



GREATER HATTIESBURG

COMMERCIAL REAL ESTATE

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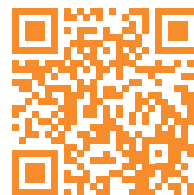
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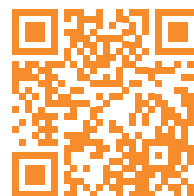
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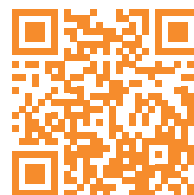
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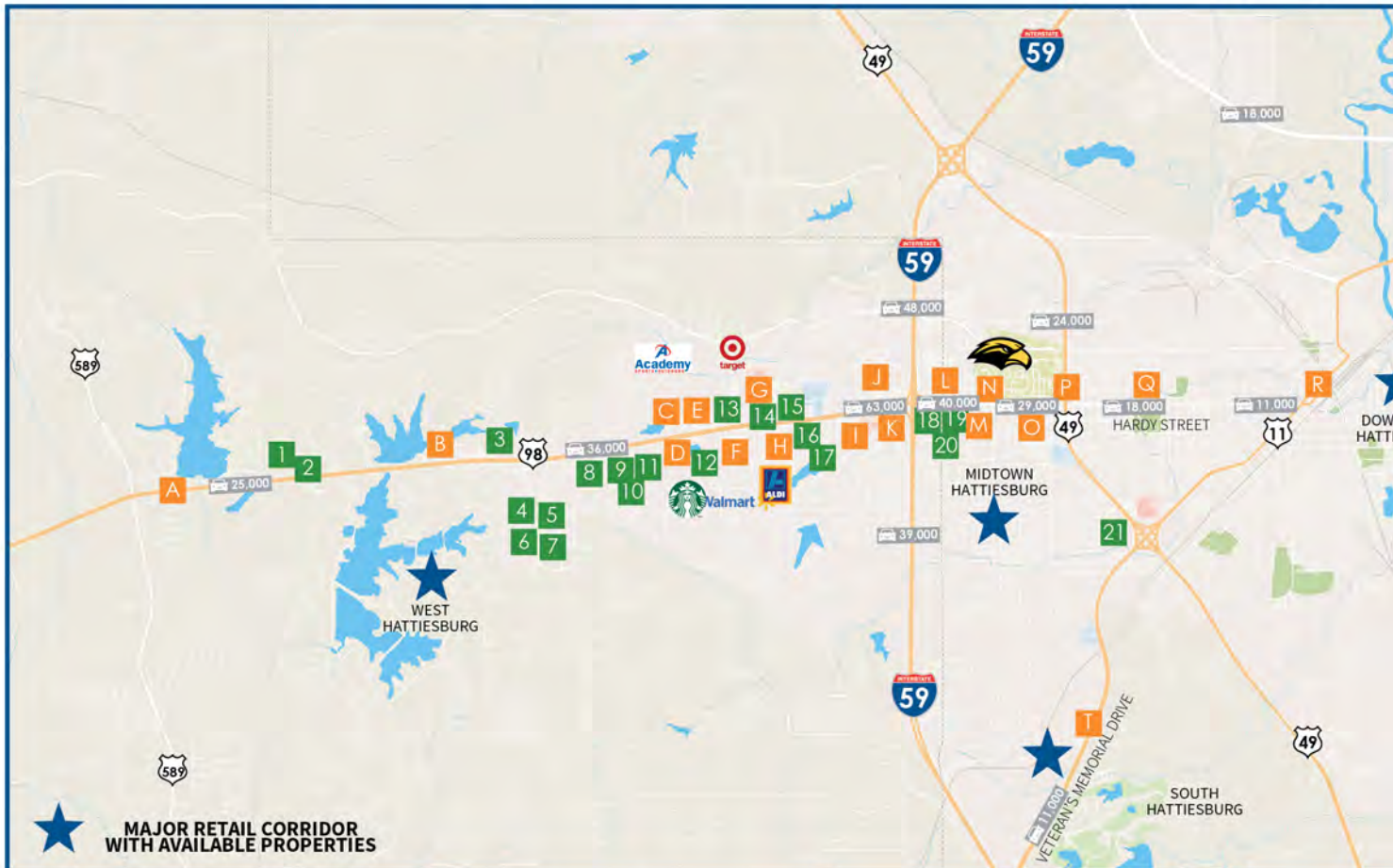


How can we help?

The Economic Development Division of the Area Development Partnership (ADP) offers a comprehensive project management service for retail development, catering to businesses ranging from small boutiques to large multinational corporations. This service covers all phases of development, including market analysis, marketing trends, comparative studies, real estate selection, construction service recommendations, and assistance with permitting needs. The team collaborates closely with commercial realtor's to identify suitable commercial buildings and greenfield sites. The division is particularly focused on promoting retail growth in Greater Hattiesburg, providing analysis of different areas, finding appropriate locations, and facilitating the start-up process to help businesses establish themselves in the marketplace efficiently and effectively.

RETAIL COMPETITION MAP

Greater Hattiesburg, MS



700,000 RESIDENTS
WITHIN 60-MILES



\$85,752 AVG
HOUSEHOLD INCOME



AVERAGE AGE IS 35
YEARS OLD



ALMOST 59%
IS C

A BELLEVUE



B MARKET @ WOODSTONE & NEWPOINTE



C RIDGE AT TURTLE CREEK



D LAKE FORGETFUL



E TURTLE CREEK CROSSING



F WALMART ANCHOR



G TURTLE CREEK M



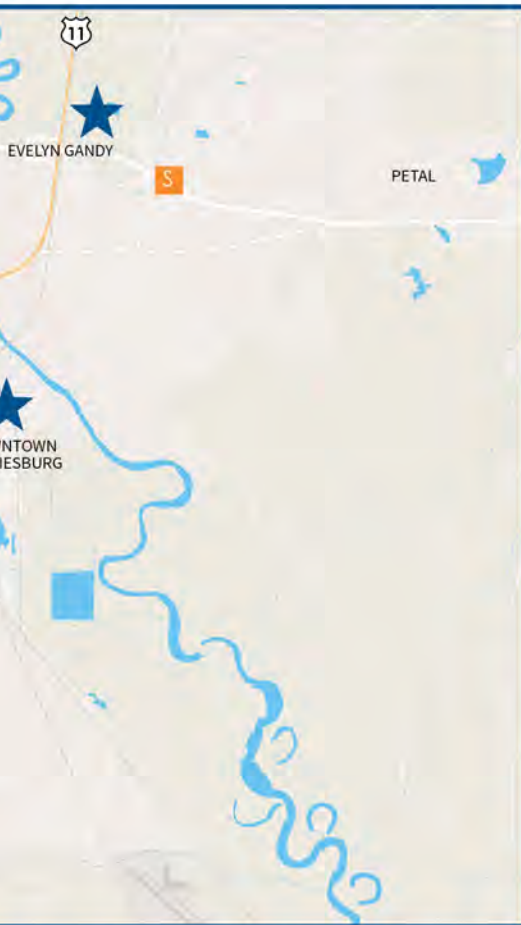
H TURTLE CREEK C



I BEST BUY ANCH



Retail Competition Map Spring 2025 | Area Development Partnership



100% OF THE CITY OF HATTIESBURG'S POPULATION
COMPRISED OF MILLENNIALS AND GEN Z

ALL

Dillard's
Victoria's Secret

CORNER

POPEYES
Krispy Kreme

OR

Panera
BIG LOTS
sterfield's

J WESTOVER



K WESTWOOD SQUARE



L DOLEAC DRIVE



M MIDTOWN MARKET



N HARDY



O MIDTOWN HATTIESBURG



P HIGHWAY 49



Q THE AVENUES



R DOWNTOWN



S PETAL



T VETERAN'S



1 CVS

2 HANCOCK WHITNEY

3 MERCURY

4 CHIPLEY DONUTS

5 CORNER MARKET

6 MOVIE STAR RESTAURANT

7 TOPHER'S

8 GILFILLIAN PARTY

9 PARRIS

10 STARBUCKS

11 GOLDEN CHICKEN

12 CAVENDER'S

13 XB

14 OFFICE DEPOT

15 DICK'S

16 MCALISTER'S

17 NEWK'S

18 WING WINGS

19 UPDOWN

20 THE HOLE

21 WALMART

**GREATER HATTIESBURG
BOASTS OVER \$2.17B
IN RETAIL SALES
ANNUALLY.**

OVERVIEW

Greater Hattiesburg boasts a dynamic demographic profile and a thriving retail market, making it an ideal location for business investment. This hub of South Mississippi covers Forrest, Lamar, Perry, and Covington Counties within the Hattiesburg Metropolitan Statistical Area, serving a diverse population of over 700,000 residents within 60-miles. Known as the “Hub City,” Hattiesburg’s strategic position at the crossroads of Jackson, MS, Gulfport/Biloxi, MS, New Orleans, LA, and Mobile, AL, combines the accessibility of major metropolitan areas with the allure of small-town hospitality. This unique blend not only enhances the quality of life but also presents lucrative opportunities for retail businesses looking to capitalize on a robust and accessible market.



WEST HATTIESBURG

West Hattiesburg, often referred to as the Highway 98 Retail Corridor, is a vibrant retail hub in South Mississippi. This area is home to the Turtle Creek Mall and major retailers like Old Navy, Target, and Kohl’s, providing a blend of national chains and local favorites. The local dining scene is enhanced by establishments such as Keg and Barrel West, Bird House Cafe, and Half Shell Oyster House, adding a unique local flavor to the shopping experience. West Hattiesburg’s strategic location along key transportation routes, combined with its diverse retail and dining options, makes it an attractive destination for both shoppers and businesses seeking growth and visibility in a bustling commercial setting.

MIDTOWN HATTIESBURG

Midtown Hattiesburg is a bustling hub of culinary and commercial activity, boasting attractions such as The District at Midtown. This area is home to popular dining spots including Pyro’s Pizza, Fuzzy’s Taco, and Chicken Salad Chick, making it a magnet for food enthusiasts. The area is also notable for hosting the state’s only Hotel Indigo, where visitors can relax at the Brass Hat bar. Adding to its culinary fame, Midtown features eight of celebrity chef Robert St. John’s restaurants, such as the Italian-inspired Tabella, the Cajun-flavored Crescent City Grill, and the Mahogany Bar, well known for great beer, great whiskey and great eats. Midtown Hattiesburg serves as a prime location for both developers and retailers looking for a lively, growing area setting in the heart of the city.





DOWNTOWN HATTIESBURG

Downtown Hattiesburg stands out as a vibrant hub of history, culture, and commerce, offering a unique blend of creative energy and architectural beauty. This district is renowned for its authentic vibe, where history is woven seamlessly with modernity. Visitors and locals alike can enjoy live music, pop-up art exhibits, and a variety of eateries that capture the essence of the area's rich culinary traditions. The streets of Downtown Hattiesburg are alive with activity, where historic buildings house a mix of old and new businesses, creating a dynamic environment for shopping and entertainment. This area thrives on its artistic offerings and the community that supports it, making Downtown Hattiesburg a truly distinctive place to visit and invest in.

CITY OF PETAL / EVELYN GANDY

Petal, Mississippi, affectionately known as “The Friendly City,” offers a charming blend of small-town warmth and suburban convenience. Situated just across the Leaf River from Hattiesburg, Petal is known for its high-quality schools, family-friendly atmosphere, and a thriving local economy. The city's main thoroughfares are lined with a mix of local shops, restaurants, and service-based businesses that cater to the needs of its residents and visitors. Petal's community-oriented approach is evident in its regular town events, recreational facilities, and well-maintained parks, making it an ideal location for families and businesses looking for a supportive and active environment.



