



4.58 ACRES +/- CROSS

PARCEL #1 - CROSS CREEK PARKWAY
HATTIESBURG, MS 39402

Gene Carothers, CCIM



DISCLAIMER

4.5 ACRES - COMMERCIAL LAND | 4.58 ACRES | HATTIESBURG, MS

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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: \$1,535,000

LOT SIZE: 4.58 Acres +/-

ZONING: R-3

MARKET: Hattiesburg MSA

SUB MARKET: West Hattiesburg

CROSS STREETS: Turtle Creek Drive

PROPERTY DESCRIPTION

This site on Cross Creek Parkway is just north of Dickey's Barbecue on the east side of the street. It is mostly cleared with some young pines. It has adequate road frontage with access on Cross Creek Parkway, and also on the ring road of Turtle Creek Mall. The acreage is approximate. The seller will consider selling less than the total. Currently zoned R-3 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, etc.

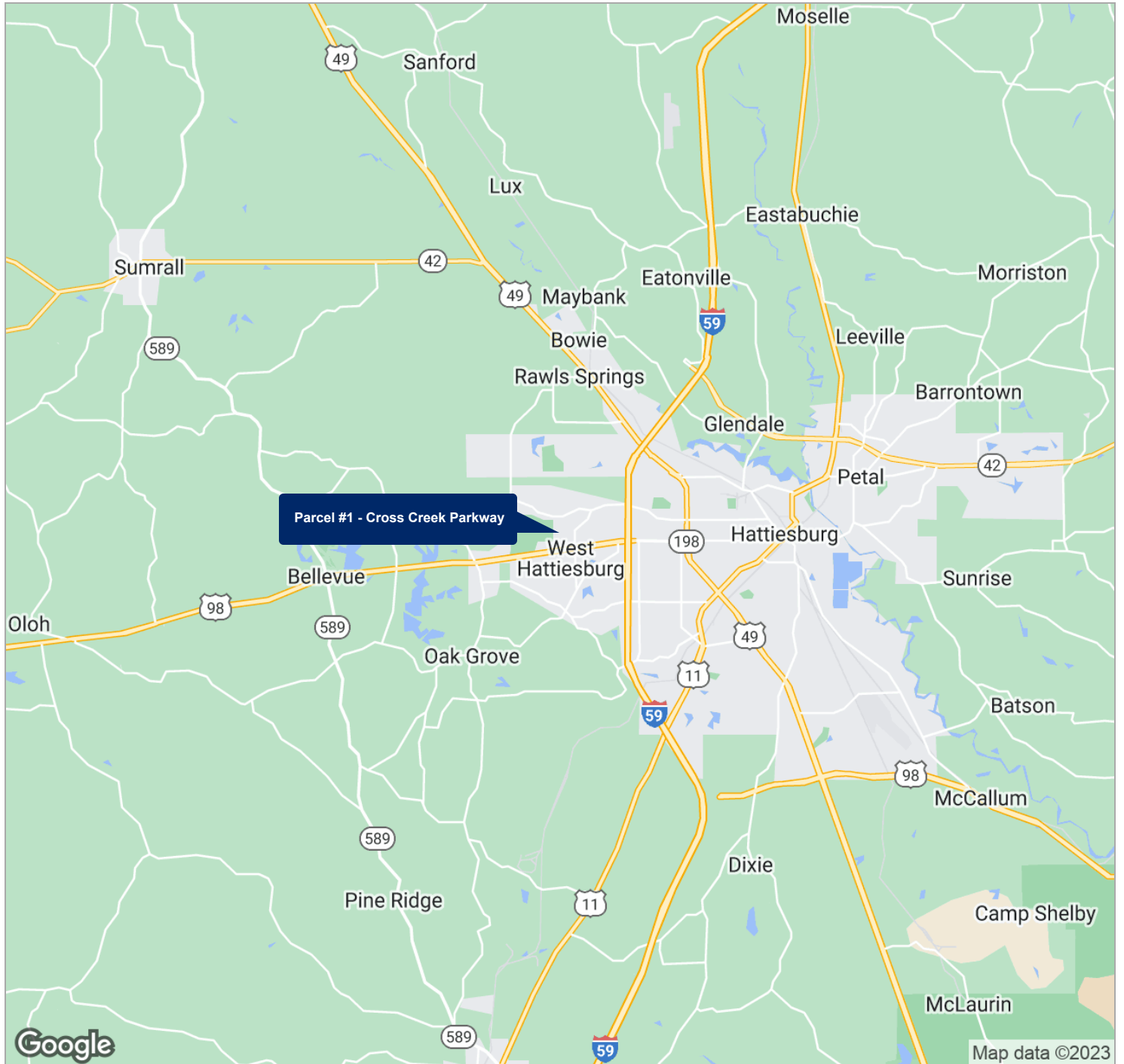
CITY INFORMATION

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", and is a prospering region for economic development, education, health-care, the arts, and retirement. The City of Hattiesburg is in both Forrest and Lamar County.

