

OPPORTUNITY ZONE | HISTORIC BUILDING REHAB OPPORTUNITY

523 MAIN STREET
HATTIESBURG, MS 39401

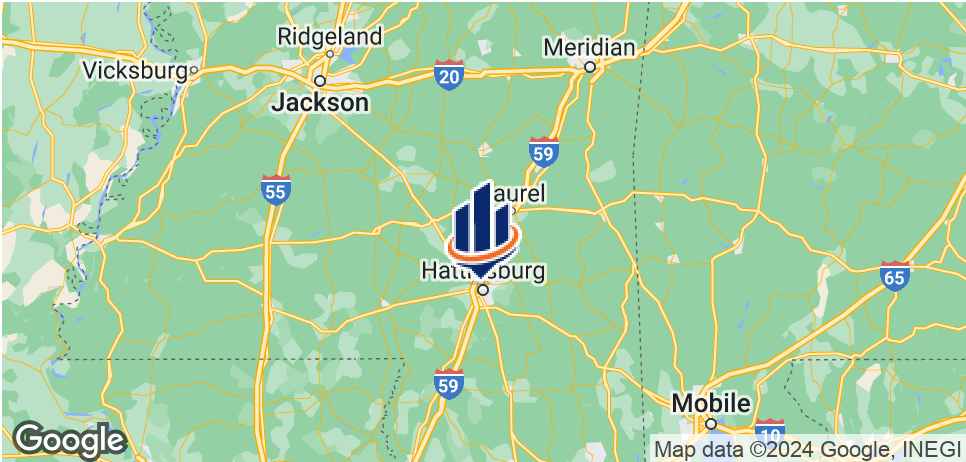
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PROPERTY INFORMATION

523 Main Street
Hattiesburg, MS 39401

Property Summary



OFFERING SUMMARY

Sale Price: \$495,000 "As-Is"

Year Built: 1903 - 1910

Building Size: +/- 6,000 SF includes courtyard

Zoning: B-4 [City of Hattiesburg]

PROPERTY OVERVIEW

Historic building on Main Street in Downtown Hattiesburg, MS

PROPERTY HIGHLIGHTS

- OPPORTUNITY ZONE: Building is located in an Opportunity Zone
- 519 N. Main [c. 1907] & 523 N. Main [c. 1903]: These buildings are listed as one, but could possibly be split back into two properties. 519 N. Main is currently a towering facade that opens into a +/- 1,200 SF courtyard. 523 N. Main [+/- 5,000 SF] is a former bank branch consisting of 2 stories.

