



**GREATER HATTIESBURG**

# **COMMERCIAL REAL ESTATE**



# CONTENTS

04	RETAIL COMPETITION
06	REGIONAL OVERVIEW
08	WEST HATTIESBURG
20	MIDTOWN HATTIESBURG
30	DOWNTOWN HATTIESBURG
34	PETAL   EVELYN GANDY
40	VETERAN'S MEMORIAL
44	MSA DEMOGRAPHICS

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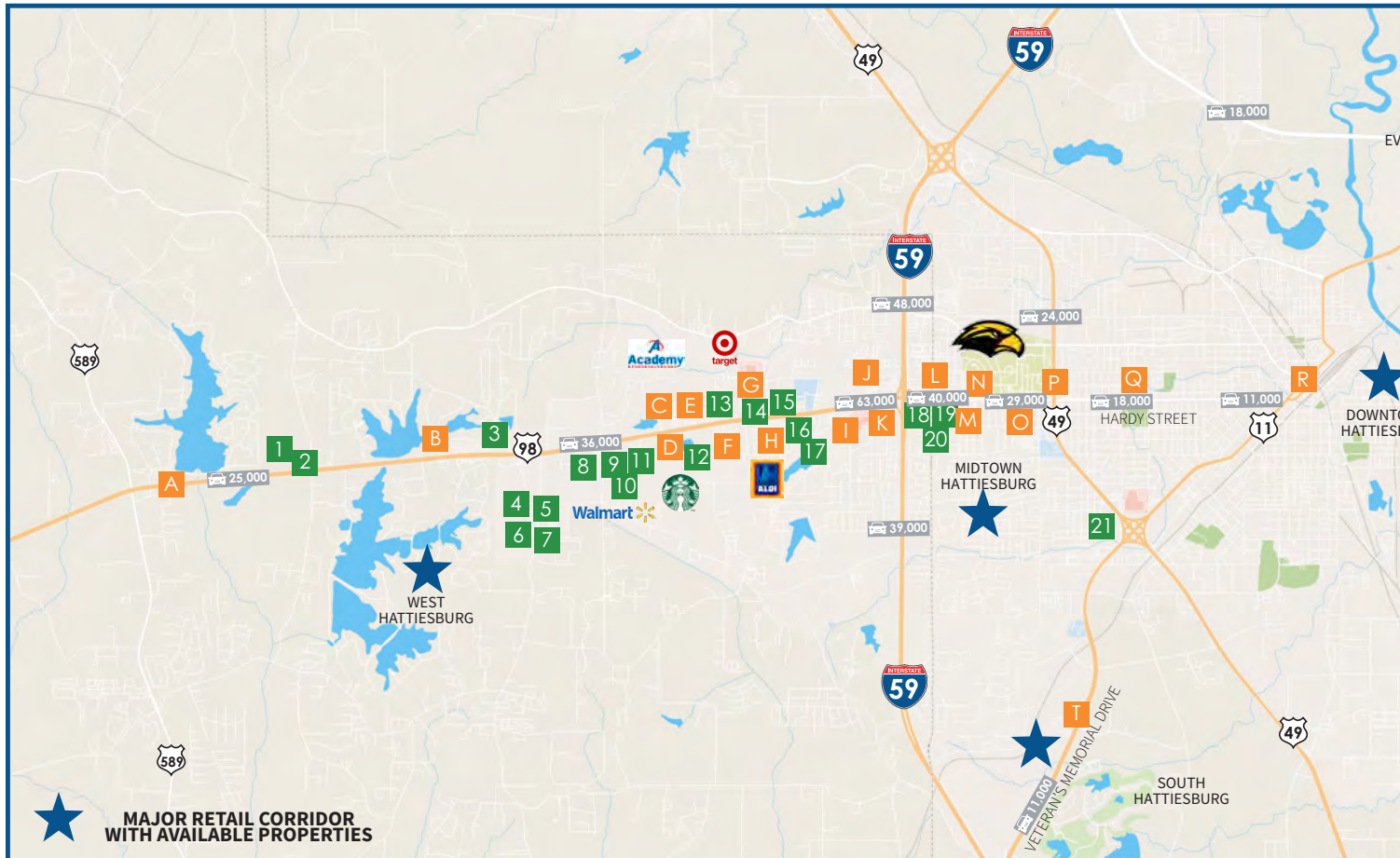


## How can we help?

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



\$80,195 AVG  
HOUSEHOLD INCOME



AVERAGE AGE IS 35  
YEARS OLD



ALMOST 60%  
IS CO

## A BELLEVUE

## B MARKET @ WOODSTONE & NEWSTONE

## C RIDGE AT TURTLE CREEK

## D LAKE FORGETFUL

## E TURTLE CREEK CROSSING

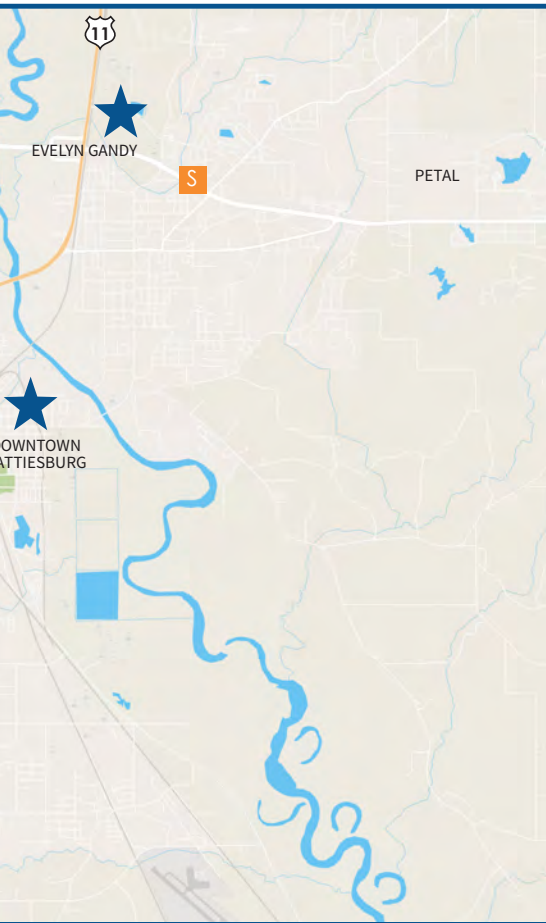
## F WALMART ANCHOR

## G TURTLE CREEK MA

## H TURTLE CREEK CO

## I BEST BUY ANCHOR

Retail Competition Map Spring 2024 | Area Development Partnership



60% OF THE CITY OF HATTIESBURG'S POPULATION IS COMPRISED OF MILLENNIALS AND GEN Z

### M MIDTOWN MARKET



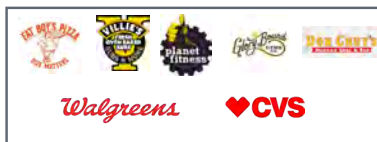
### N HARDY



### O MIDTOWN HATTIESBURG



### P HIGHWAY 49



### S PETAL



### T VETERAN'S



- 1 CVS
- 2 Hancock Whitney
- 3 Mercury
- 4 Shipley Donuts
- 5 Corner Market
- 6 Movie Star Restaurant
- 7 Topher's
- 8 Ultimate Party
- 9 Parris
- 10 Starbucks
- 11 Golden Chick
- 12 Cavender's
- 13 JB
- 14 Office Depot
- 15 Dick's
- 16 McAlister's Deli
- 17 Newk's
- 18 Buffalo Wild Wings
- 19 Updown Trampoline Park
- 20 The Home Depot
- 21 Walmart