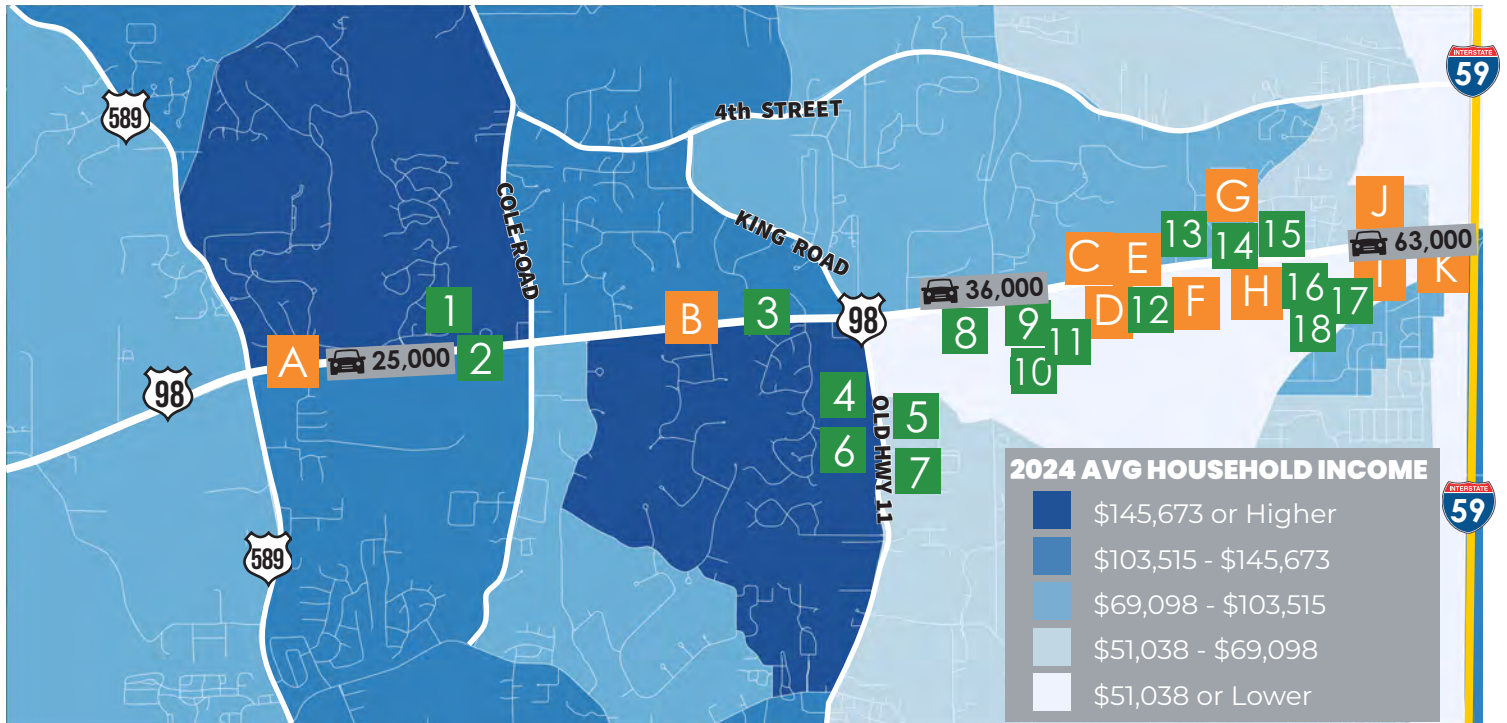
VETERAN'S MEMORIAL DRIVE

Veteran's Memorial Drive in Hattiesburg is a key locale, notable for its robust healthcare sector with top medical facilities that attract a steady flow of professionals and patients alike. For retailers, the area offers substantial traffic and consumer engagement opportunities, particularly due to nearby amenities like the Tatum Sports Complex and the YMCA, which host frequent regional soccer tournaments and community health programs. Additionally, Timberton Golf Course enhances the area's appeal by drawing golf enthusiasts for regular tournaments. This blend of healthcare, sports, and recreation creates a vibrant environment ripe for retail opportunities, making Veteran's Memorial Drive an ideal spot for businesses looking to capitalize on a diverse and active market.