Main Street Yesterday & Today



Main Street View



Courtyard



519 N. Main St.



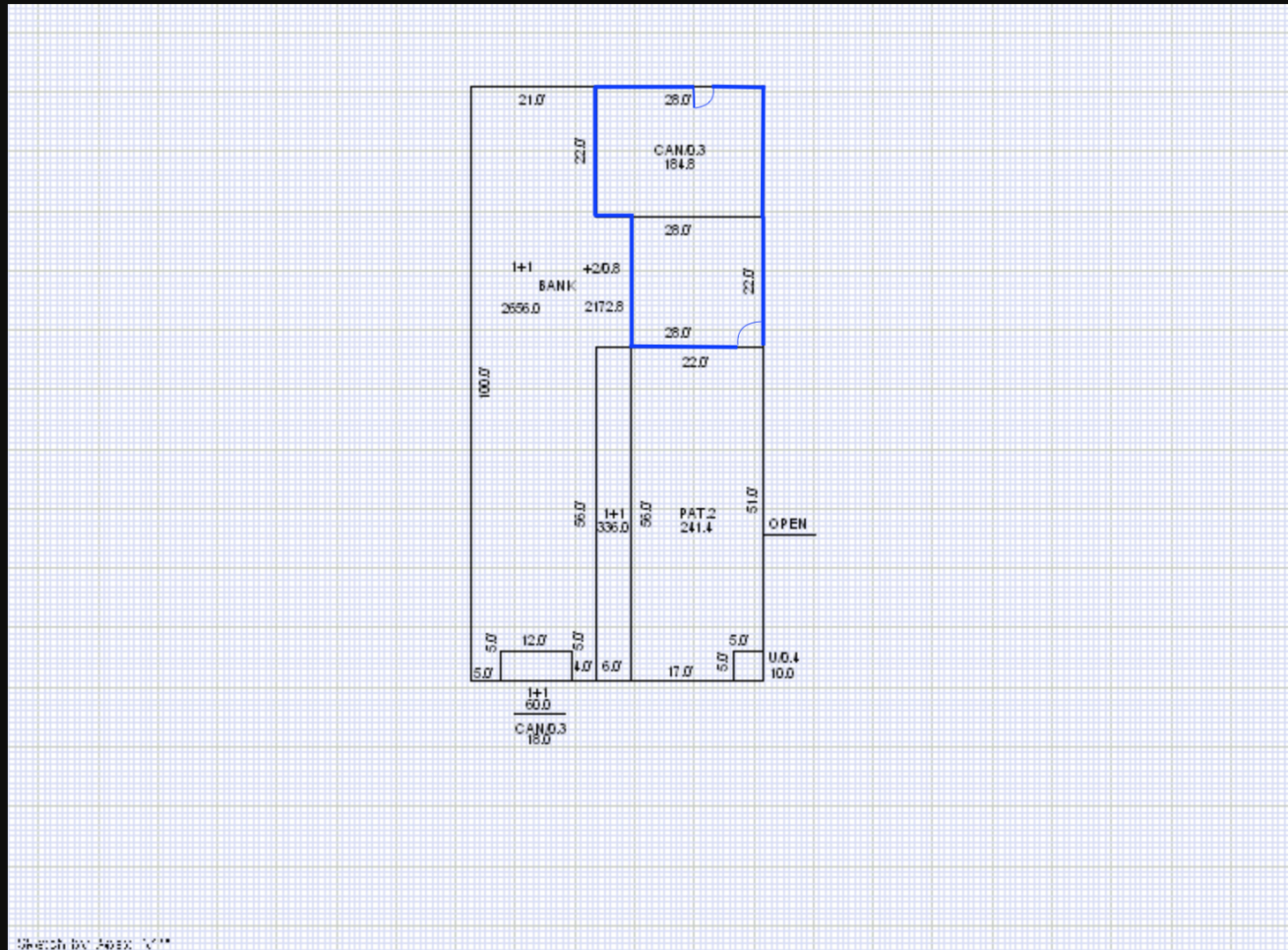
523 N. Main Street



523 Main St.



Floor Plan - Bank Building/Courtyard



Additional Photos



Historic Resources Inventory Fact Sheet

Search Results

Fact Sheet

Architectural

Photos

Map

Location Information

(for the commercial building)

Name: commercial building

Address: 523 Main Street, North

City/County: Hattiesburg, Forrest County

Architectural Information

Construction Date: c.1903

No. of Stories: 2

Remodeling Date: c.1970

Registration Information

NR District Name: [Hub City \(Boundary Increase II\)](#)

NR Status: Non-Contributing

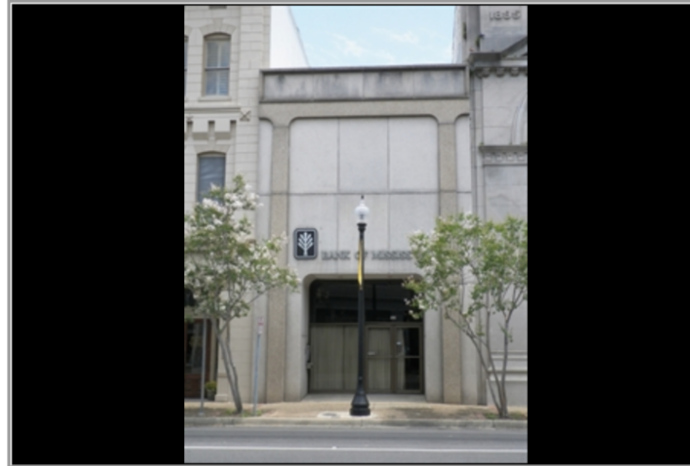
Element No.: 30

Context/Comments

Formerly element#55 in Hattiesburg Hub City Historic District.