### Q THE AVENUES



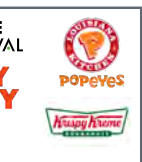
### R DOWNTOWN



### MALL



### CORNER



### THOR



### J WESTOVER



### K WESTWOOD SQUARE



### L DOLEAC DRIVE



**GREATER HATTIESBURG BOASTS OVER \$2.13B 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.

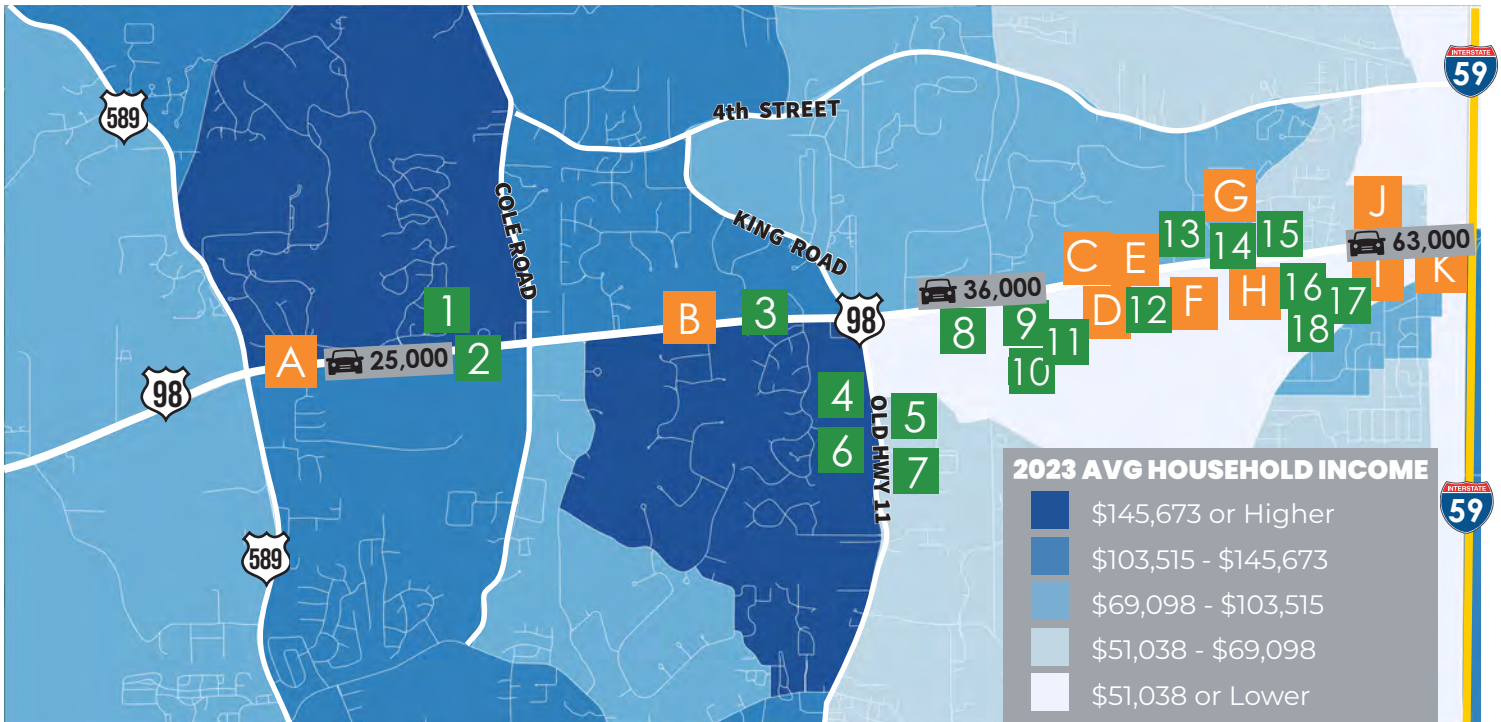


## VETERAN'S MEMORIAL DRIVE

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

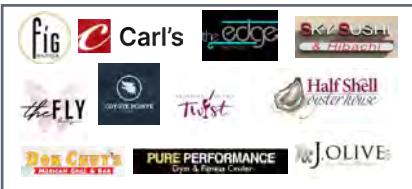