WEST HATTIESBURG

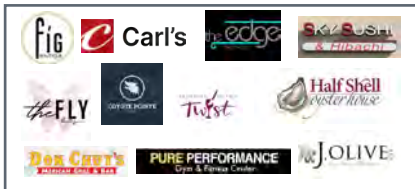
RETAIL COMPETITION



A BELLEVUE



B MARKET @ WOODSTONE & NEWPOINTE



C RIDGE AT TURTLE CREEK



D LAKE FORGETFUL



E TURTLE CREEK CROSSING



F WALMART ANCHOR



G TURTLE CREEK MALL



H TURTLE CREEK CORNER



I BEST BUY ANCHOR



J WESTOVER



K WESTWOOD SQUARE



1 CVS

4 SHIPLEY DO-NUTS

7 TOPHER'S

10 STARBUCKS

13 K&B

16 MCALISTER'S DELI

2 HANCOCK WHITNEY

5 CORNER MARKET

8 ULTIMATE PARTY

11 GOLDEN FISH

14 OFFICE DEPOT

17 RED LOBSTER

3 MERCURY

6 MOVIE STAR RESTAURANT

9 PARRIS

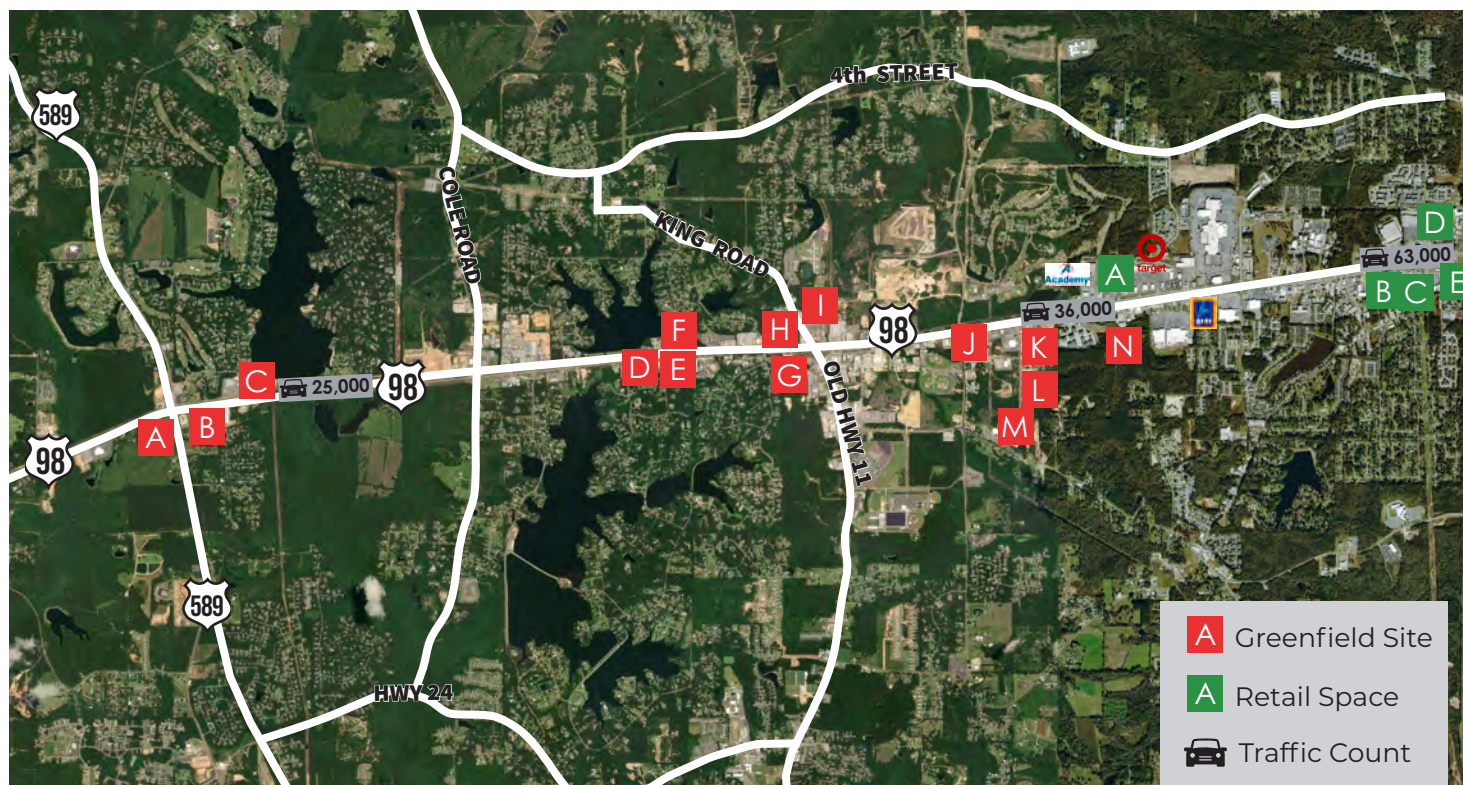
12 CAVENDER'S

15 DICK'S

18 Newk's

WEST HATTIESBURG

AVAILABLE PROPERTIES



42,000

AVG DAILY TRAFFIC COUNT



700,000

RESIDENTS WITHIN
60-MILES



\$73.7M

SPENT ANNUALLY ON
DINING OUT WITHIN
5-MILES



\$72.7M

SPENT ANNUALLY ON
RECREATION & ENTERTAINMENT
WITHIN 5-MILES



24,000

HOUSEHOLDS WITHIN
5-MILES

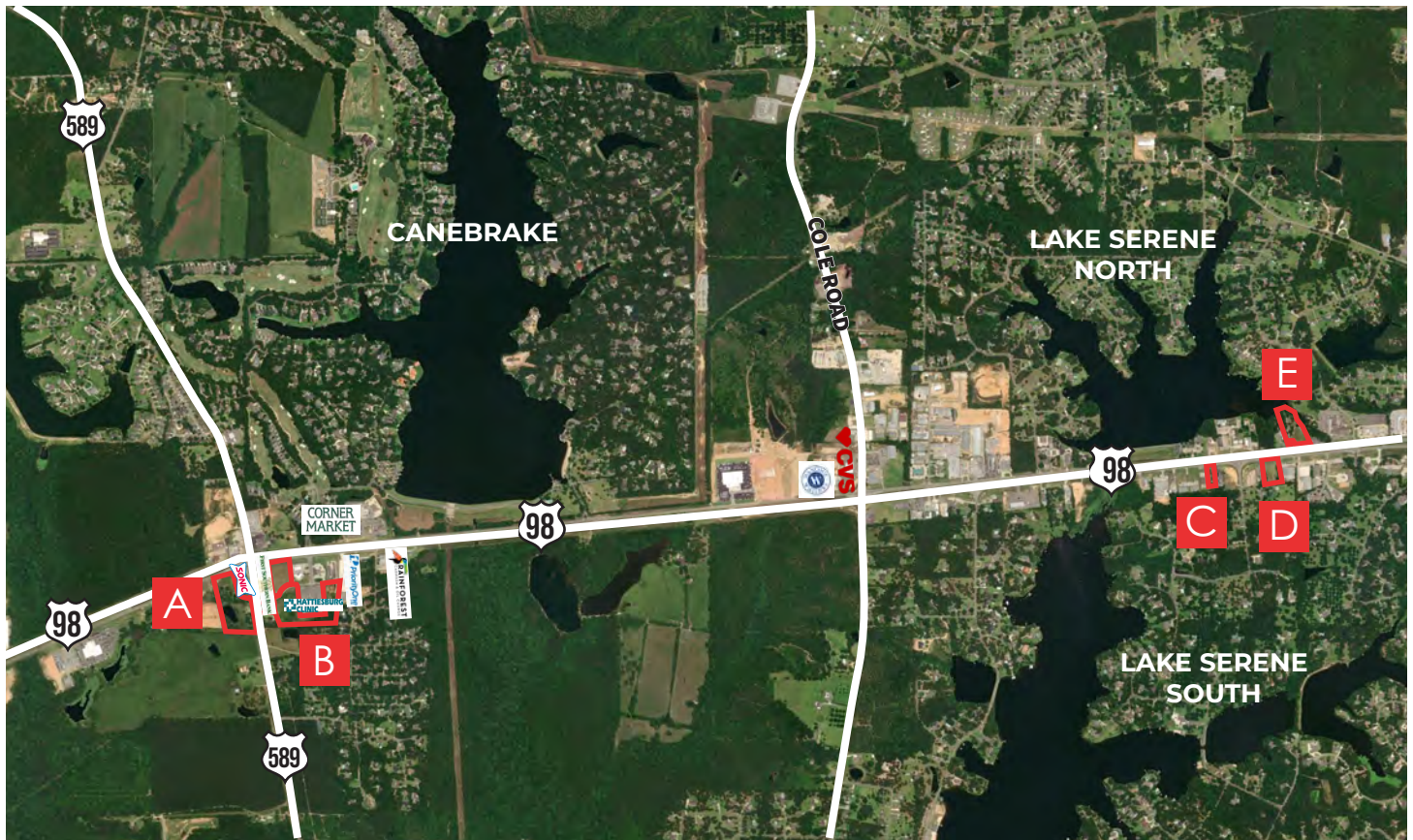


\$86,306

AVG HOUSEHOLD
INCOME WITHIN
5-MILES

WEST HATTIESBURG

RETAIL PROPERTIES



PROPERTY A

4.2 ACRES



Corner Property at Highway 98 / 589

- 4.2 acres
- Ideally located at major intersection
- Top Brand QSR under construction at intersection property

Cook Commercial Property

- Contact: Joseph Tubb
- Office: 601.336.3660
- Cell: 601.606.1900
- Email: josephubb3@gmail.com

PROPERTY B

2.15-3.5 ACRES



Turning Point at Highway 98

- Ideally located at major intersection
- 2.15 acres fronting Highway 98, 3.5 acres to the west of Hattiesburg Clinic & 2.4 acres to the east of Hattiesburg Clinic
- Protective retail corridor codes in place
- For sale or build to suit

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY C

.65 ACRES



Prime Location Near Lake Serene

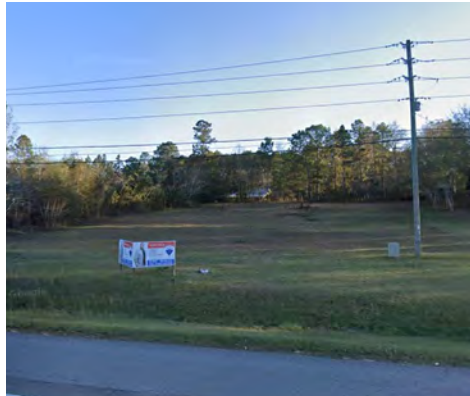
- 0.65 acres
- For Sale: \$375,000
- Surrounded by medical offices, retail shops, law firms and additional commercial.

KW Elite Keller Williams Realty

- Contact: Charles M. Dawe
- Office: 601.819.0399
- Cell: 601.819.0446
- Email: charlesmdawe@gmail.com

PROPERTY D

1.3 ACRES



Highway 98 at Serene Blvd

- 1.3 acres
- Located in front of high-end Hattiesburg neighborhood
- Adjacent to medical offices and additional retail

RE/MAX

- Contact: Amlan Mitra
- Cell: 601.467.9515
- Email: amlan@mitraproperties.com

PROPERTY E

3 ACRES



Double Frontage

- 3 acres
- Includes Lake Serene waterfront & Highway 98 frontage
- For Sale: \$1.4M
- Owner financing considered

Colonial Realty

- Contact: Brian McPhail
- Office: 601.264.3942
- Cell: 601.818.5422
- Email: bkmcphail@aol.com

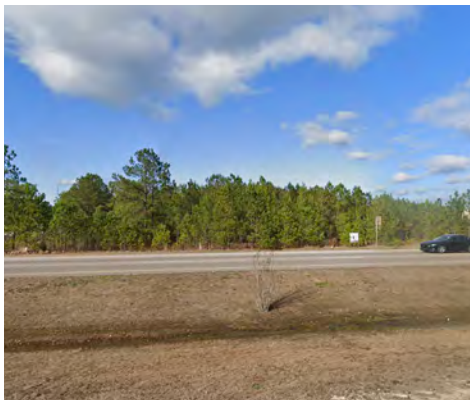
WEST HATTIESBURG

RETAIL PROPERTIES



PROPERTY F

4.7 ACRES



Highway 98 at King Road

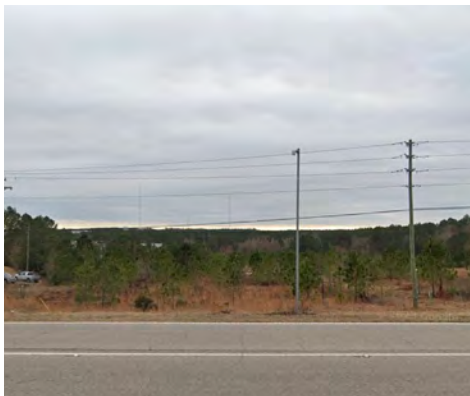
- 4.7 acres +/-
- Frontage on Highway 98
- Access easement to King Road
- Near traffic signal
- Daily traffic count of 32,000

Dennis Pierce, Inc.

- Contact: Robbie Griffin
- Office: 601.264.6800
- Email: robbie@dennispierce.com

PROPERTY G

23 ACRES



Highway 98 at Old Highway 11

- 23.1 acres +/- total, will divide
- Price negotiable
- 16th section land
- Highway 98 frontage
- Access from Highway 98 and Old Highway 11

Private Owner

- Contact: Katherine Driskell
- Office: 601.261.9236
- Cell: 601.818.5166
- Email: Kdriskell@havardpest.com

PROPERTY H**3 ACRES****King Road**

- 3 acres
- Fronting King Road near intersection of Highway 98
- Located nearby carwash, medical offices and car dealership.

London & Stetelman

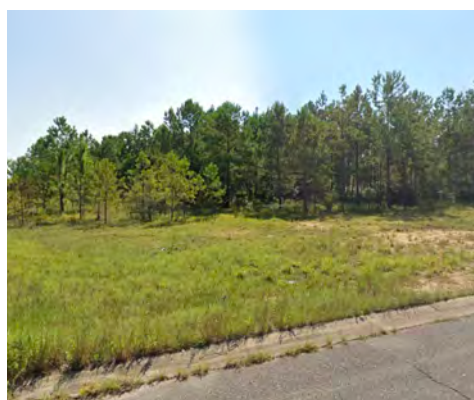
- Contact: Zeke Powell
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: zeke@londonandstetelman.com

PROPERTY I**3.86 ACRES****Lamar Count Sportsplex Outparcel**

- 3.86 acres fronting Highway 98
- Located in front of Optimist Park and Lamar County SportsPlex (under construction)
- Adjacent to Ultimate Party store and First Bank
- For Sale: \$709,585 per acre | subdivision possible

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY J**2 ACRES****Center Retail Parcel**

- 2 acres +/- total
- Located less than 400 ft from Highway 98

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY K**1.2 - 13.7 ACRES****Hattiesburg Marketplace**

- 1.24-13.71 acres
- Golden Chick, Starbucks, Tractor Supply, and Miskelly Furniture (70,000 sft) retail anchor coming soon!
- Ideally located at the intersection of Highway 98 and Lamar Blvd
- Adjacent to 300+ unit upscale apartment community & additional retailers

White Spinner Realty

- Contact: Leigh Dale Younce
- Phone: 251.680.9809
- Email: leighdale@white-spinnerrealty.com

WEST HATTIESBURG

RETAIL PROPERTIES



PROPERTY L

3-15 ACRES



Lamar Blvd North

- West Property: 3 acres
- East Property 15.98 acres
- Located north of Regions Mortgage Operations facility
- For Sale: \$348,480 / acre

Dennis Pierce, Inc.

- Contact: Robbie Griffin
- Office: 601.264.6800
- Email: robbie@dennispierce.com

PROPERTY M

4.7 ACRES



Lamar Blvd South

- West Property: 22 acres +/- total
- East Property has been subdivided into Parcel A - 2.57 acres, Parcel B - 1.13 acres & Parcel C - 3.33 acres.
- Located near Region's Bank mortgage operations facility
- For sale West: \$4,439,853
- For sale East: Parcel A - \$440,000, Parcel B - \$330,000 & Parcel C - \$428,960

South & Company Properties

- Contact: Mike Mitchell
- Office: 601.550.3359
- Cell: 601.818.4004
- Email: mike@southandcompanyproperties.com



Large Parcel Behind Major Retail

- 14 acres
- Located between upscale 300 unit apartment complex and Sam's Club / WalMart
- For Sale: \$2,450,000

RE/MAX

- Contact: Becky English
- Phone: 601.606.1791
- Email: benglish1010@gmail.com

WEST HATTIESBURG

RETAIL SPACES

RETAIL SPACE A

1,600 - 18,000 sf



Turtle Creek Crossing

- 1,611 to 17,973 sq. ft.. space available
- Located in major retail center with Target, Academy's, Kohls, Old Navy and other top name retailers

Stirling Properties

- Contact: Rhonda Sharkawy
- Office: 504.620.8145
- Email: rsharkawy@stirlingprop.com



AVAILABLE SPACES

RETAIL SPACE A

1,200 - 8,000 sf



WEST HATTIESBURG

RETAIL SPACES



PROPERTY B

7,205 SF



Former Restaurant Space

- Former O' Charley's located in established anchored center
- Other tenants included Best Buy, Big Lots, Panera Bread, Cyclebar and PetCo
- Located at a signalized, hard corner intersection of Hardy Street and Westover Drive

SRS Realty

- Contact: Patrick Nutt
- Office 954.302.7365:
- Cell: 703.434.2599
- Email: patrick.nutt@srsre.com

PROPERTY C

35,644 SF



Oak Grove Shopping Center

- Former Big Lots located in established anchored center
- Other tenants included Best Buy, Big Lots, Panera Bread, and PetCo
- Located at a signalized, hard corner intersection of Hardy Street and Westover Drive

SVN | Southgate Realty

- Contact: Chamberlan Carothers
- Office 601.264.4622 x 205
- Email: ccarothers@svn.com

PROPERTY D

60,743 SF



Westover Shopping Center

- 23,274 greenfield ground lease site
- 60,743 sf retail space anchored by Miskelly Furniture, Jo-Ann Fabrics, Crunch Fitness, Olive Garden, Longhorn and Microtel

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY E

1,500 SF



Westwood Square

- 1,500 sf
- Located at I5-9 and Hardy Street at a signalized intersection
- Other tenants include Walk-On's, Winn Dixie, Michaels & Harbor Freight.

