creek Parkway is a north south artery connecting Highway 98 W with West 4th Street. Both Highway 98 W and West 4th Street are major east west corridors for the city, and both streets are signalized at their intersection with Cross Creek Pkwy. This particular tract is on the east side of Cross Creek Pkwy near the intersection of West 4th Street, and a large portion lies directly north of Turtle Creek Mall. The site is across the street from two luxury apartment communities totaling 428 units. Also, currently located on Cross Creek Parkway are restaurants, dental office, and numerous national and regional tenants at the Highway 98 W intersection. Located within the city of Hattiesburg with all available utilities, this is a prime commercial site ready for development. The L-shaped parcel is estimated at 15.6 acres +/- with good frontage on Cross Creek Pkwy.

## CITY INFORMATION

Hattiesburg, Mississippi, with a population of nearly 50,000, is the fourth largest city in the state. The Hattiesburg MSA encompasses Forrest, Lamar and Perry Counties, with a population of nearly 150,000. Hattiesburg is centrally located within 90 minutes of New Orleans, LA and Mobile, AL, the Mississippi Gulf Coast, and Jackson, Mississippi. For this reason, Hattiesburg is known as the “Hub City”.

# Parcel Map



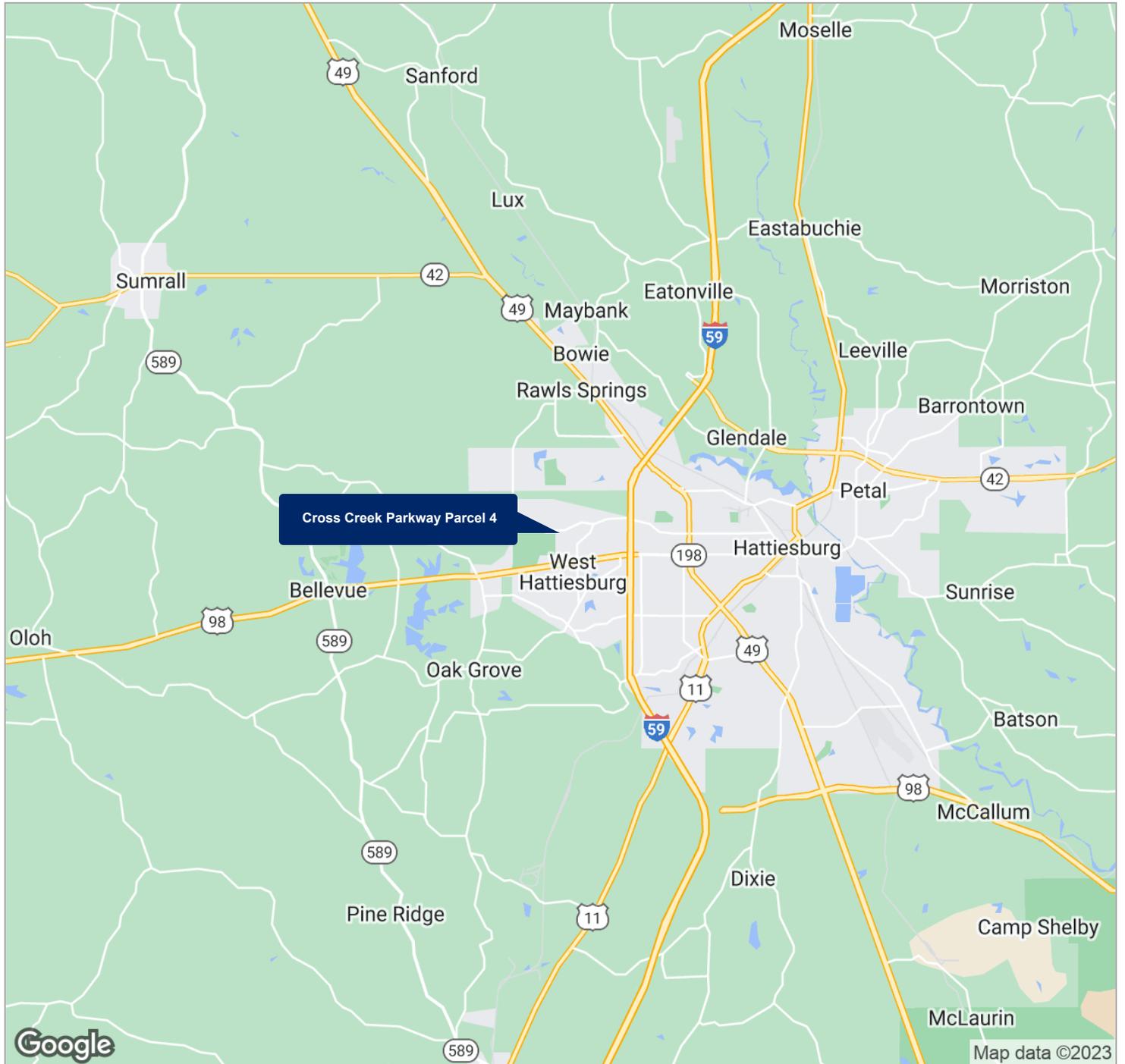
## LOCATION DESCRIPTION

This 15.6 +/- AC parcel fronts Cross Creek Parkway and is located directly across from The Lakes at Turtle Creek Apartment Homes; Hattiesburg's largest luxury multifamily community. 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.