10-12-2012

Russell Archer



1 of 1



Additional Photos



Historic Resources Inventory Fact Sheet

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Location Information

(for the National Bank of Commerce)

Name: National Bank of Commerce [First National Bank]

Address: 519 Main Street, North

City/County: Hattiesburg, Forrest County

Architectural Information

Construction Date: 1907

Architectural Style(s): Neoclassical

No. of Stories: 2

Registration Information

NR District Name: [Hub City \(Boundary Increase II\)](#)

NR Status: Non-Contributing

Element No.: 28

Context/Comments

Formerly element#54 in Hattiesburg Hub City Historic District.

10-12-2012

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1 of 1



Rehab Next Door - Carter Building



Rehab Next Door - Hawkins & Co. Bldg.





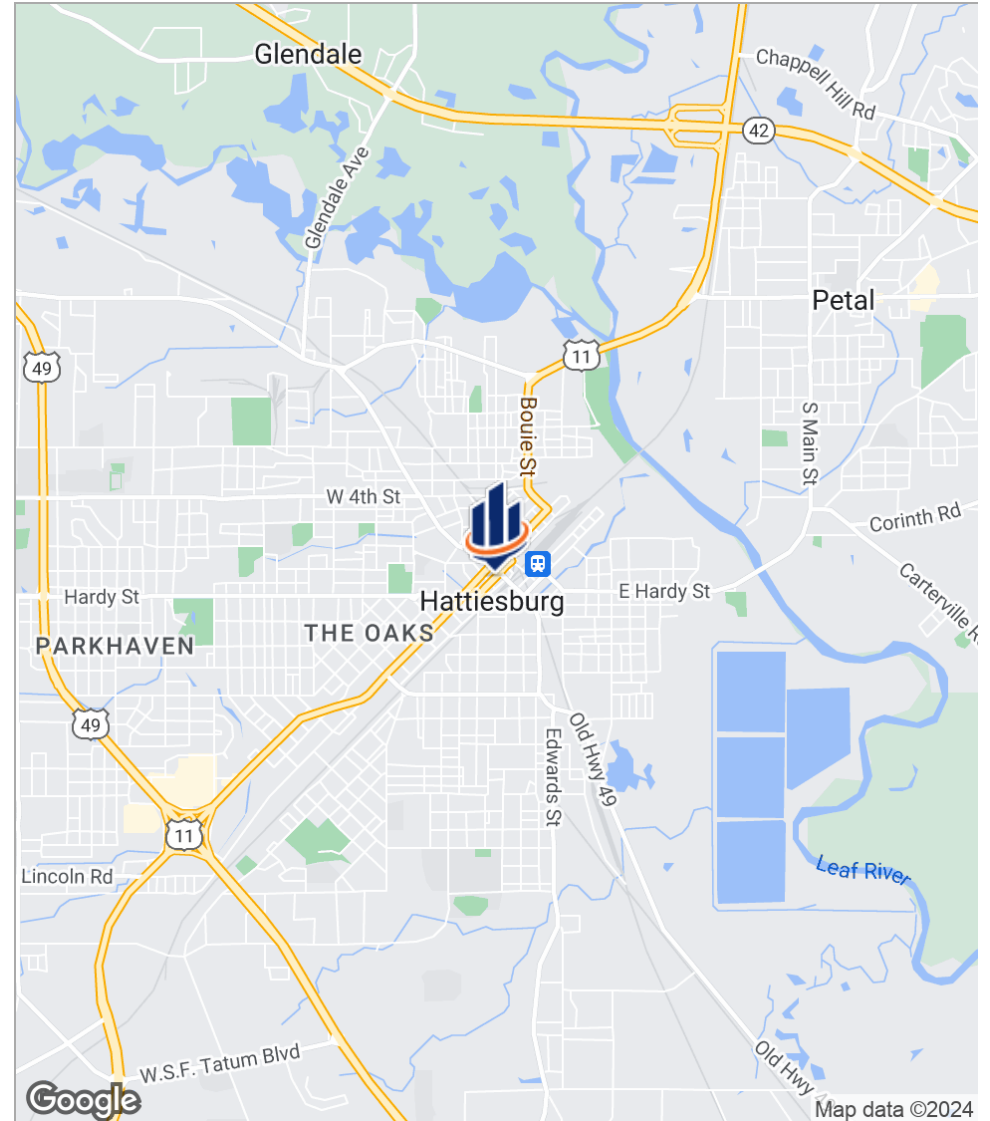
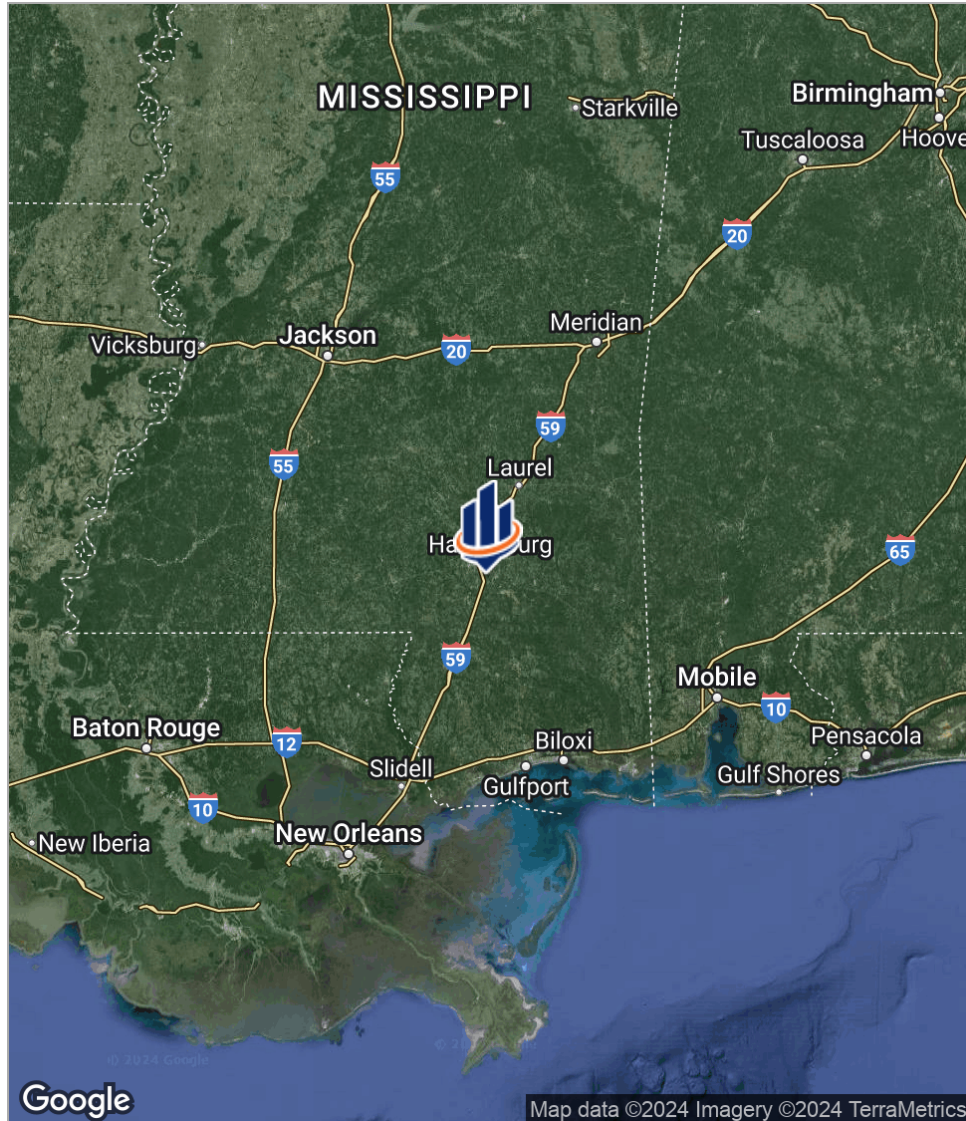
HATTIESBURG



LOCATION INFORMATION

523 Main Street
Hattiesburg, MS 39401

Location Maps



Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	5,497	31,401	59,982
Median age	31.4	29.9	30.7
Median age (male)	29.5	28.1	29.8
Median age (female)	32.7	31.3	31.5
Total households	2,088	12,052	23,287
Total persons per HH	2.6	2.6	2.6
Average HH income	\$35,043	\$37,564	\$44,451
Average house value	\$106,654	\$113,549	\$150,122

** Demographic data derived from 2020 ACS - US Census*



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