Herrington Realty Group

- Contact: Tim Herrington
- Phone: 251.510.277
- Email: tim@herringtonrealty.net

MIDTOWN HATTIESBURG

AT A GLANCE

Midtown Hattiesburg



13,000 STUDENTS

HARDY STREET



Jones

OVER 7,500 EMPLOYEES!



THE AVENUES



130,000+

VISITORS PER MONTH TO NEARBY MEDICAL FACILITIES



71,390

POPULATION WITHIN 5 MILES (ESRI 2023)

14,000

COLLEGE STUDENTS WITHIN WALKING DISTANCE



REGIONAL

HUB

FOR HEALTHCARE AND EDUCATION

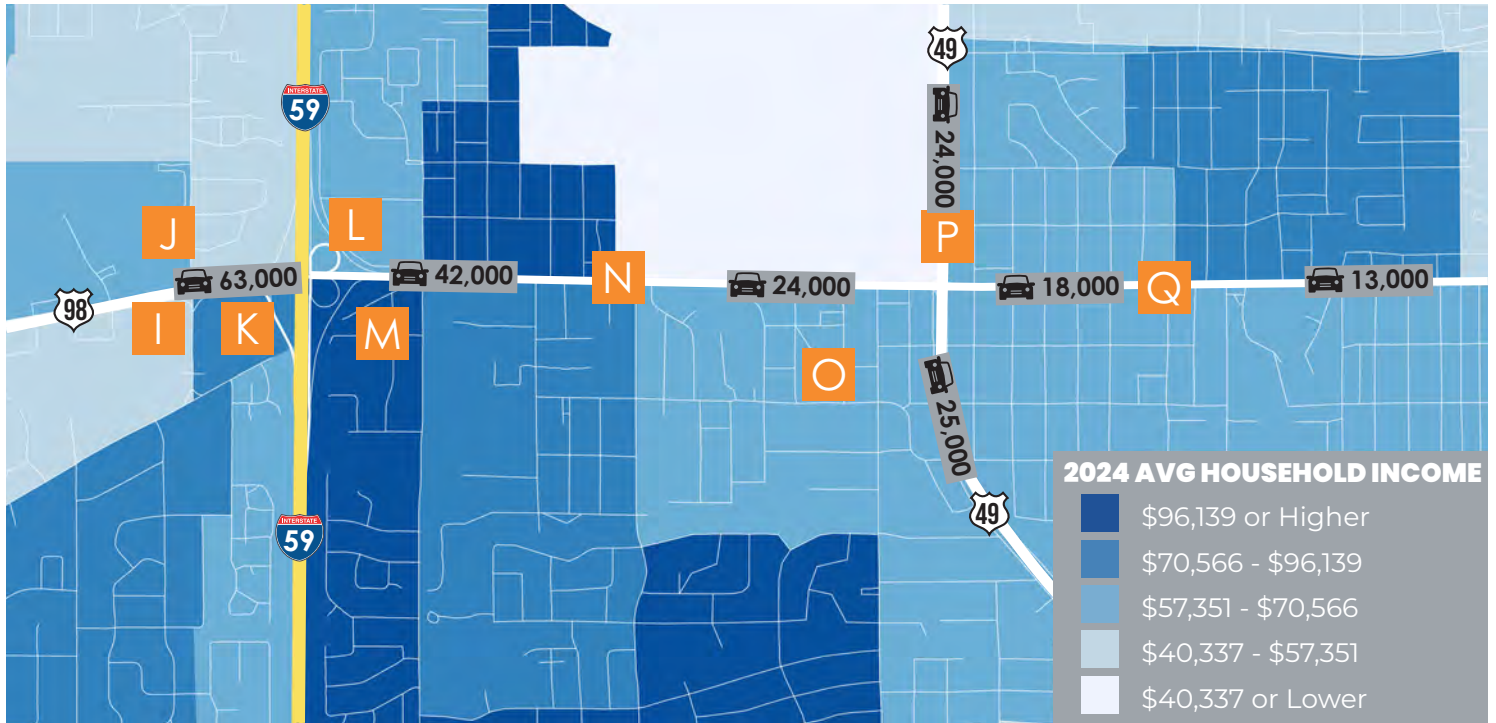
OVER

7,500

EMPLOYEES WITHIN ~5 BLOCKS

MIDTOWN HATTIESBURG

RETAIL COMPETITION



Midtown Hattiesburg

I BEST BUY ANCHOR



L DOLEAC DRIVE



O MIDTOWN HATTIESBURG



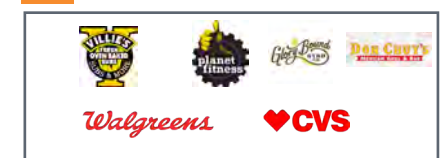
J WESTOVER



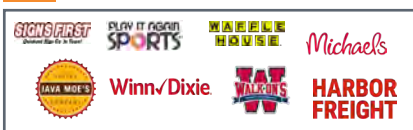
M MIDTOWN MARKET



P HIGHWAY 49



K WESTWOOD SQUARE



N HARDY



Q THE AVENUES





RETAILERS AND RESTAURANTS:





Midtown Hattiesburg

Jones Capital is building a brand new Class A headquarters in the heart of Midtown with an investment of \$50M which will house over 300 employees.



PRIME DEVELOPMENT MIDTOWN HATTIESBURG



- Located directly across from The University of Southern Mississippi
- Fronting major roadways including Hardy Street and U.S. Hwy 49
- Owned by Forrest General Hospital
- Near additional retail, restaurants, Hotel Indigo & medical offices

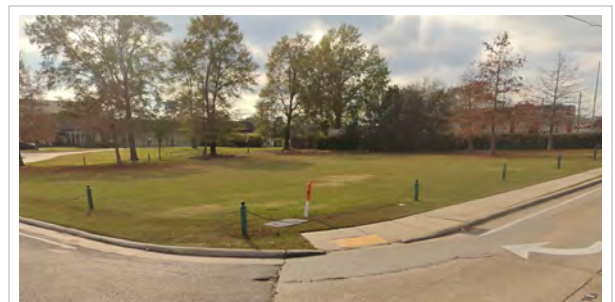
Property A

- 0.51 acres +/-
- Can be combined with neighboring parcels
- Former drive through Checkers fast food



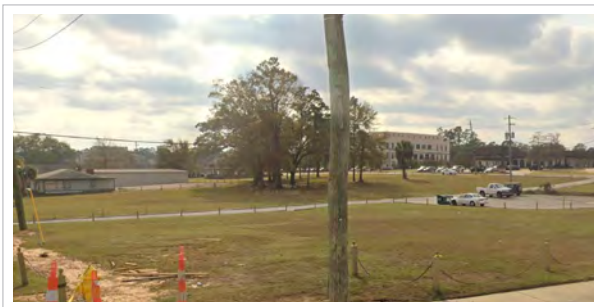
Property B

- 0.57 acres +/-
- Can be combined with neighboring parcel
- Corner of Hardy Street and S. 28th Ave



Property C

- 3.24 acres +/-
- Can be subdivided
- Multiple access points



Property D

- 0.21 acres +/-
- Located across from Verizon Wireless



Property E

- .51 acres +/-
- Located off 27th Ave and can be combined with adjacent property



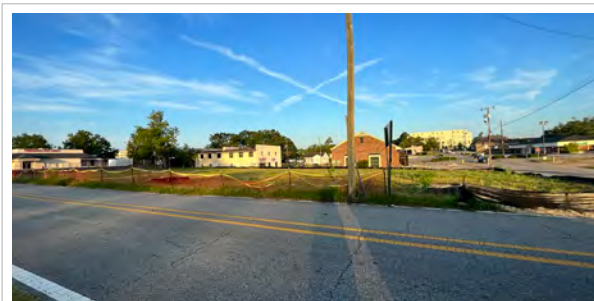
Property F

- 1.21 acres +/-
- Former Shoney's
- Fronting service road facing U.S. Hwy 49



Property G

- 2.1 acres +/-
- Great redevelopment opportunity
- Recently cleared a portion of site
- Fronting service road facing U.S. Hwy 49



Forrest General Hospital

- Contact: Jeff Cook, VP & General Counsel
- Office: 601.288.4453
- Email: jwcook@forrestgeneral.com



MIDTOWN HATTIESBURG

RETAIL PROPERTIES



PROPERTY H

1.1 ACRES



Midtown Market Adjacent Site

- 1.1 acres
- Located next to Midtown Market and in the middle of other retail and restaurants

Dennis Pierce, Inc.

- Contact: Robbie Griffin
- Office: 601.264.6800
- Email: robbie@dennispierce.com

PROPERTY I

6,254 SF



District at Midtown

- 6,254 SF
- Former Taziki's space
- Located in the District at Midtown directly across from the University of Southern Mississippi
- Easy Access from I-59 and US Highway 49

Gulf States Commercial Properties

- Contact: Greg Brett
- Phone: 601.297.1780
- Email: greg@gulfscp.com

PROPERTY J

2,200 SF



District at Midtown

- Building Size: 2,200
- Formerly The Yard Milkshake Bar
- Located in the District at Midtown directly across from the University of Southern Mississippi

Gulf States Commercial Properties

- Contact: Greg Brett
- Phone: 601.297.1780
- Email: greg@gulfscp.com

PROPERTY K

1,400 SF



Hardy Street Strip Center

- Building Size: 1,485SF
- Can be subdivided
- Located directly across from the entrance of The University of Southern Mississippi

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY L

600 SF



Former Bank Building

- Building Size: 600 SF
- Free- Standing Building
- Lease Rate: \$3,000

London & Stetelman

- Contact: Lou Mapp
- Phone: 601.520.2400
- Email: lou@londonandstetelman.com

PROPERTY M

.43 ACRES



Greenfield Site in Midtown

- 0.43 acres
- Located in close proximity to medical offices and additional retail

