



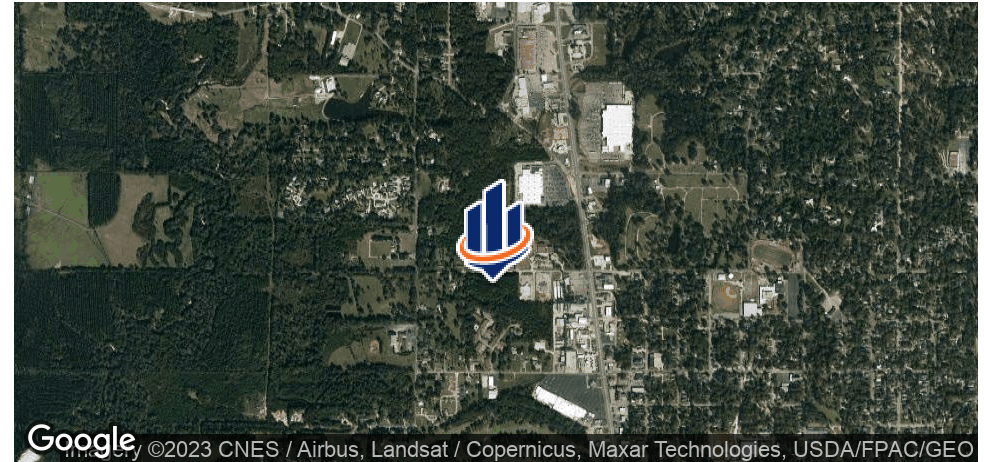
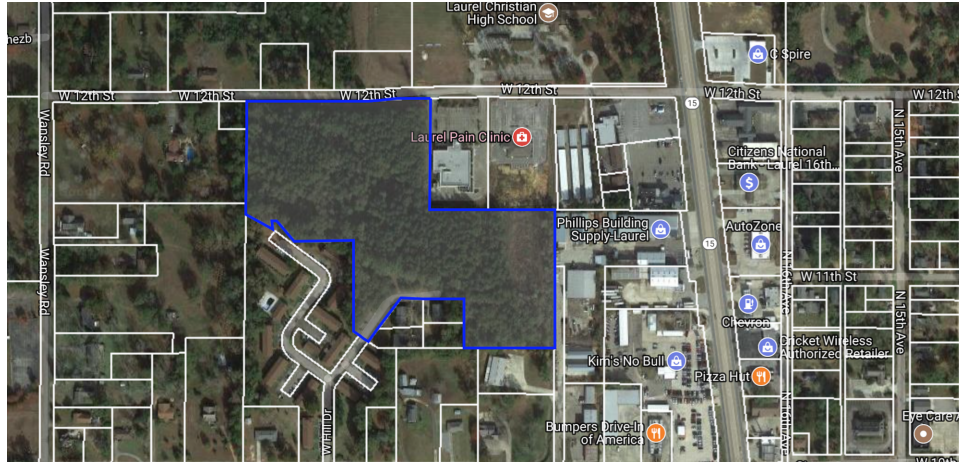
LAND FOR DEVELOPMENT/OPPORTUNITY ZONE

00 W 12TH ST
LAUREL, MS 39440

Chamberlan Carothers, CCIM, CPM
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Property Summary



OFFERING SUMMARY

| | |
|-------------------------------|------------|
| Sale Price: | \$325,000 |
| Lot Size: | 13.6 Acres |
| Zoning: | R-3 |
| Property Taxes 2019 | \$3,591.21 |
| Traffic Count: [Along Hwy 15] | 32,000 |
| Price /Acre: | \$23,897 |