## RETAIL COMPETITION



### 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



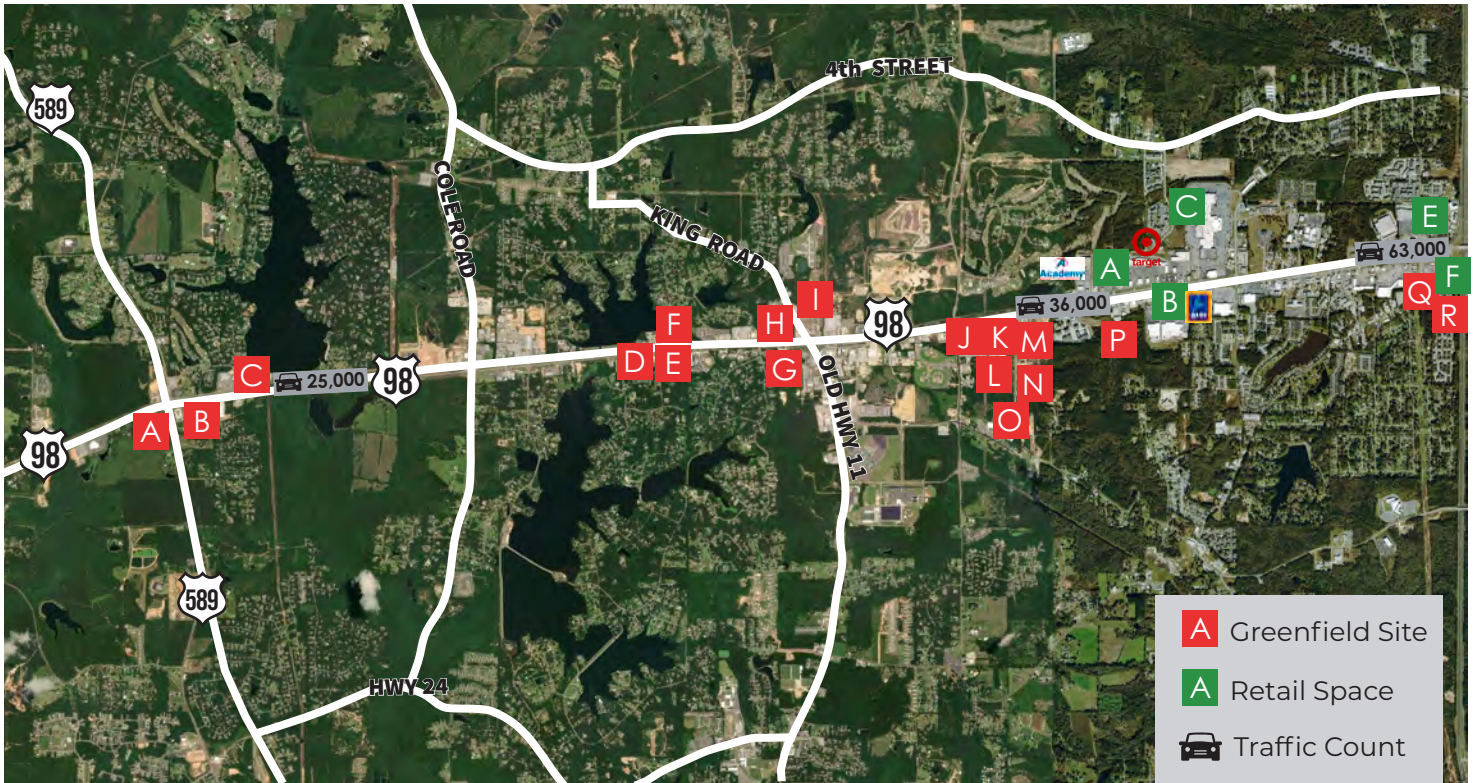
### K WESTWOOD SQUARE





# 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



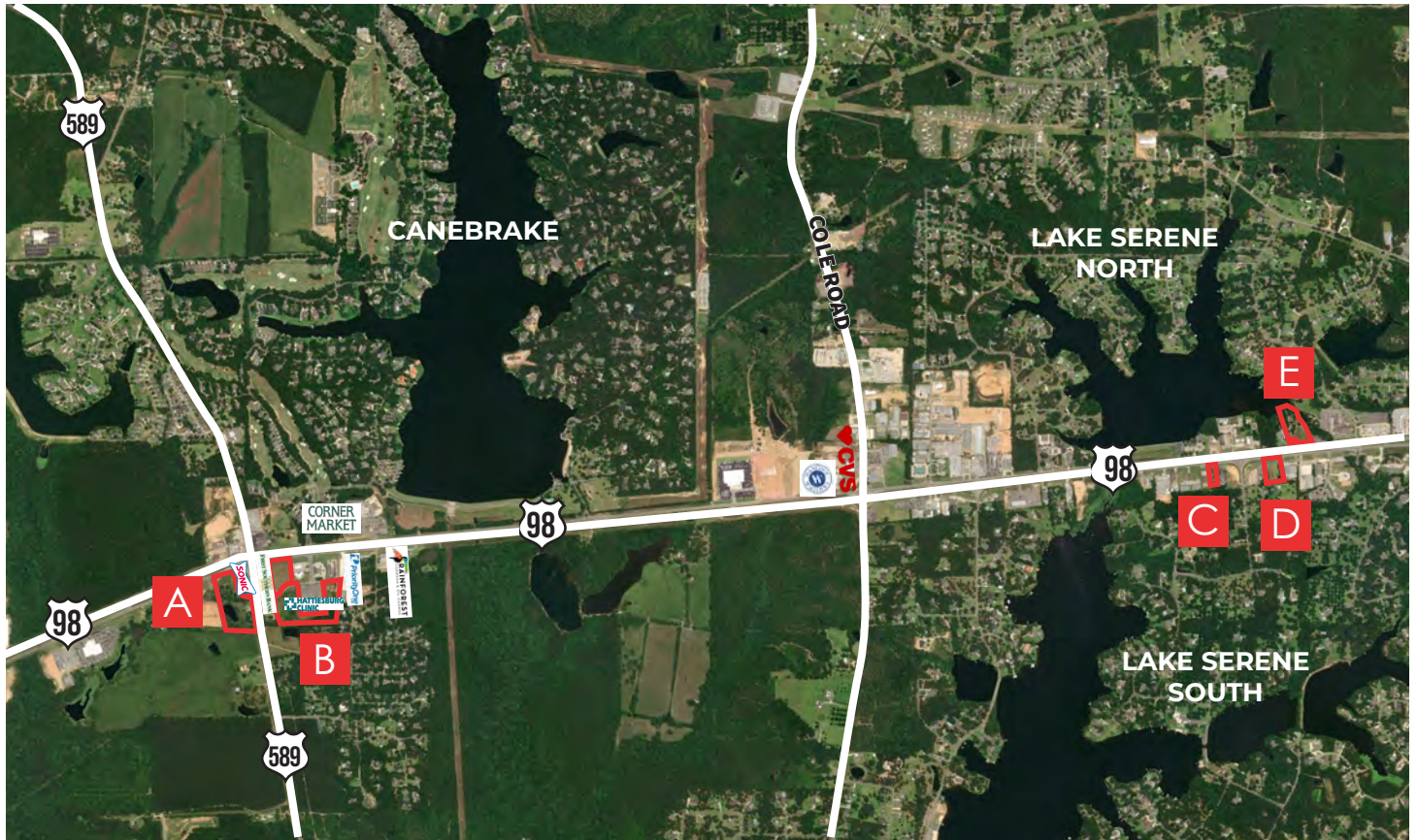
**24,000**

HOUSEHOLDS WITHIN 5-MILES



**\$86,306**

AVG HOUSEHOLD INCOME WITHIN 5-MILES



### 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

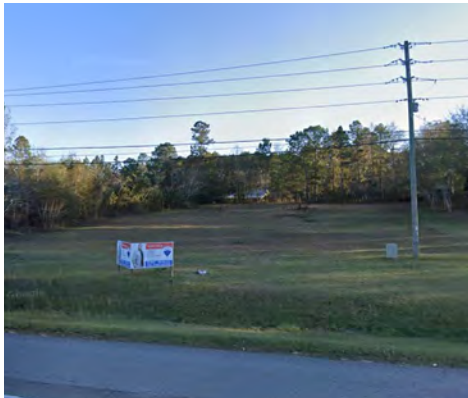
- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