London & Stetelman

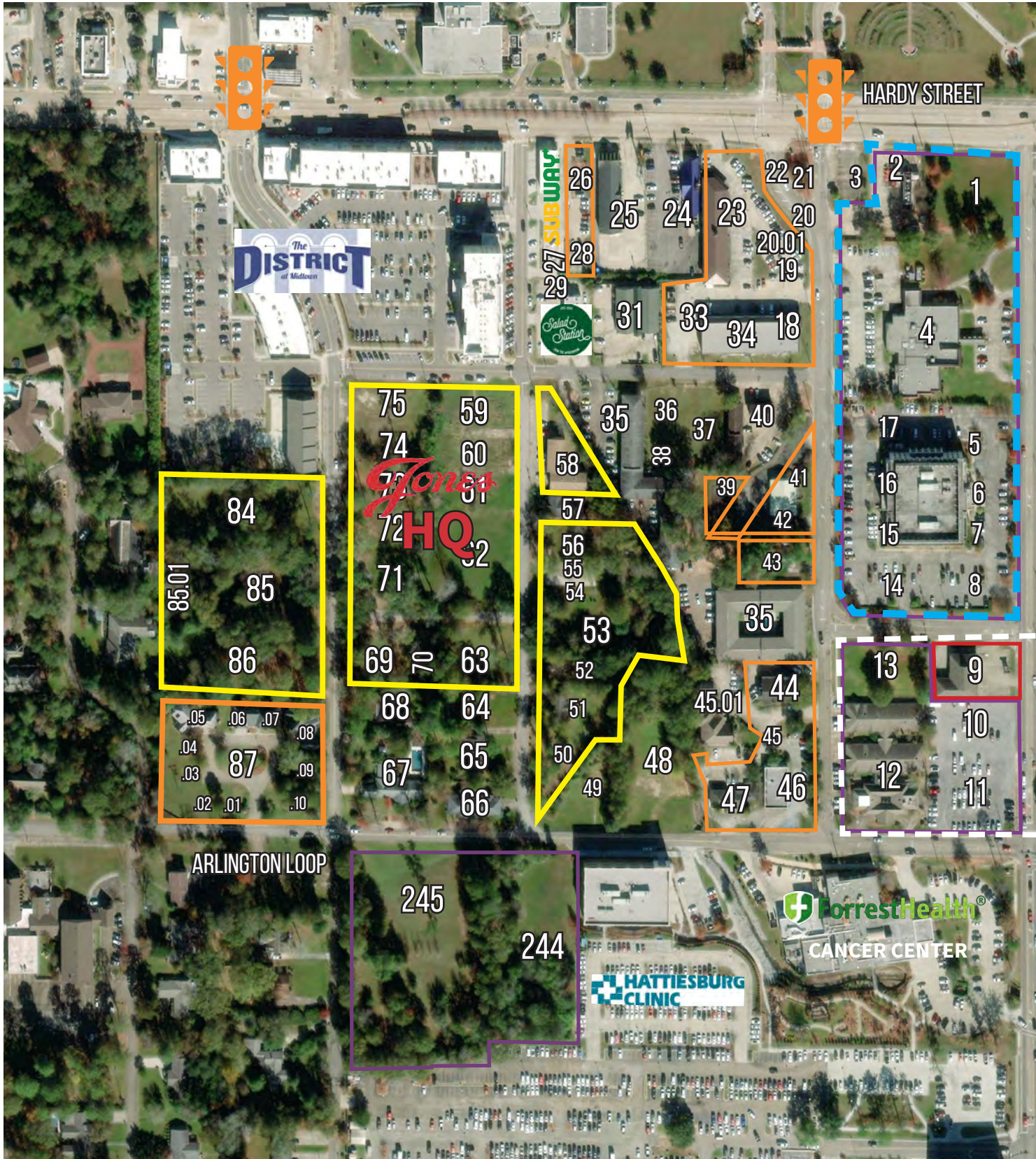
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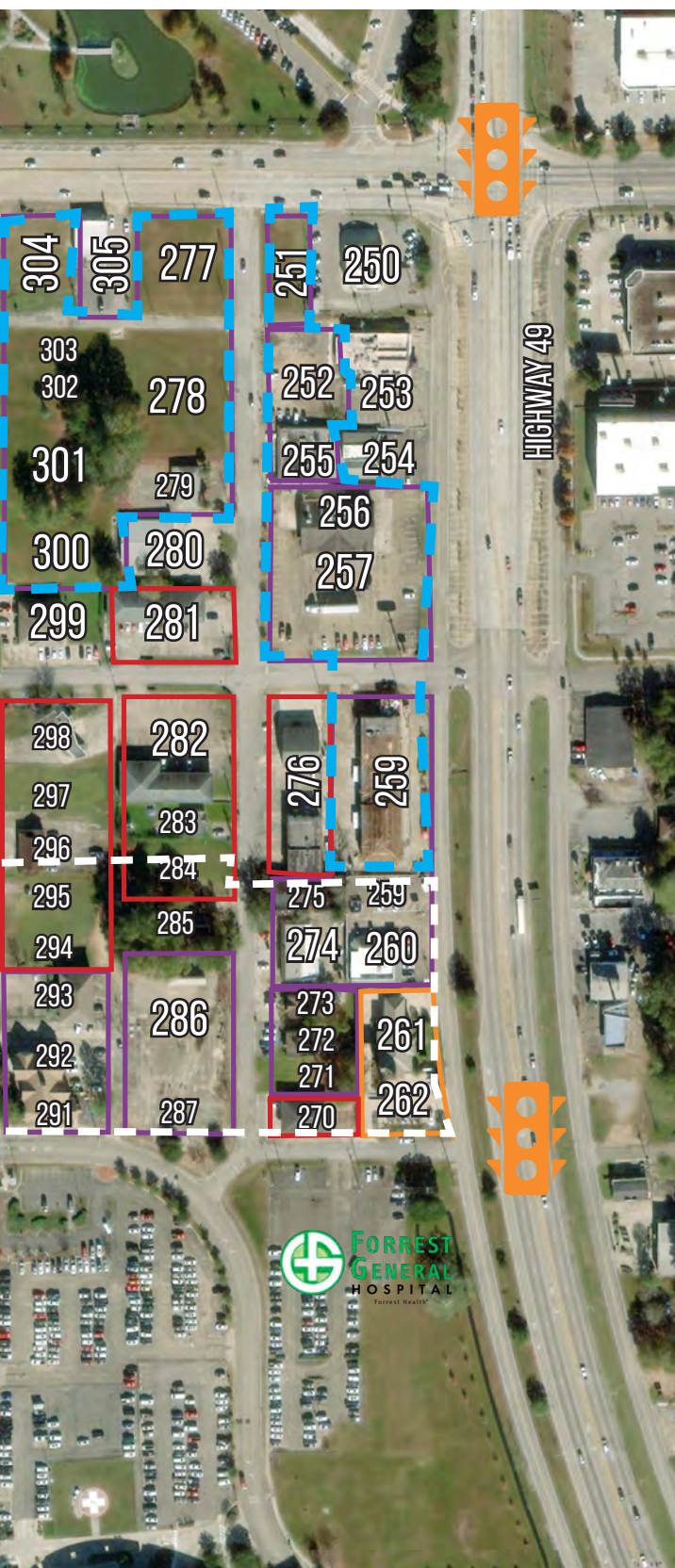
MIDTOWN HATTIESBURG

Ownership Map

31st Ave to Highway 49

Hardy Street to Arlington Loop





KEY OWNERS

BAKER

FORREST GENERAL

JONES COMPANIES

— — — — — LARGE CONTINUOUS TRACTS
FOR POTENTIAL DEVELOPER

— — — — — RESERVED FOR FGH
EXPANSIONS

SAME OWNER

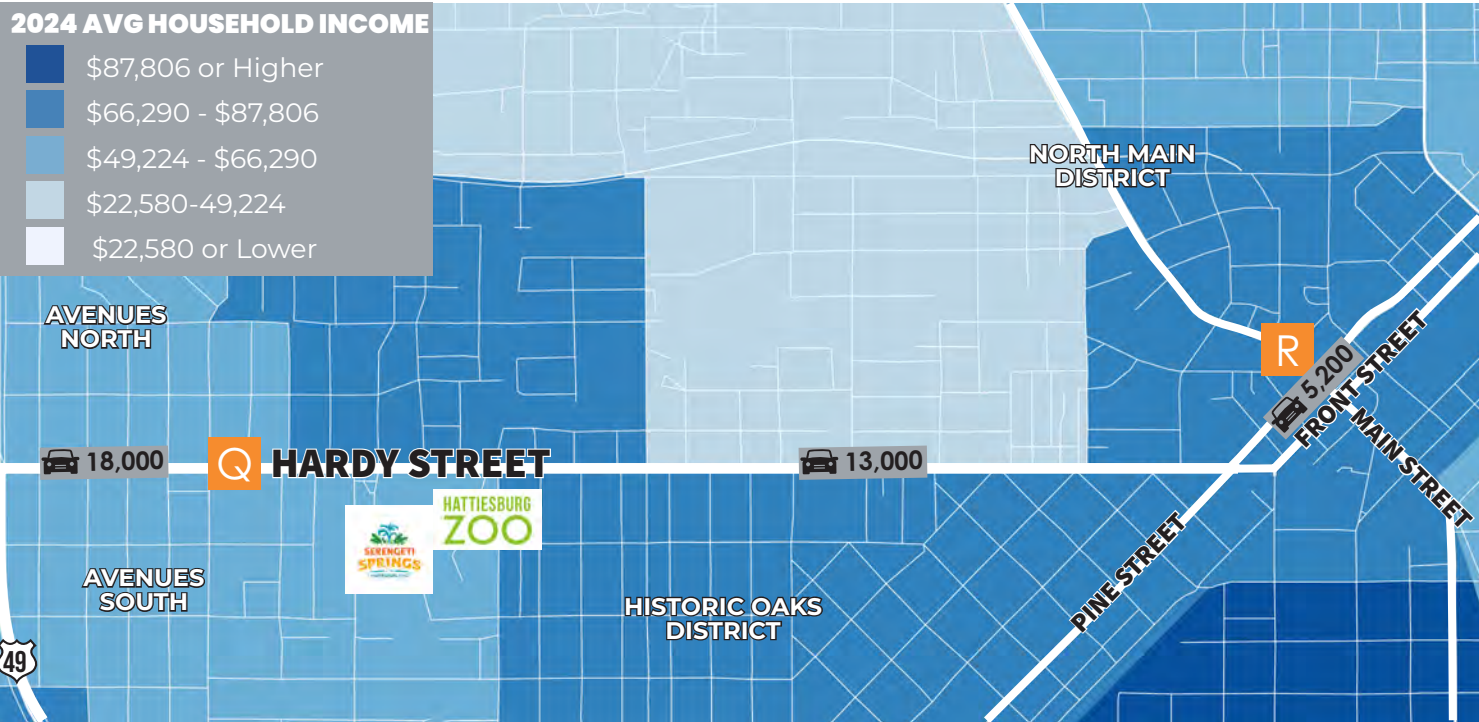
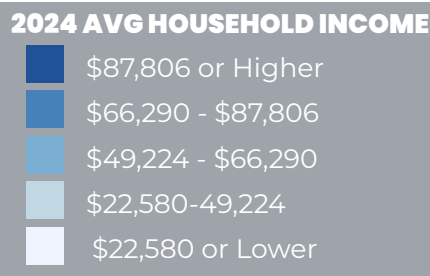
Neighboring parcels having the same owner, but not identified as a key owner mentioned above, are outlined in **ORANGE**.



AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS

DOWNTOWN HATTIESBURG

RETAIL COMPETITION



Downtown Hattiesburg

Q THE AVENUES



R DOWNTOWN



66,106
POPULATION WITHIN 5
MILES
(ESRI 2023)



100+
LOFT APARTMENT
UNITS LEASED AT
FULL CAPACITY

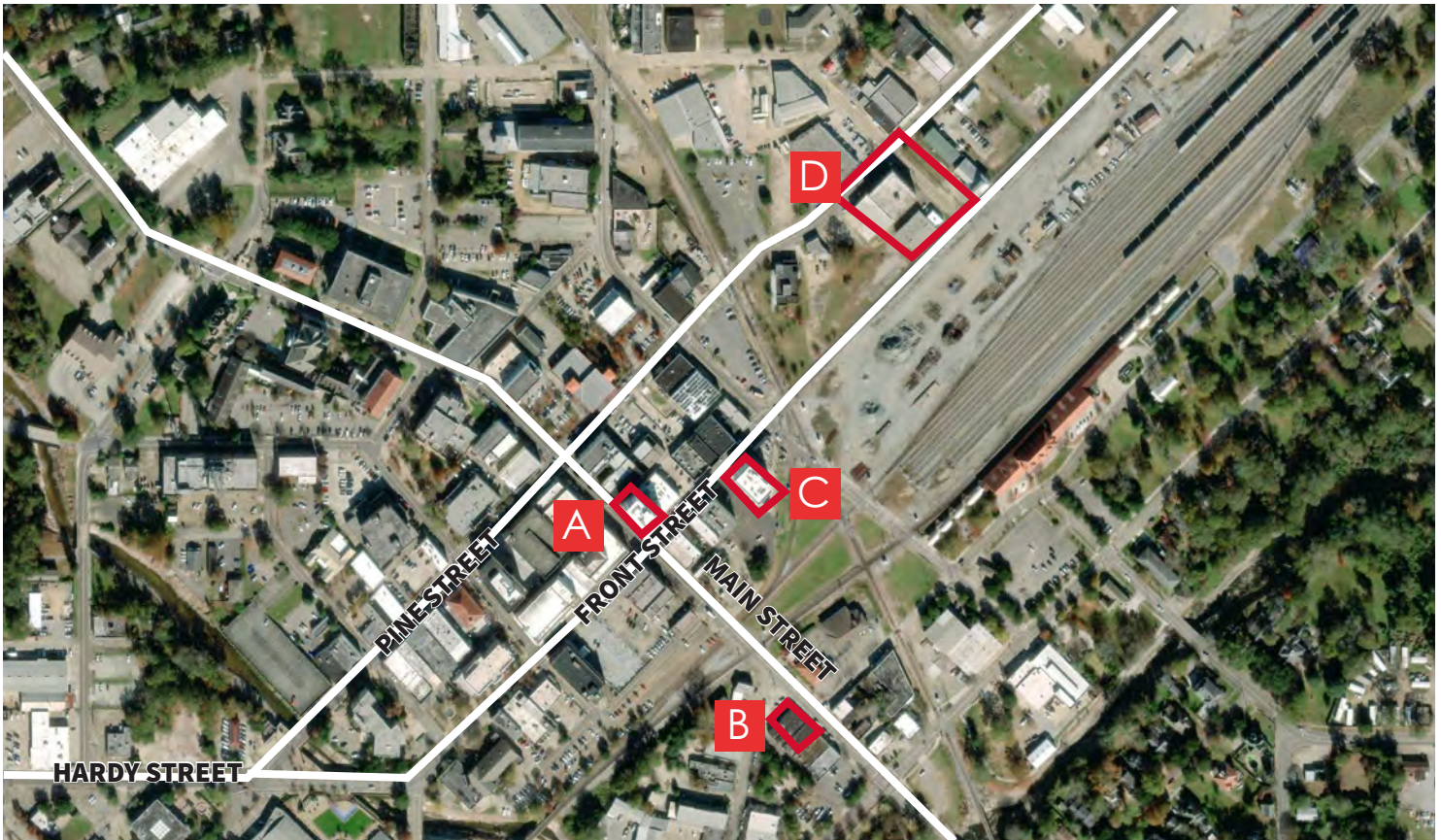


THOUSANDS
OF VISITORS EVERY WEEKEND
TO THE LUCKY RABBIT AND
LIVE AT FIVE



60%
COMPRISED OF
MILLENNIAL'S AND GEN Z





PROPERTY A

5,000-12,000 SF



Downtown Redevelopment Opportunity

- 5,000-12,000 sf for lease
- 12,000 sf for sale
- Former jewelry store and music venue
- Ground floor 5,000 sf 2nd & 3rd floor 7,000 sf combined

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY B

2,150 SF



112 E Front St Suite 105

- 2,150 SF
- Located in the Carter Building of Hub City Lofts
- At the intersection of Main St and Front St of Downtown Hattiesburg near additional retail and restaurants

Gulf States Commercial Properties

- Contact: Greg Brett
- Phone: 601.297.1780
- Email: greg@gulfscp.com

PROPERTY C

1,750 SF



207 E Front St Suite 104

- 1,750 sf
- Located in the America Building of Hub City Lofts
- Adjacent to Downtown Hattiesburg Visitor Center

Gulf States Commercial Properties

- Contact: Greg Brett
- Phone: 601.297.1780
- Email: greg@gulfscp.com

PROPERTY D

4,000 SF

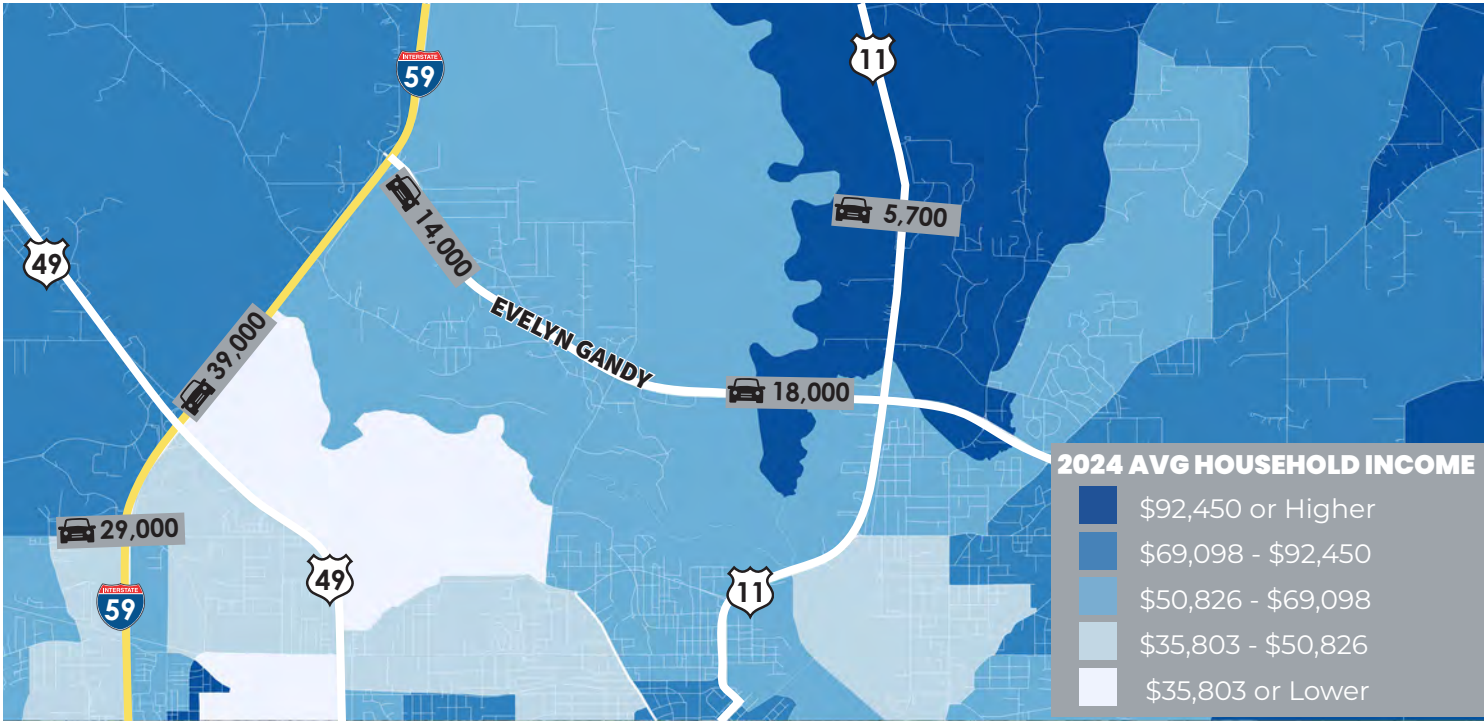


Downtown Living with Retail

- 4,000 SF
- Former historic Komp building re-developed into beautiful loft apartments with 1st floor retail
- Additional office space and retail already leased

Gulf States Commercial Properties

- Contact: Logan Miller
- Phone: 601.310.6033
- Email: logan@gulfscp.com



A grid of logos for various businesses and services in the area:

- Peppa's Original Wharf Seafood 601-550-1824
- Lake Serene Grocery
- Sully's
- Starbucks
- Chick-fil-A
- Carter's Collective
- McAlister's Deli
- Popeyes Louisiana Kitchen
- Rainforest Carwash & Oil Change
- Lowe's
- Magnolia State Bank
- Zaxby's
- Walmart
- Petal Animal Clinic
- Cadence Bank

Petal | Evelyn Gandy

PETAL | EVELYN GANDY

AVAILABLE PROPERTIES



17,000

AVG DAILY TRAFFIC COUNT



46,631

POPULATION WITHIN 5
MILES
(ESRI 2023)



\$63,779

AVG HOUSEHOLD
INCOME



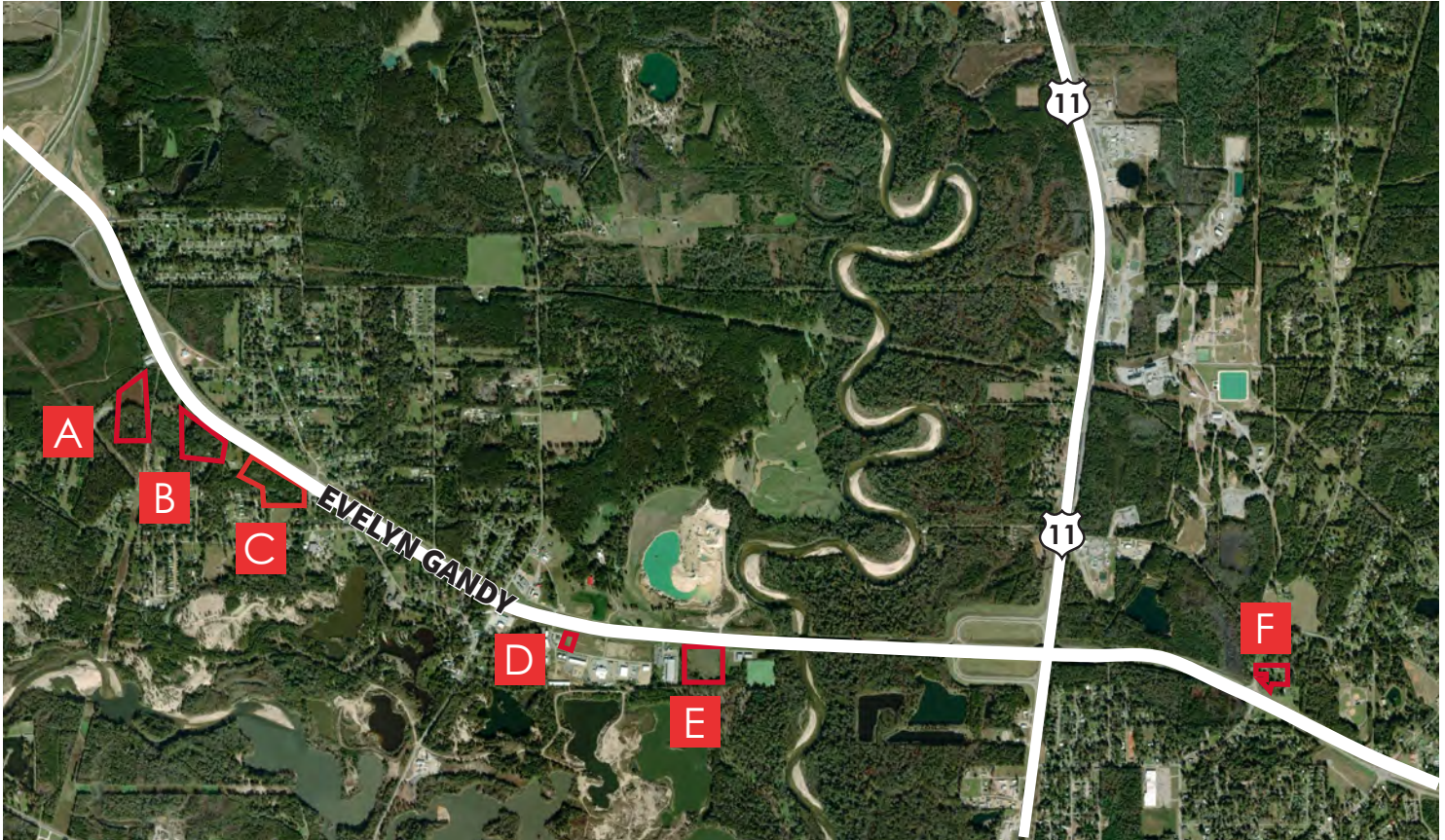
17,332

HOUSEHOLDS
WITHIN 5-MILES



DESIGNATED

RETAIL AREA BY CITY OF PETAL



PROPERTY A

10.3 ACRES



Parcel Near I-59

- 10.3 acres
- For Sale: \$450,000
- Adjacent properties may be sold by family members and combined
- Ground lease considered