PROPERTY OVERVIEW

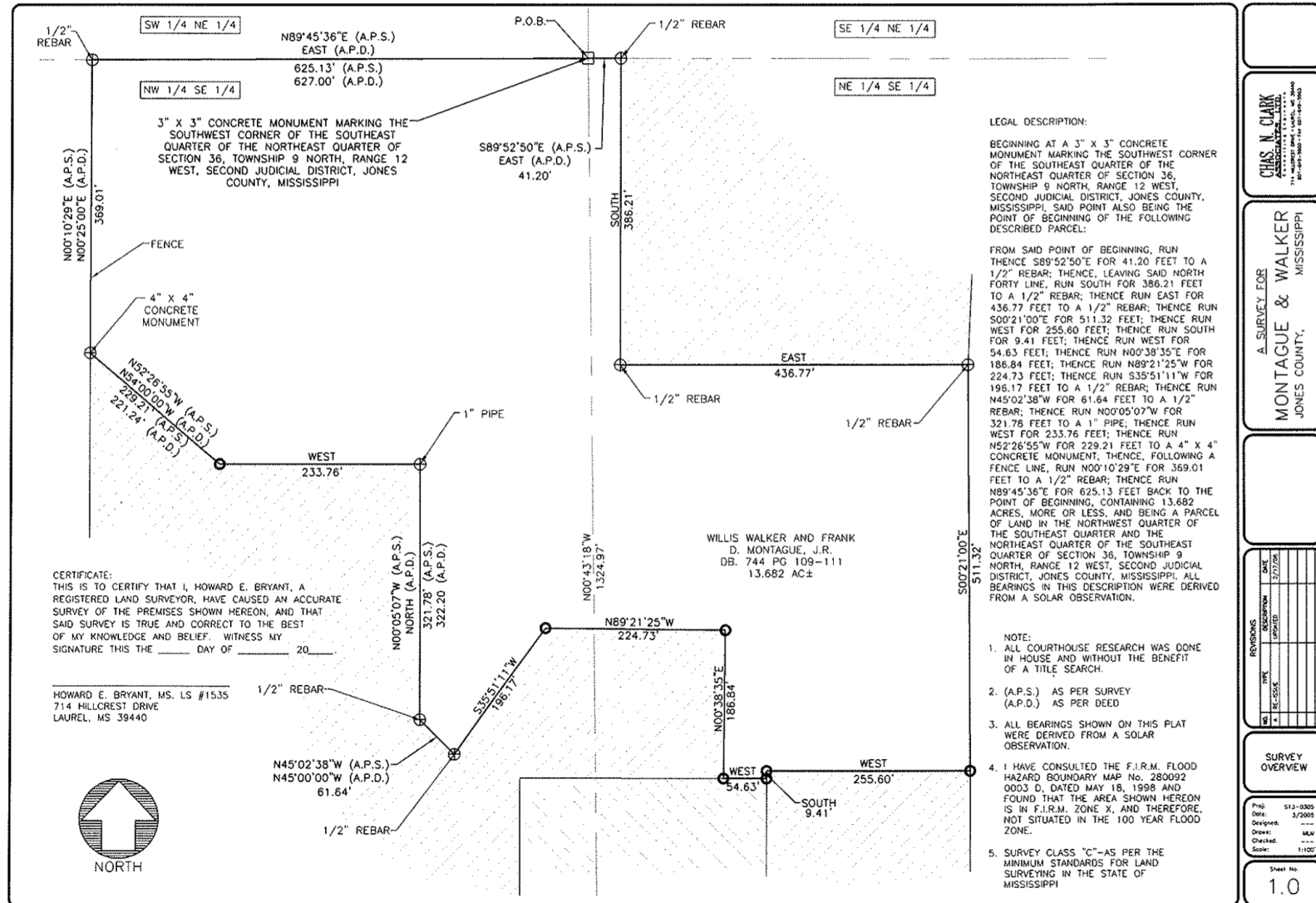
This 13.6 acre tract is prime for new development. There is approximately 625 frontage feet. Zoning: R-3. This site is located within a designated Opportunity Zone.

LOCATION OVERVIEW

Going North along Hwy 15 from I-59, turn left onto W 12th St. The property is on your left a few parcels behind Chick Fil A [SW corner of W 12 St and Hwy 15 N].