**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

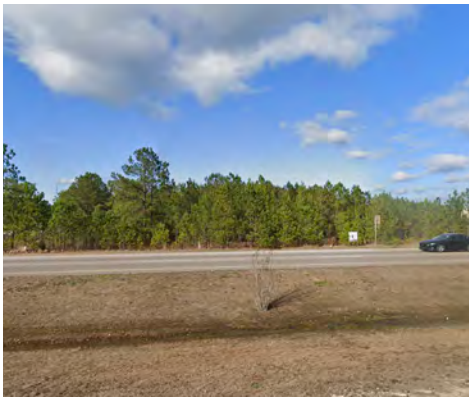
**Colonial Realty**

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



### PROPERTY F

**4.7 ACRES**



#### Highway 98 at King Road

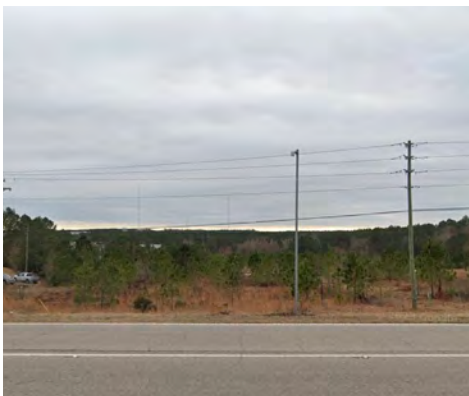
- 4.7 acres +/-
- Frontage on Highway 98
- Access easement to King Road
- Near traffic signal
- Daily traffic count of 32,000

#### 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****2 ACRES****Lamar Blvd Property**

- 2 acres
- Located just off Highway 98 near additional retail, office, car dealership and Region's Bank mortgage operations facility
- For sale: \$850,000

**Berkshire Hathaway**

- Contact: Jacqueline L Ready
- Cell: 601.447.1954
- Email: jackie@coastpanoramic.com



### PROPERTY L

1.2 - 13.7 ACRES



#### Highway 98 Retail Development

- 1.24-13.71 acres
- Golden Chick, Starbucks, national QSR, national retailer and 70k sf 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

### PROPERTY M

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 N

**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

## PROPERTY O

**14.2 ACRES**



### 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

## PROPERTY P

**.78 ACRES**



### Westover Retail Parcel

- .78 acres
- Located at the corner of Westover Drive & Oak Grove Road behind Westwood Square which includes tenants like Michaels, Winn Dixie, Harvor Freight and Walk-On's.
- For Sale: \$332,000

### Gulf States Commercial Properties

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

## PROPERTY Q

**3.65 ACRES**



### Oak Grove Road

- 3.65 acres
- Located behind Westwood Square which includes tenants like Michaels, Winn Dixie, Harbor Freight and Walk-On's
- For Sale: \$300,000

### Gulf States Commercial Properties

- Contact: Greg Brett
- Phone: 601.297.1780
- Email: greg@gulfscp.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 - 5,000 sf

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
02A	GameStop	2,400	0A1	Sally Beauty	1,600	0B9	Storage / Off-Market	1,600	010	Kirkland's	6,000
02B	Smoothing King	1,200	0A2	Men's Wearhouse	3,251	0B10	CPR Cell Phone Repair	1,100	0K0	Dollar Tree	10,069
02C	Sports Clips	1,467	0A3	Nothing Bundt Cakes	2,045	0C0	HomeGoods	23,065	0L0	Available (Prior David's Bridal 80' x 100')	8,000
02D	Mattress Direct	4,134	0A5	U.S. Armed Forces Recruitment	4,360	0D0	Ross Dress for Less	30,187	0M0	Ashley HomeStore	45,000
03A	Available (Prior Payday Loan 218' x 61')	1,320	0B0	Available (Prior Carter's 40' x 100')	4,000	0D1	Eyemart/Express	3,200	0F1	The Children's Place	6,000
03B	Available (Prior Auto Title 19.7' x 61')	1,200	0B1	Sake Cafe	3,000	0D2	Air National Guard Recruiting	2,000	0F3	Pending REC	4,814
03C	Lane Bryant	4,200	0B2	Fig Boutique	2,000	0D3	Palin Beach Tan	3,200	0F5	Pending REC	4,305
03F	AT&T	5,300	0B3	Serenity Nails & Spa	2,000	0D4	Lendmark Financial Services	1,600	0F9	Pending REC	4,953
03G	Glamour Nails	1,177	0B4	Available (Prior AllHealth 20' x 60')	1,611	0E0	Old Navy	18,801	0E1	Bright Steps Therapy	3,500
03H	Which Wich Superior Sandwiches	1,405	0B5	Shoe Station	12,000	0F0	Books-A-Million	15,000	0E3	Available (Prior Spee 50' x 70')	3,500
03J	Direct General Insurance	1,400	0B6	Luplats Ice Cream (Opening Late May 2016)	1,298	0G0	PetSmart	19,160	0E4	Sylvan Learning	1,746
040	Available (Prior LifeWay 59.7' x 100')	5,973	0B8	Leslie's Pool Supplies	3,300	0H0	Five Below	7,700			
<b>TOTAL ACRES</b>		<b>66.4</b>	<b>Owned</b>		<b>287,644</b>	<b>Not Owned</b>		<b>241,463</b>	<b>TOTAL GLA</b>		<b>538,194 SF</b>





### PROPERTY B

11,638 SF



#### Free-standing Retail Space

- Recently remodeled center
- Located directly in front of Walmart and adjacent to brand new Aldi development

#### London & Stetelman

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

### PROPERTY C

134,234 SF



#### Turtle Creek Mall

- 134,234 sf on 8.31 acres
- Former Sears built in 1995
- 2 stories
- Sale / lease back and repositioning alternatives
- Zoned B-5 Regional Business District

#### BSM Properties

- Contact: David Baker
- Cell: 615.373.9511
- Email: dbaker@bsmproperties.com

## PROPERTY D

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 E

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 F

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



**130,000+**

VISITORS PER MONTH TO  
NEARBY MEDICAL FACILITIES



**71,390**

POPULATION WITHIN 5  
MILES  
(ESRI 2023)