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY B

7.6 ACRES



Frontage Property Near I-59

- 7.6 acres
- Recently cleared
- Two access and entry points to Evelyn Gandy Parkway

PROPERTY C

7.8 ACRES



South Evelyn Gandy Property

- 7.81 acres
- For sale: \$375,000

The Real Estate Center

- Contact: Trey Cranford
- Office: 601.450.1020
- Cell: 601.270.8474
- Email: trecrentals@yahoo.com

PROPERTY D

.97 ACRES



Small Parcel Near Existing Retail

- .97 acres
- For sale: \$285,000
- Located across from existing restaurants, retail and offices

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY E

10 ACRES



Sale / Lease or Build to Suite

- 10 acres
- Will Divide
- For sale: \$1,100,000
- Sale/Lease/Build to suit

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

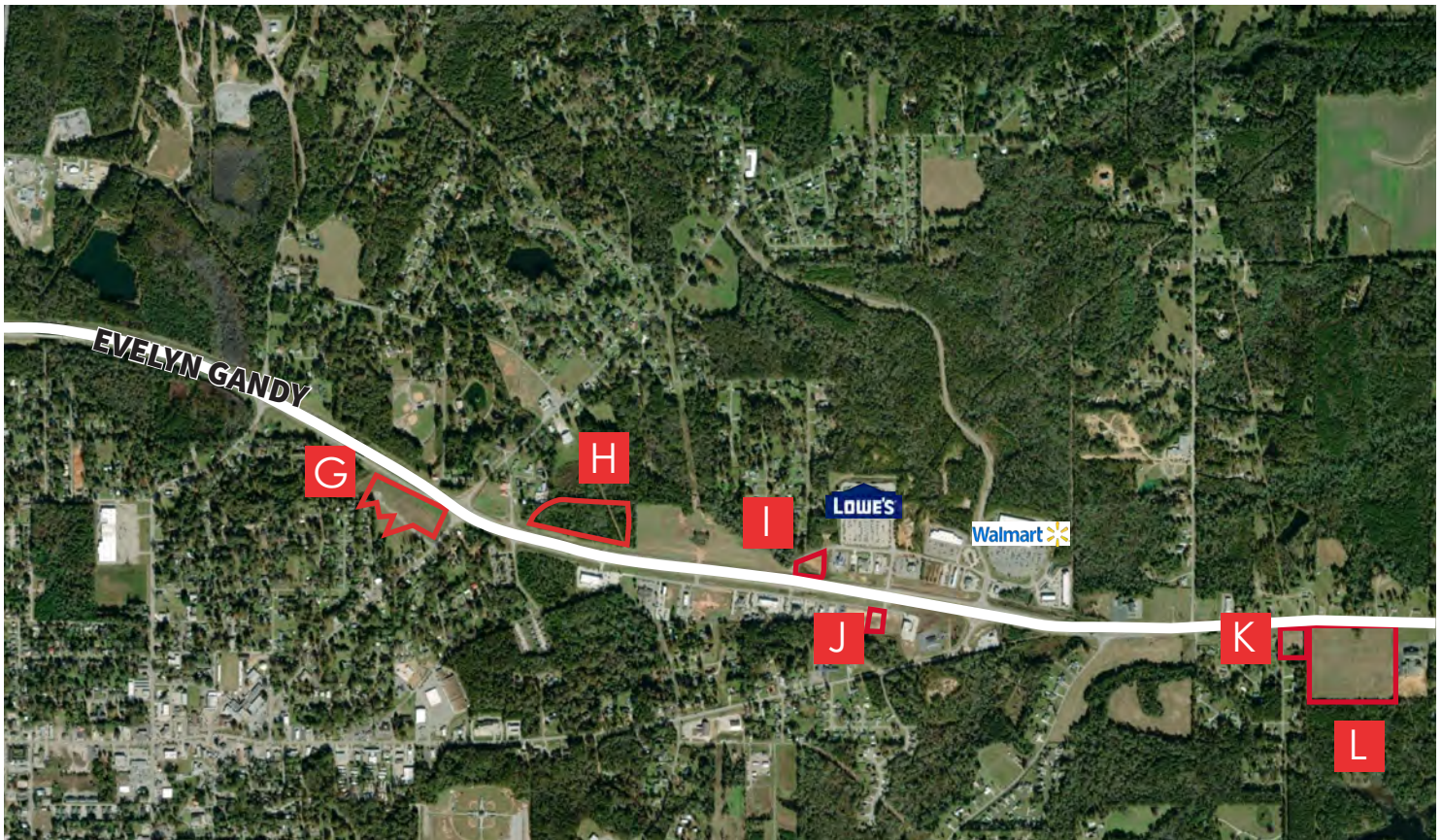
PROPERTY F

4.6 ACRES



Evelyn Gandy & Leeville Road

- 4.61 acres
- Will Divide
- For sale: \$1,100,000
- Sale/Lease/Build to suit



PROPERTY I

10 ACRES



Large South Gandy Tract

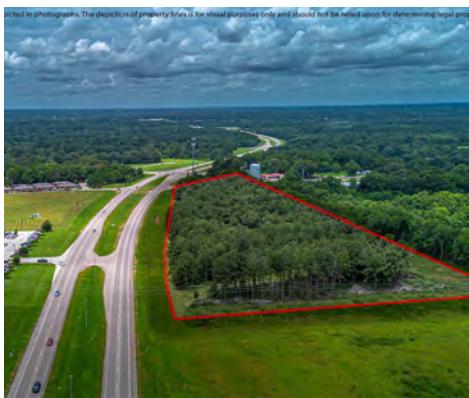
- 10 acres +/- total
- Multiple access points
- Located at major traffic signal
- All Phase 1 due diligence complete
- Construction Ready

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY H

9 ACRES



North Gandy Track

- 9 acres
- Lot sizes can be adjusted to meet needs
- Frontage road available on Evelyn Gandy, Fairchild Road and Old Corinth Road

Keller Williams Realty

- Contact: Melody Stroka
- Phone: 601.270.7847
- Email: melody.stroka@kw.com

PROPERTY I

.97 ACRES



Prime Retail Near Anchors

- .97 acres
- Located in front of Lowe's and near additional retail and restaurants

Realty Executives

- Contact: Mark Graham, Associate Broker & Realtor
- Office: 601.268.1600
- Cell: 601.408.6275
- Email: mark@markgrahamproperties.com

PROPERTY J

1 ACRES



Small Tract Near Major Retail

- 1.21 acres
- Median cut and frontage road
- All infrastructure complete
- Surrounded by new development and retail establishments such as Arby's, Rain Forrest Car Wash and more

Keller Williams Realty

- Contact: Melody Stroka
- Phone: 601.270.7847
- Email: melody.stroka@kw.com

PROPERTY K

1 ACRES



Small Tract Between Retail Corridor

- 1.13 +/- acres
- Located between Petal High School and retail corridor
- 6.7 miles from interstate

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY L

18 ACRES



Large Tract Near Retail Cluster

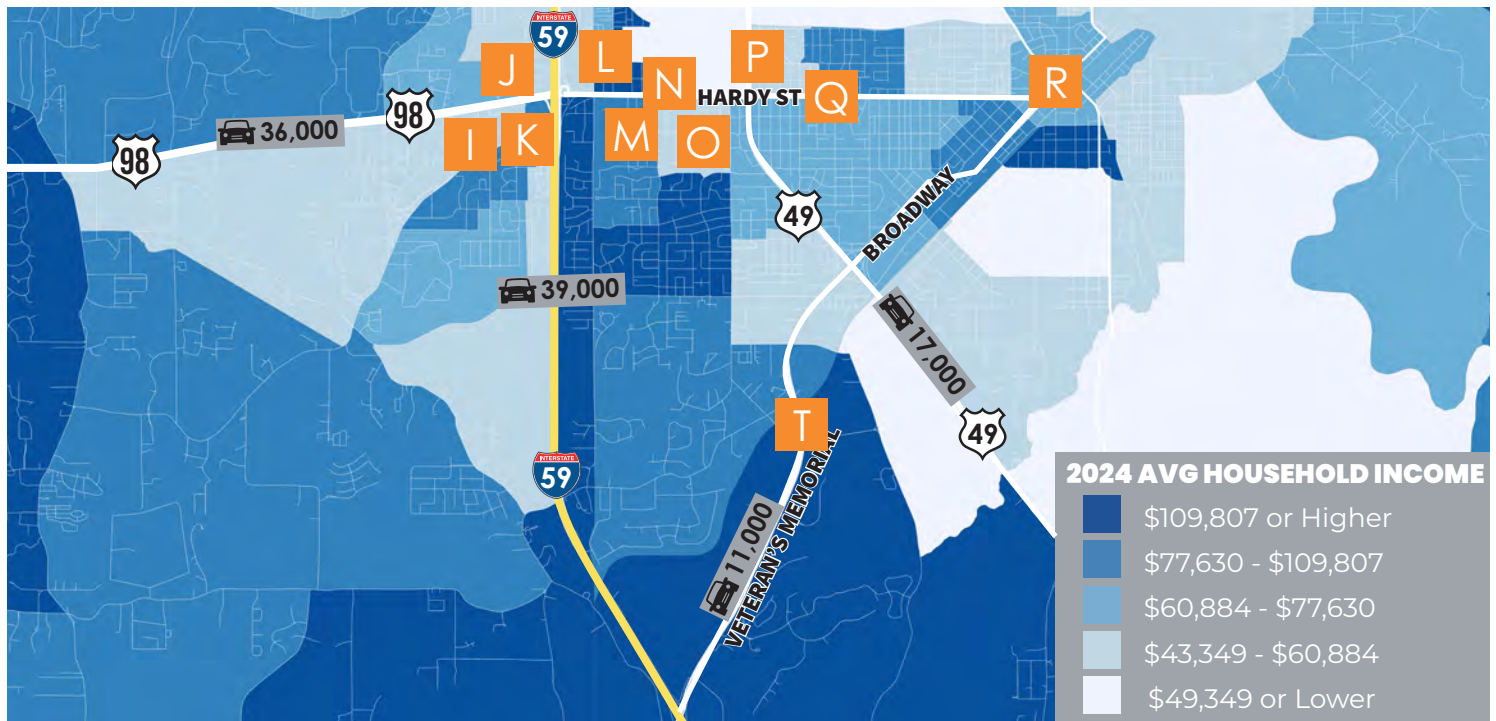
- 18 acres +/- total
- Will divide
- Located between Petal High School and retail corridor

A&K Ventures

- Contact: Kevin Lewis
- Cell: 601.606.9366
- Email: akvllc@yahoo.com

VETERAN'S MEMORIAL

RETAIL COMPETITION



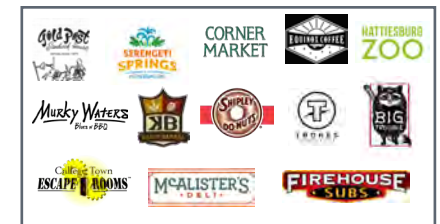
I BEST BUY ANCHOR



M MIDTOWN MARKET



Q THE AVENUES



J WESTOVER



N HARDY



R DOWNTOWN



K WESTWOOD SQUARE



O MIDTOWN HATTIESBURG



T VETERAN'S



L DOLEAC DRIVE



P HIGHWAY 49





Tatum Park, located at Veteran's Memorial Drive, is one of the largest youth sports complexes in south Mississippi and sees tens of thousands of visitors and locals each year for soccer, baseball, tennis, and more.