# Retailer Map



# Regional Map



# Demographics Report

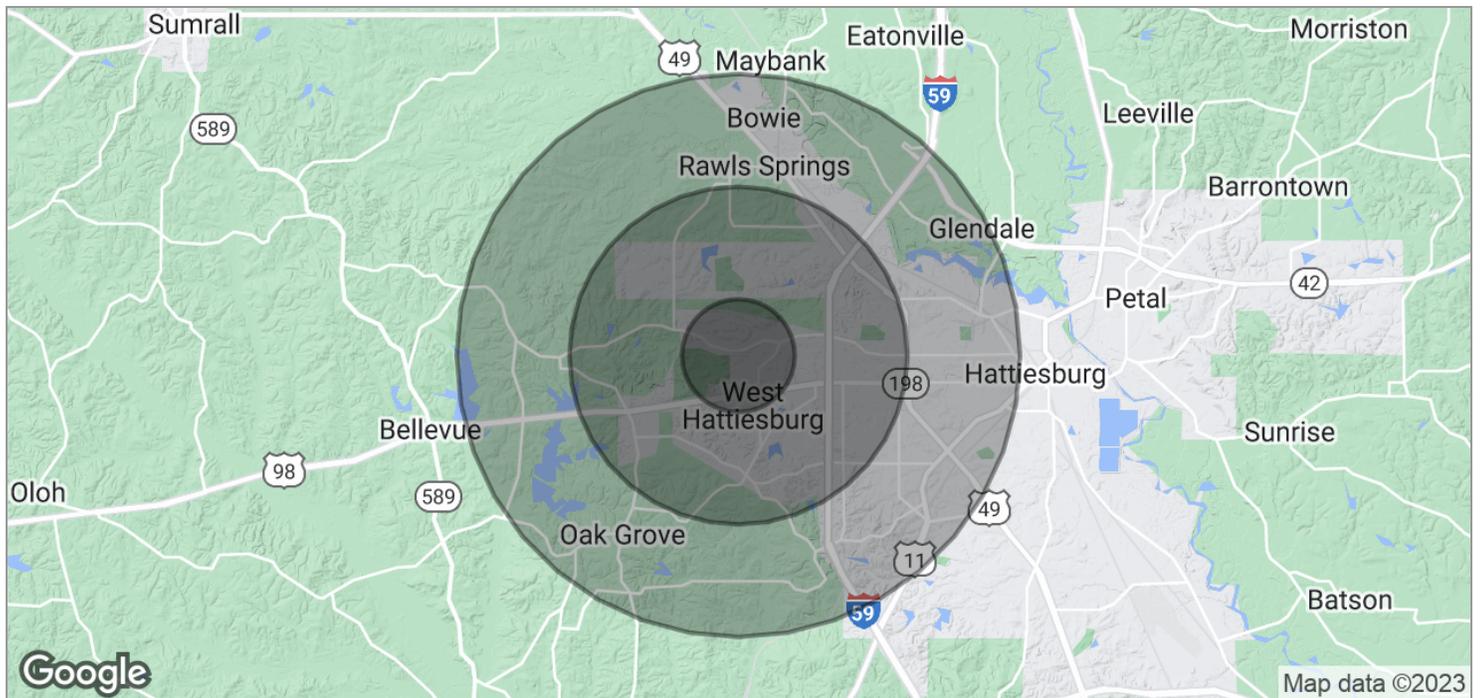
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	1,477	8,878	20,872
<b>Total persons per hh</b>	2.2	2.4	2.4
<b>Average hh income</b>	\$45,444	\$53,297	\$58,411
<b>Average house value</b>	\$127,729	\$145,953	\$166,282

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	3,252	21,037	50,435
<b>Median age</b>	27.0	28.9	31.4
<b>Median age (male)</b>	26.4	28.8	31.3
<b>Median age (female)</b>	28.2	29.3	31.8

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,252	21,037	50,435
MEDIAN AGE	27.0	28.9	31.4
MEDIAN AGE (MALE)	26.4	28.8	31.3
MEDIAN AGE (FEMALE)	28.2	29.3	31.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,477	8,878	20,872
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$45,444	\$53,297	\$58,411
AVERAGE HOUSE VALUE	\$127,729	\$145,953	\$166,282