



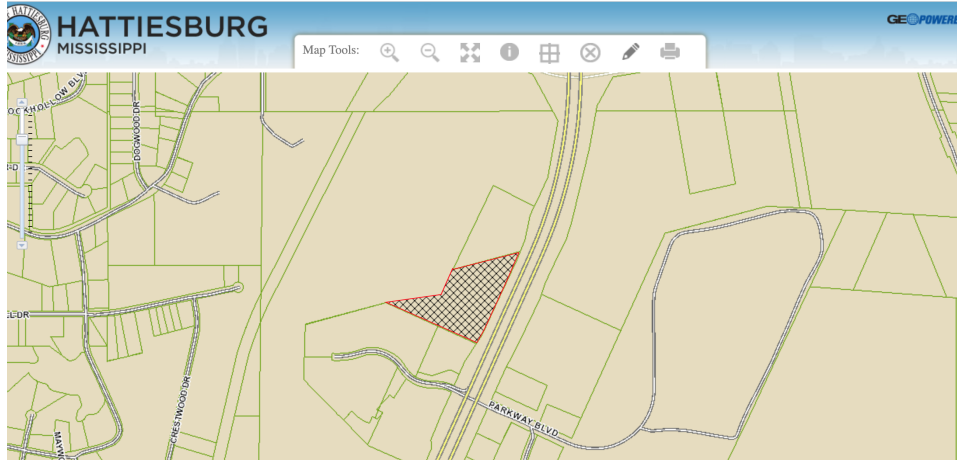
# 9 ACRES UNDEVELOPED COMMERCIAL FRONTAGE | OPPORTUNITY ZONE

VETERANS DRIVE  
HATTIESBURG, MS 39401

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$3,295,314
Lot Size:	8.9 Acres
Zoning:	B-5
Traffic Count:	11,000
Price / SF:	\$8.50

## PROPERTY OVERVIEW

Great visibility on Veterans Drive with approximately 850 feet of frontage on +/- 9 acres. Property sits next to the Topp, McWhorter, & Harvey CPA building as well as Southern Bone & Joint and the Orthopedic Institute Hospital. Across the street is Hattiesburg Clinic's Pediatrics, Sports Medicine & Dermatology Offices, Thompson Business Park and Hattiesburg's premier youth & adult sports complex - Tatum Park. Close proximity to multiple schools - William Carey University, Pearl River Community College, Presbyterian Christian School, N.R. Burger Middle School and Sacred Heart School's athletic facilities.

## PROPERTY HIGHLIGHTS

- Veterans Memorial Drive [U.S. Hwy 11] is a main corridor leading to the city of Hattiesburg & is easily accessible from, as well as to, 3 major highways - I-59, U.S. Hwy 49 & U.S. Hwy 98 East.
- Property borders Timberton Golf Community, The Claiborne Assisted Living Facility & the Hattiesburg Family YMCA. Other neighbors include Southern Bone & Joint Specialists along with Forrest General Hospital's Orthopedic Institute, Bancorp South, Hattiesburg Clinic Dermatology South & Children's Clinic along with several other businesses.
- Located in a Qualified Opportunity Zone



# Additional Photos







# HATTIESBURG



## LOCATION INFORMATION



# Area Map