**14,000**

COLLEGE STUDENTS  
WITHIN WALKING  
DISTANCE

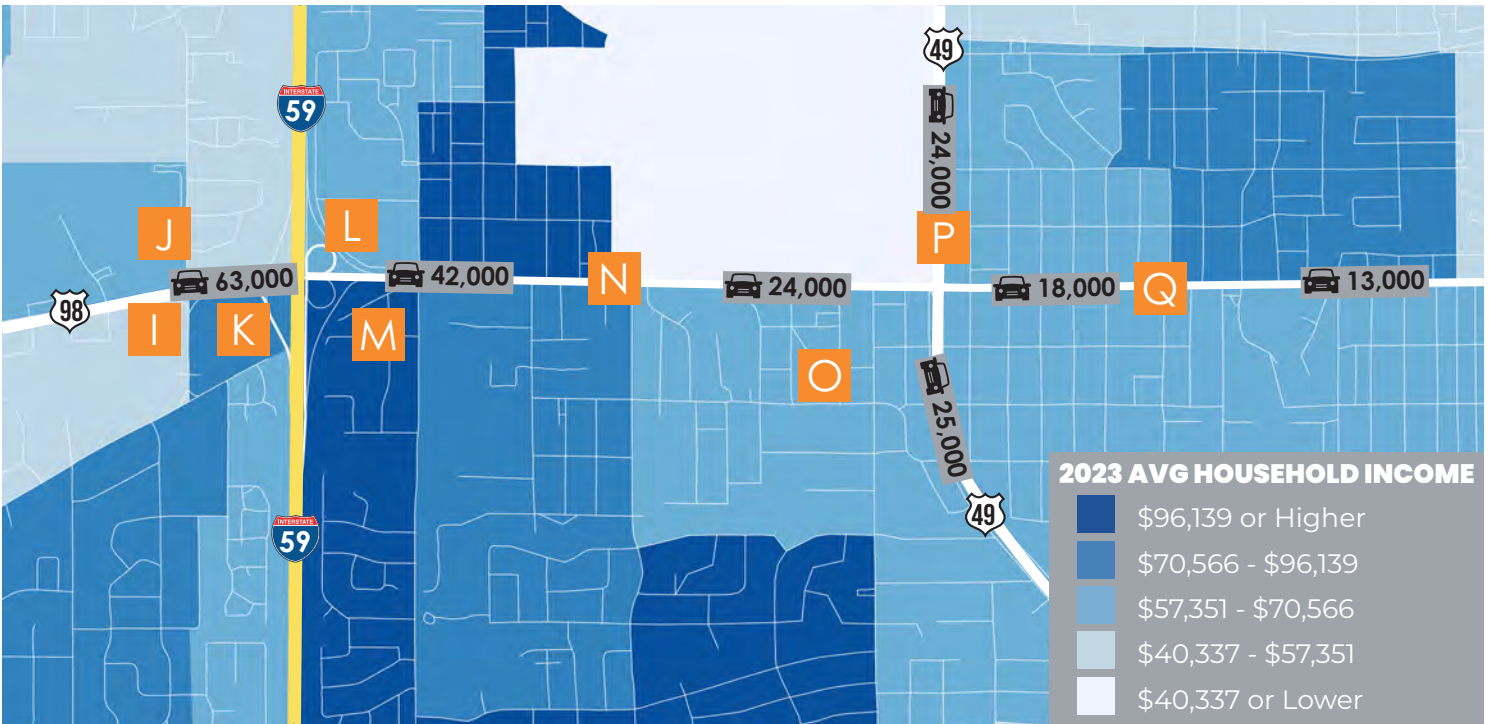


REGIONAL  
**HUB**  
FOR HEALTHCARE AND  
EDUCATION

OVER  
**7,500**  
EMPLOYEES WITHIN  
~5 BLOCKS

# MIDTOWN HATTIESBURG

## RETAIL COMPETITION



Midtown Hattiesburg

### I BEST BUY ANCHOR



### L DOLEAC DRIVE



### O MIDTOWN HATTIESBURG



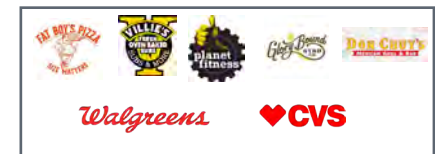
### J WESTOVER



### M MIDTOWN MARKET



### P HIGHWAY 49



### K WESTWOOD SQUARE



### N HARDY



### Q THE AVENUES





## RETAILERS AND RESTAURANTS:



# MIDTOWN HATTIESBURG



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 200 employees.**



# PRIME DEVELOPMENT MIDTOWN HATTIESBURG

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

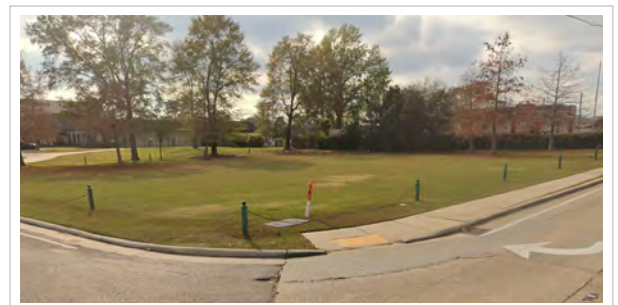
## Property A

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



## Property B

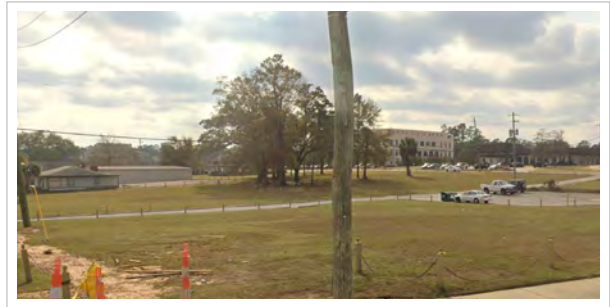
- 0.57 acres +/-
- Can be combined with neighboring parcel
- Corner of Hardy Street and S. 28th Ave





### 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



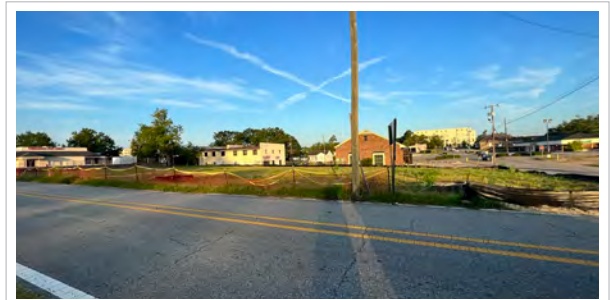
### Property F

- 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](mailto:jwcook@forrestgeneral.com)





### 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

**3,000 SF**



#### District at Midtown

- 3,000 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

#### SVN | Southgate Realty

- Contact: Chamberlan Carothers
- Phone: 601.264.4622
- Email: ccarothers@svn.com