PROPERTY HIGHLIGHTS

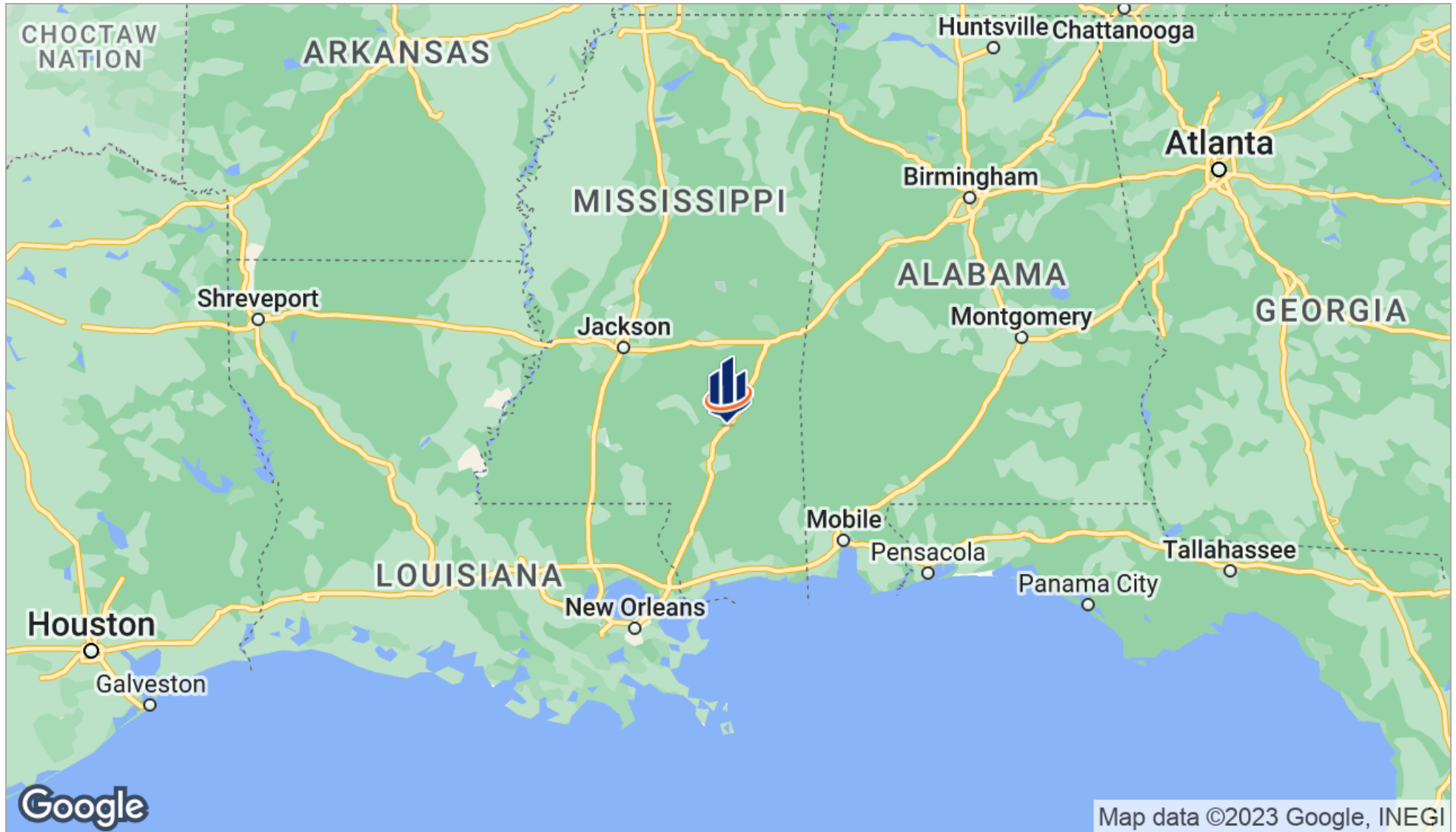
- Great development opportunity amongst an abundance of retail/medical
- 13.6 acres located in the Opportunity Zone
- Nearby traffic count is 32,000 (Hwy 15 N)