17,000

AVG DAILY TRAFFIC COUNT



64,303

POPULATION WITHIN 5
MILES



\$67,838

AVG HOUSEHOLD
INCOME



26,089

HOUSEHOLDS
WITHIN 5-MILES



CENTRAL

LOCATION WITH QUICK
EASY ACCESS TO
I-59, HIGHWAY 11 OR
HIGHWAY 98.

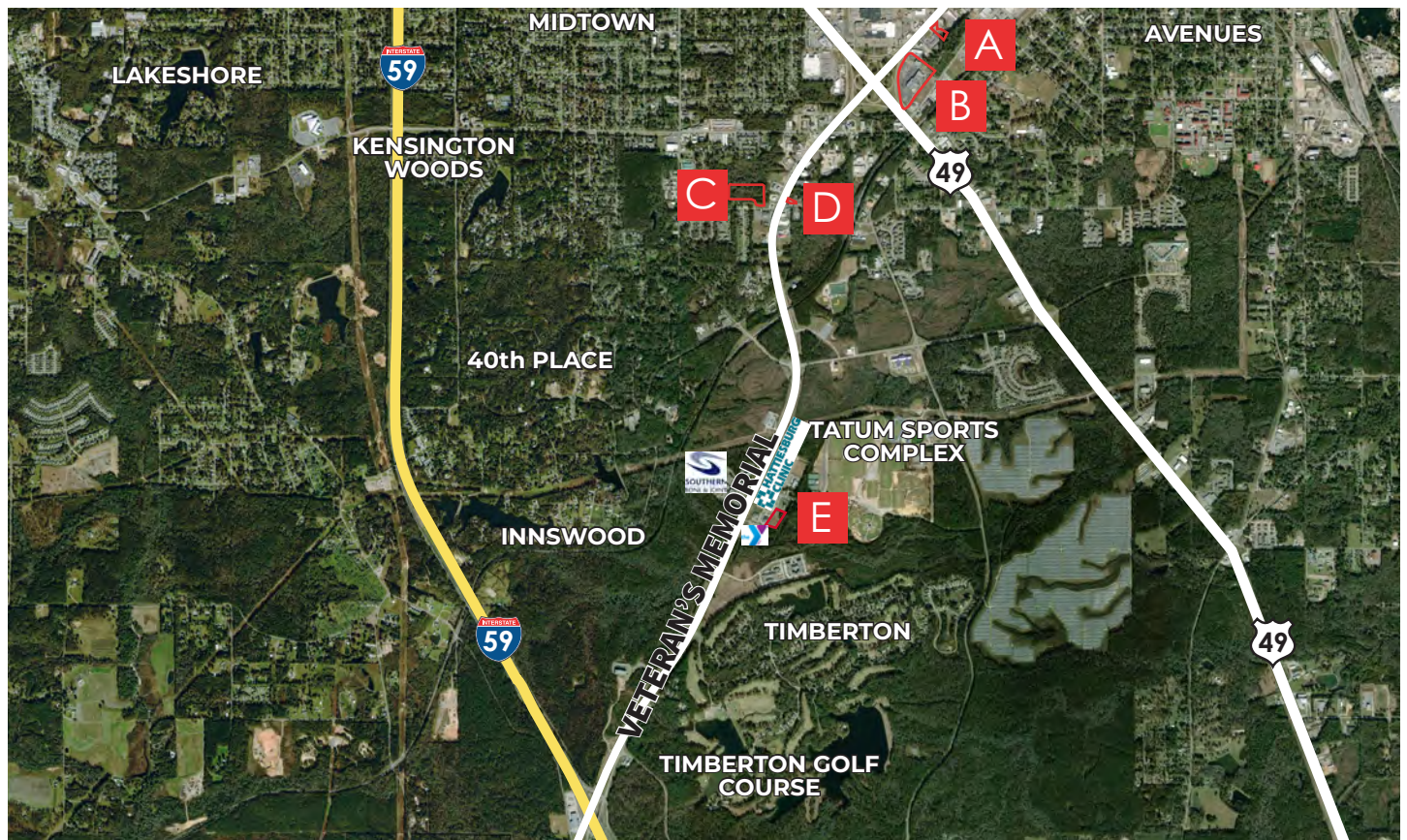


OFFICE

HUB WITH MULTIPLE
MEDICAL AND
BUSINESS OFFICES

VETERAN'S MEMORIAL DRIVE

RETAIL PROPERTIES



PROPERTY A

1 ACRES



Broadway Drive

- Property Size: 1.10 acres
- Sale Price: \$75,000
- 16th Section Lease Land

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY B

1,100 - 25,000 SF



1000 Broadway Drive

- 1,110 - 25,000 SF
- High visibility from Broadway Drive/US-49
- 5-min drive to the University of Southern Mississippi, William Carey University, Forrest General Hospital, Hattiesburg Clinic, Downtown Hattiesburg, Tatum Park, and executive housing

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY C

3 ACRES



McInnis Ave

- Lot Size: 2.94 Acres
- List Price: \$115,260
- Property is Landlocked

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY D

.5 ACRES



South Broadway

- Total Available .47 acres
- Property Size: .46 acres
- Sale Price: \$97,500

London & Stetelman

- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

PROPERTY E

2.65 ACRES



Thompson Park

- 2.65 acres
- Located on Veteran's Memorial Drive among high-end medical office users
- Owners are willing to negotiate build-to-suit for a long-term tenant or liquidate site for owner-occupant

Gulf States Commercial Properties

- Contact: Josh Blackledge
- Phone: 601.323.0157
- Email: josh@gulfscp.com



Community Profile

Hattiesburg, MS Metropolitan Statistical Area 3
Hattiesburg, MS Metropolitan Statistical Area (25620)
Geography: CBSA

Prepared by Chelsey Everett

	Hattiesburg, ...
Population Summary	
2010 Total Population	142,832
2020 Total Population	153,891
2020 Group Quarters	6,318
2024 Total Population	156,847
2024 Group Quarters	6,282
2029 Total Population	158,676
2024-2029 Annual Rate	0.23%
2024 Total Daytime Population	158,765
Workers	71,819
Residents	86,946
Household Summary	
2010 Households	54,958
2010 Average Household Size	2.53
2020 Total Households	59,651
2020 Average Household Size	2.47
2024 Households	61,309
2024 Average Household Size	2.46
2029 Households	62,793
2029 Average Household Size	2.43
2024-2029 Annual Rate	0.48%
2010 Families	36,001
2010 Average Family Size	3.08
2024 Families	39,312
2024 Average Family Size	3.00
2029 Families	40,177
2029 Average Family Size	2.96
2024-2029 Annual Rate	0.44%
Housing Unit Summary	
2000 Housing Units	50,453
Owner Occupied Housing Units	61.5%
Renter Occupied Housing Units	29.7%
Vacant Housing Units	8.8%
2010 Housing Units	61,874
Owner Occupied Housing Units	56.7%
Renter Occupied Housing Units	32.2%
Vacant Housing Units	11.2%
2020 Housing Units	66,350
Owner Occupied Housing Units	55.6%
Renter Occupied Housing Units	34.3%
Vacant Housing Units	10.1%
2024 Housing Units	68,216
Owner Occupied Housing Units	58.5%
Renter Occupied Housing Units	31.4%
Vacant Housing Units	10.1%
2029 Housing Units	69,682
Owner Occupied Housing Units	60.3%
Renter Occupied Housing Units	29.8%
Vacant Housing Units	9.9%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 15, 2025



Community Profile

Hattiesburg, MS Metropolitan Statistical Area 3
Hattiesburg, MS Metropolitan Statistical Area (25620)
Geography: CBSA

Prepared by Chelsey Everett

Hattiesburg, ...

2024 Households by Income

Household Income Base	61,309
<\$15,000	13.5%
\$15,000 - \$24,999	8.3%
\$25,000 - \$34,999	9.4%
\$35,000 - \$49,999	11.2%
\$50,000 - \$74,999	19.1%
\$75,000 - \$99,999	12.2%
\$100,000 - \$149,999	12.8%
\$150,000 - \$199,999	5.9%
\$200,000+	7.6%
Average Household Income	\$85,752

2029 Households by Income

Household Income Base	62,793
<\$15,000	12.5%
\$15,000 - \$24,999	6.7%
\$25,000 - \$34,999	8.4%
\$35,000 - \$49,999	10.1%
\$50,000 - \$74,999	17.9%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	15.2%
\$150,000 - \$199,999	8.0%
\$200,000+	9.7%
Average Household Income	\$100,462

2024 Owner Occupied Housing Units by Value

Total	39,871
<\$50,000	10.2%
\$50,000 - \$99,999	10.2%
\$100,000 - \$149,999	10.1%
\$150,000 - \$199,999	14.7%
\$200,000 - \$249,999	15.9%
\$250,000 - \$299,999	12.5%
\$300,000 - \$399,999	12.8%
\$400,000 - \$499,999	7.5%
\$500,000 - \$749,999	4.2%
\$750,000 - \$999,999	0.7%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.6%
\$2,000,000 +	0.1%
Average Home Value	\$249,245

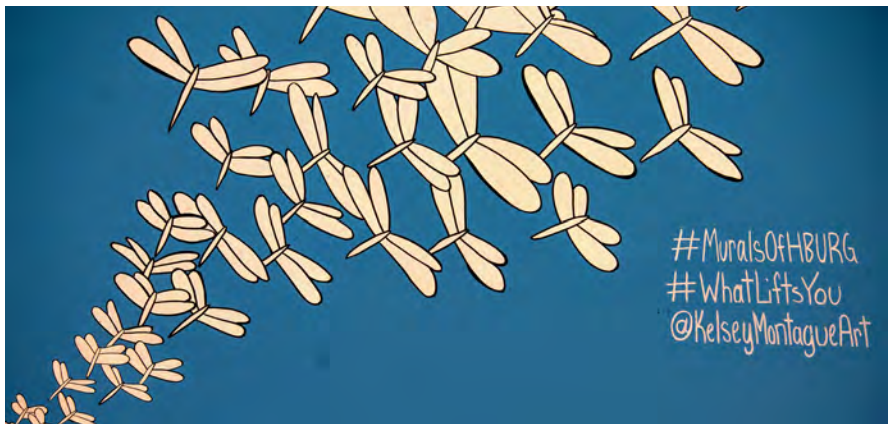
2029 Owner Occupied Housing Units by Value

Total	42,014
<\$50,000	9.4%
\$50,000 - \$99,999	9.4%
\$100,000 - \$149,999	9.4%
\$150,000 - \$199,999	13.7%
\$200,000 - \$249,999	14.8%
\$250,000 - \$299,999	13.5%
\$300,000 - \$399,999	13.8%
\$400,000 - \$499,999	8.9%
\$500,000 - \$749,999	5.0%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	0.7%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	0.1%
Average Home Value	\$264,141

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 15, 2025







AREA DEVELOPMENT PARTNERSHIP
GREATER HATTIESBURG MS