## PROPERTY J

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 K

600 SF



### Former Bank Building

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

### London & Stetelman

- Contact: Lou Mapp
- Phone: 601520.2400
- Email: lou@londonandstetelman.com

## PROPERTY L

.43 ACRES



### Greenfield Site in Midtown

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

### London & Stetelman

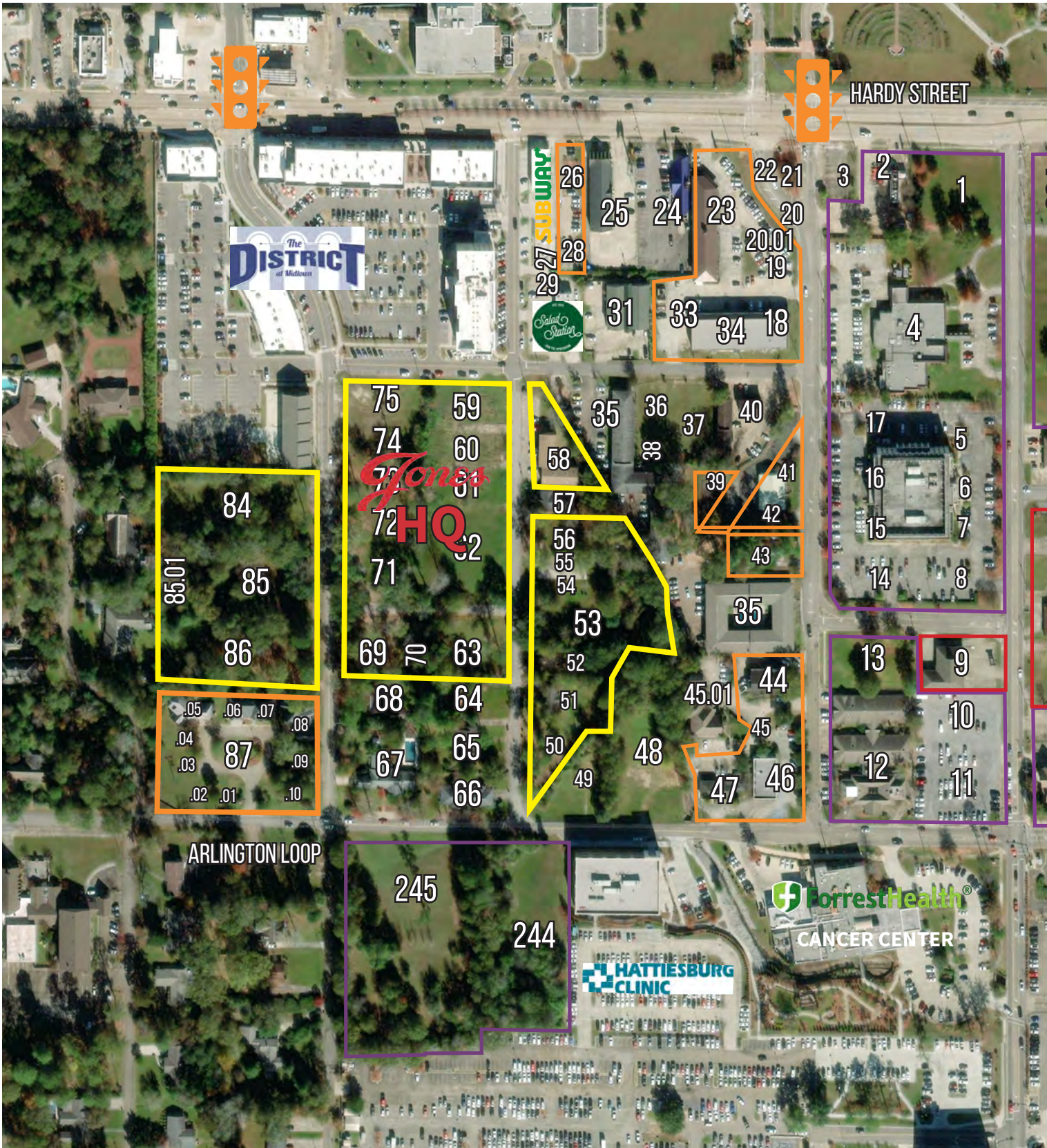
- Contact: Markus Simmons
- Office: 601.268.8770
- Cell: 601.270.5965
- Email: markus@londonandstetelman.com