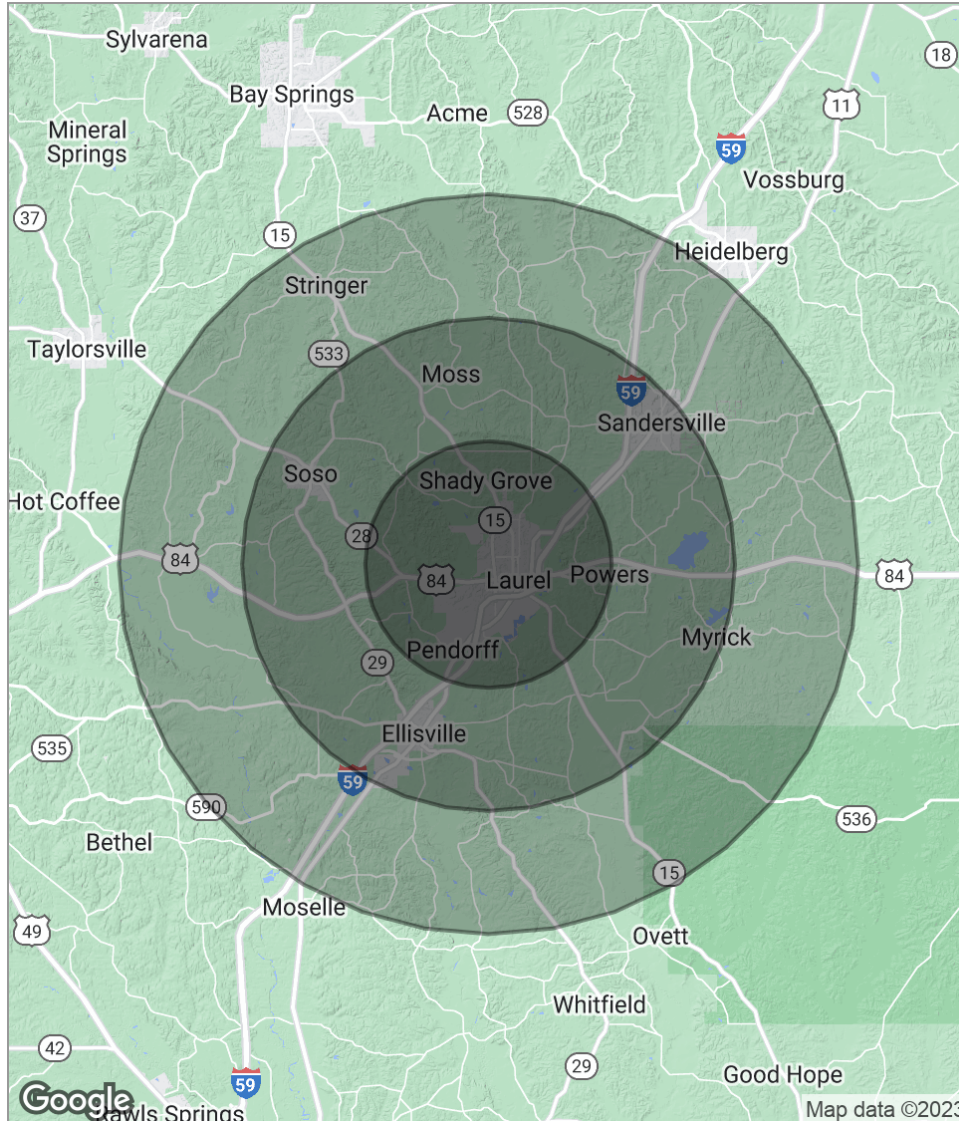
Opportunity Zone Map



Regional Map



Demographics



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|----------|----------|-----------|
| Total population | 30,766 | 52,518 | 72,536 |
| Median age | 34.7 | 35.5 | 36.4 |
| Median age [Male] | 32.4 | 33.7 | 34.7 |
| Median age [Female] | 38.2 | 38.0 | 38.5 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 11,866 | 19,617 | 27,262 |
| # of persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH income | \$48,109 | \$48,968 | \$48,910 |
| Average house value | \$86,765 | \$99,316 | \$101,561 |

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Chamberlan is a leading source for multifamily investments in the Gulf South markets. Chamberlan is focused on advising Southgate's clients throughout the investment cycle by sourcing investment opportunities, providing owners with real-time market information, and delivering invaluable, property-specific recommendations. Company, community, and investors are his priority, which allows him to be a trusted authority and advocate in the Real Estate Industry.

MEMBERSHIPS & AFFILIATIONS

CCIM
Institute of Real Estate Management
National Apartment Association
Mississippi Apartment Association
National Association of Realtors
MS Commercial Association of Realtors
The Area Development Partnership