Retail Map



Regional Map



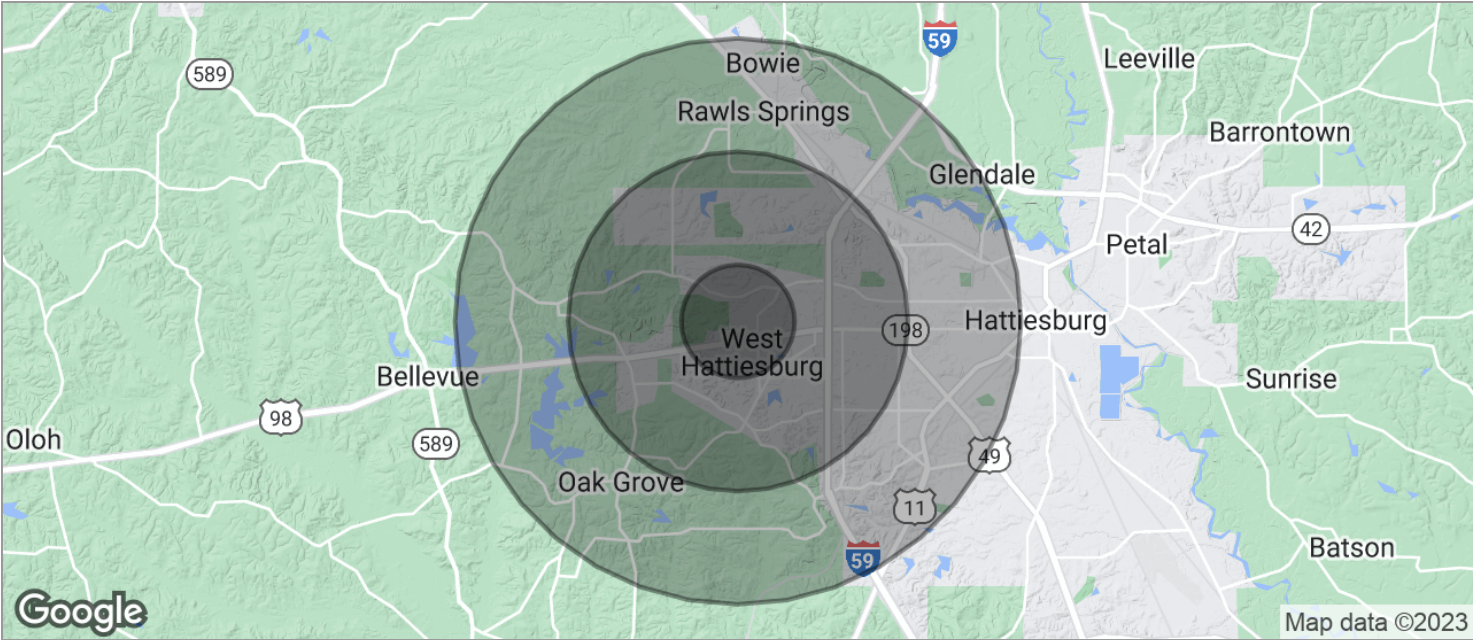
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,477	9,015	21,252
Total persons per hh	2.2	2.4	2.4
Average hh income	\$45,444	\$54,827	\$58,262
Average house value	\$127,729	\$152,632	\$166,007

	1 MILE	3 MILES	5 MILES
Total population	3,252	21,631	51,781
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	21,631	51,781
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	9,015	21,252
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$45,444	\$54,827	\$58,262
AVERAGE HOUSE VALUE	\$127,729	\$152,632	\$166,007

* Demographic data derived from 2020 ACS - US Census

Additional Photos





Gene Carothers, CCIM

Managing Director
SVN | Southgate Realty, LLC

Eugene [Gene] Carothers is a clear leader in both the Hattiesburg and Mississippi Multifamily industries. With nearly 40 years experience working with multifamily properties and as the founder of SVN | Southgate Realty, LLC., Gene has proven himself as both an advocate for investors as well as the people who call Southgate properties home.

His intense focus on making Southgate Hattiesburg's premier rental property company has led to the growth and success of 15 beautiful communities and the blossoming careers of 19 dedicated employees. The Certified Commercial Investment Member [CCIM] designation is reserved for the best and brightest minds of the commercial investment industry. In 1999 Gene earned this designation and has continued to foster a culture of education and professional advancement throughout his team and company. Now, Southgate carries the designation of the most accredited property management company in South, MS.

Mr. Carothers knows that for Southgate to continue to grow and succeed, the entire multifamily industry must do the same. He proves his dedication to constant advancement and industry growth through his ongoing membership in the Hattiesburg Area Board of Realtors, the Commercial Division of the Mississippi Association of Realtors, the Hattiesburg Apartment Association, and the Greater Hattiesburg Area Development Partnership.

Memberships & Affiliations

CCIM
MS Commercial Association of Realtors
Phone: 601.264.4622
Fax: 601.599.2432
Cell: 601.270.4307
Email: gene.carothers@svn.com
Address: 1700 S. 28th Avenue
Suite C
Hattiesburg, MS 39402