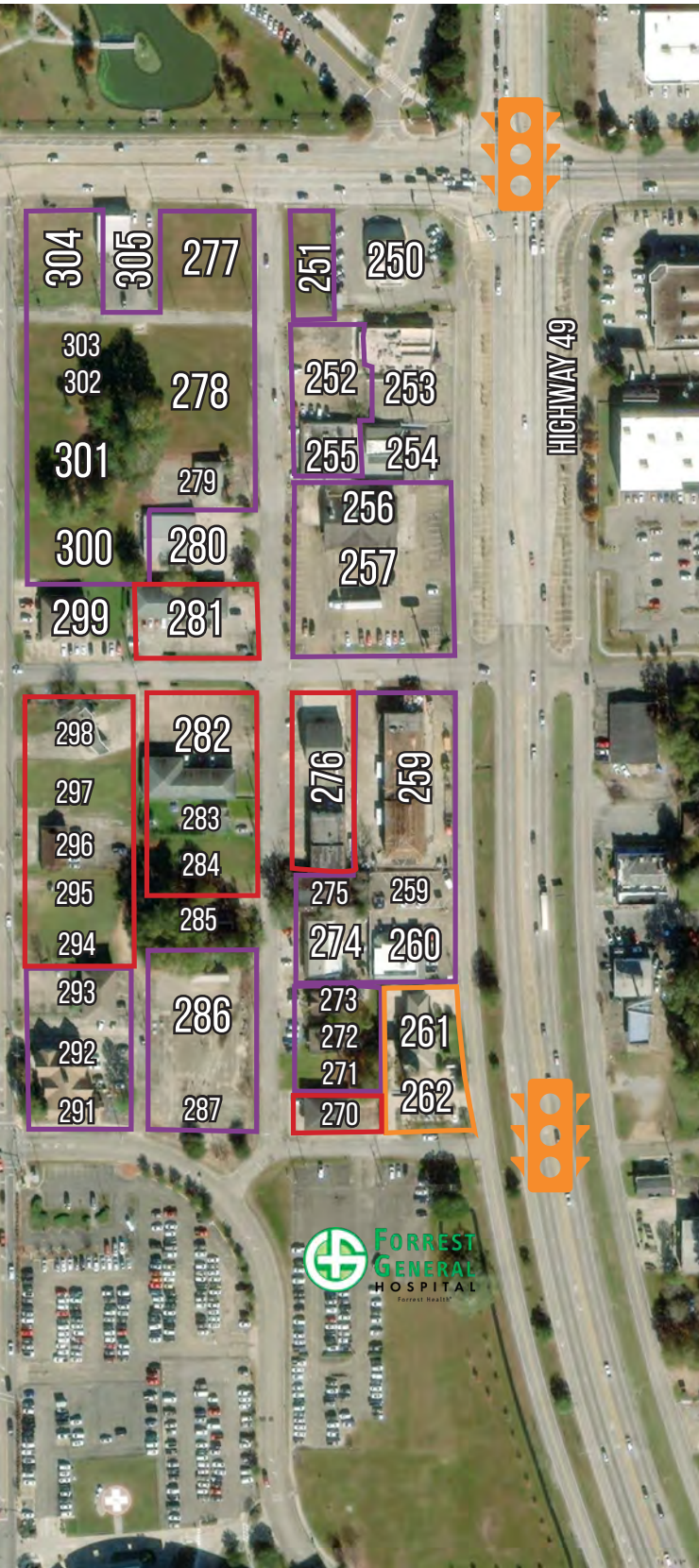
# MIDTOWN HATTIESBURG

## Ownership Map

31st Ave to Highway 49

Hardy Street to Arlington Loop





## KEY OWNERS

**BAKER**

**FORREST GENERAL**

**JONES COMPANIES**

## SAME OWNER

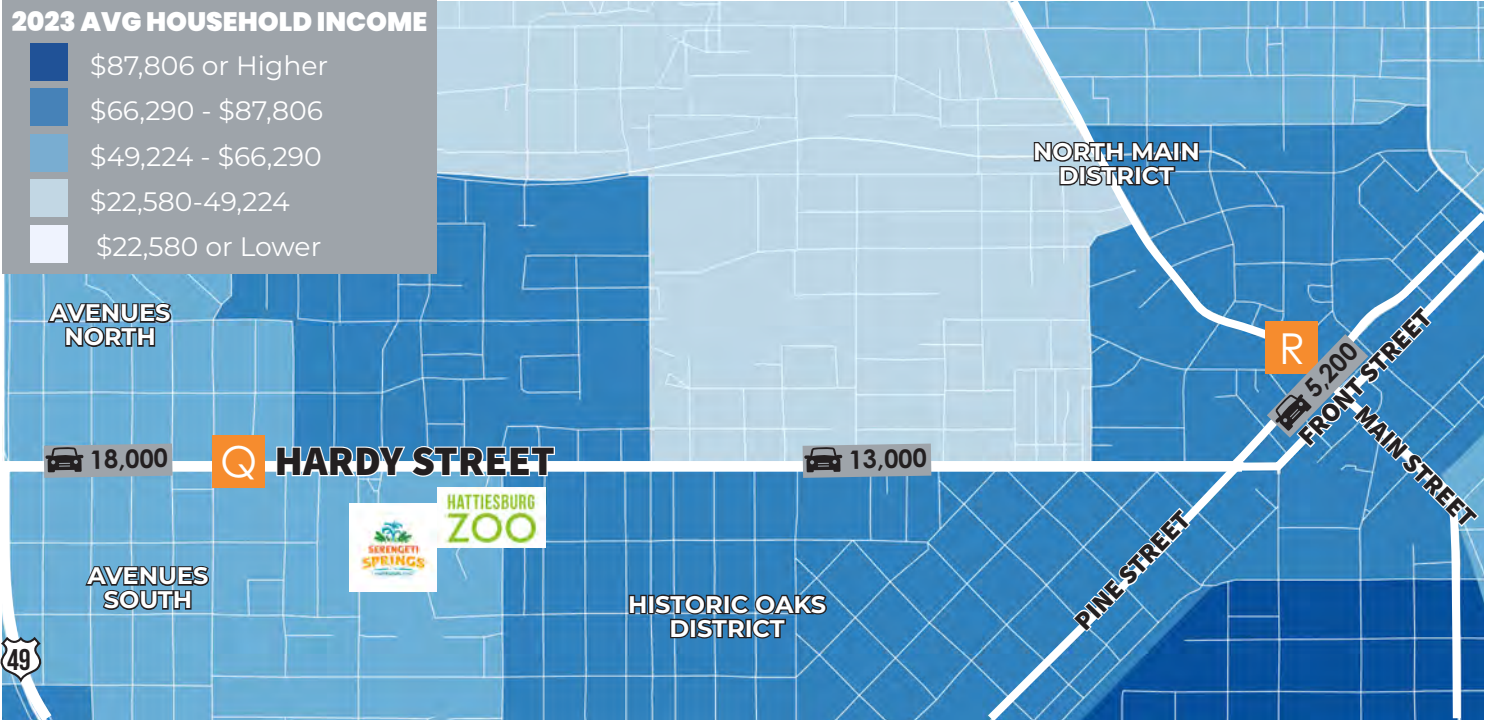
Neighboring parcels having the same owner, but not identified as a key owner mentioned above, are outlined in **ORANGE**.



