

Opportunity Zone | Historic Building Rehab Opportunity



OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$495,000	Historic building rehab opportunity on Main Street in Downtown Hattiesburg, MS.
		PROPERTY HIGHLIGHTS
		• 511 N. Main (c. 1910): 2 stories with approximately 5,260 SF
Lot Size:	0.25 Acres	• 511 1/2 N. Main (c. 1910): 2 stories with approximately 5,483 SF
Year Built:	1903 - 1910	 519 N. Main (c. 1907) & 523 N. Main (c. 1903): These two buildings are currently listed as one, but could 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 fully furnished former bank branch consisting of 2 stories and a bank vault.
		Historic Tax Credit Opportunity
Building Size:	+/- 16,000 SF	Qualified Special Opportunity Zone
		Downtown Hattiesburg - Top Walk Scores in MS (walkscore.com)
		Downtown Hattiesburg - Top Bike Scores in MS [walkscore.com]
Zoning:	B-4	

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