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



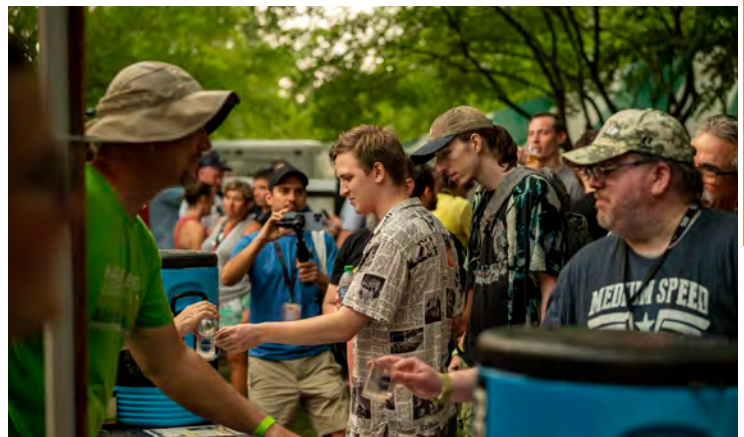
**THOUSANDS**  
OF VISITORS EVERY WEEKEND TO THE LUCKY RABBIT AND LIVE AT FIVE

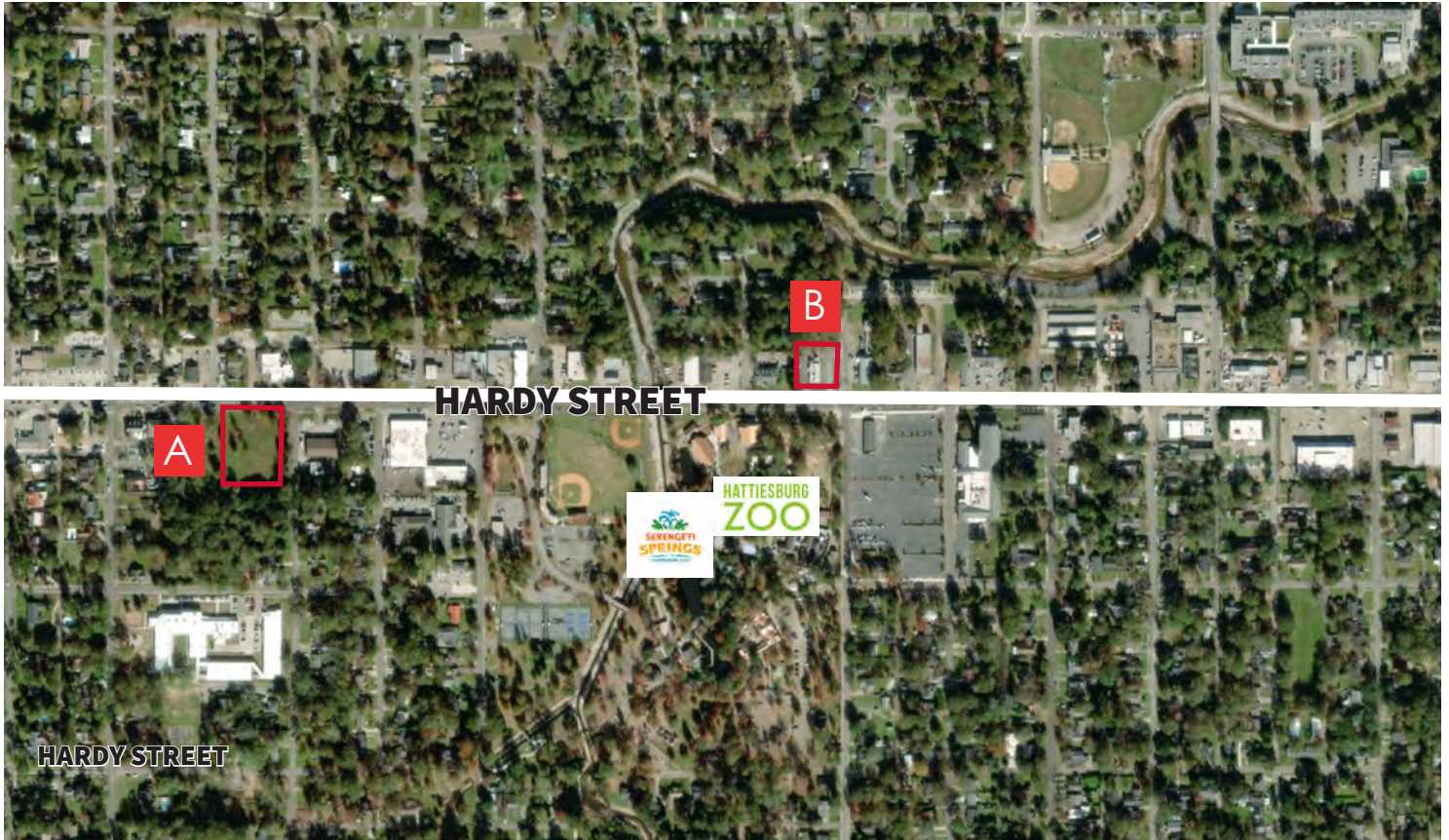


**60%**  
COMPRISED OF MILLENNIAL'S AND GEN Z



Downtown Hattiesburg





Downtown Hattiesburg

### PROPERTY A

**5 acres**



#### 2000 Hardy Street

- 5+ acres
- One of the last major sites available on Hardy Street
- Close proximity to Hattiesburg Zoo and brand new water park, Serengeti Springs
- 410 ft of frontage on Hardy Street
- For Sale: \$1.4M

#### London & Stetelman

- Contact: Stephen Stetelman
- Office: 601.268.8770
- Cell: 601.2709993
- Email: [stephen@londonandstetelman.com](mailto:stephen@londonandstetelman.com)

### PROPERTY B

**2,211 SF**



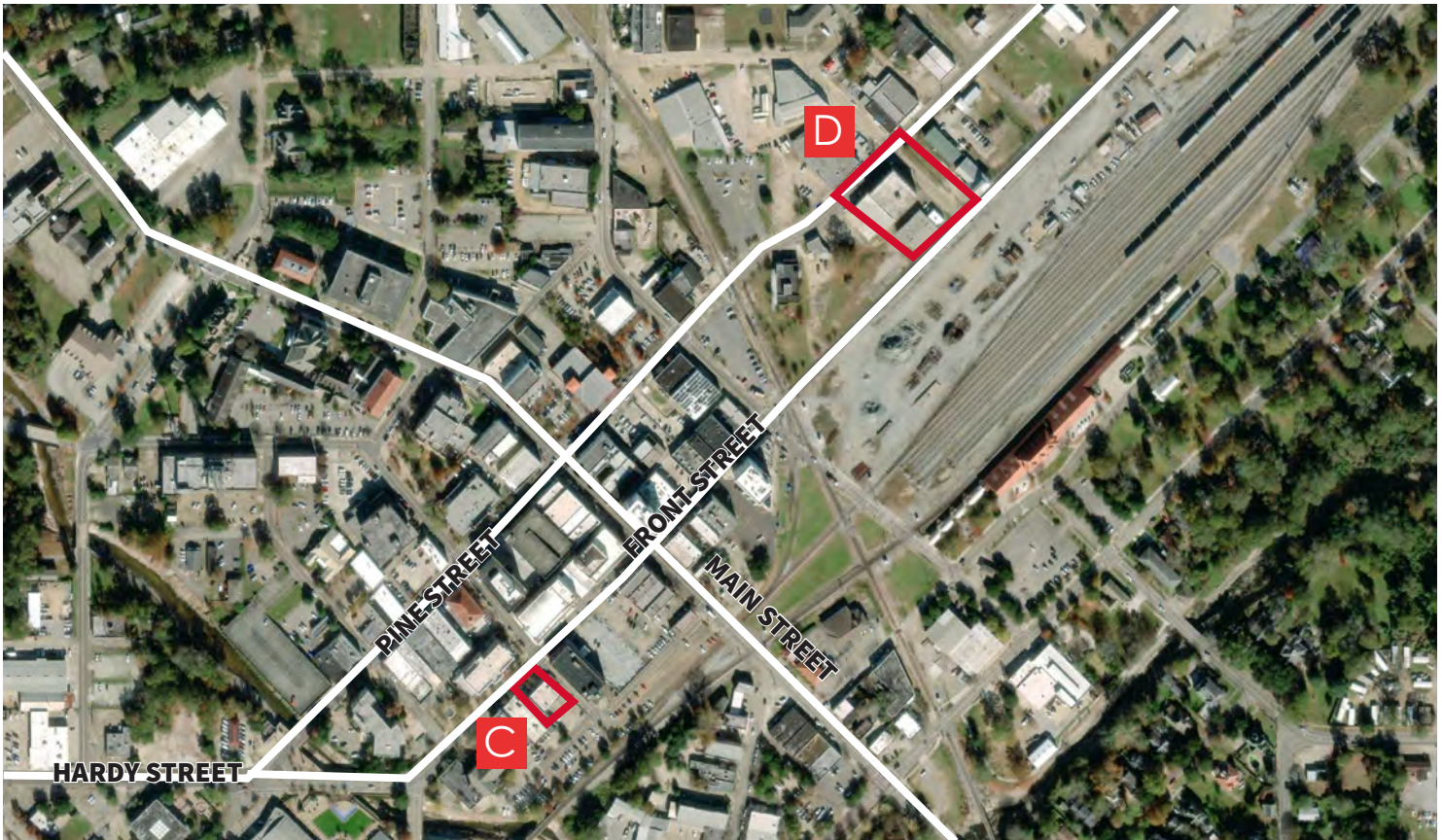
#### 1701 Hardy Street

- 2,211 SF
- Former Wedny's QSR
- Directly across the street from the Hattiesburg Zoo and brand new water park, Serengeti Springs

#### Herrington Realty

- Contact: Colby Herrington
- Phone: 251-490-6995
- Email: [colby@herringtonrealty.net](mailto:colby@herringtonrealty.net)





Downtown Hattiesburg

### PROPERTY C

4,838 SF



#### 210 W Front St Suite 400

- 4,838 SF
- Located in the heart of Downtown Hattiesburg

#### London & Stetelman

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

### PROPERTY D

2,700 SF

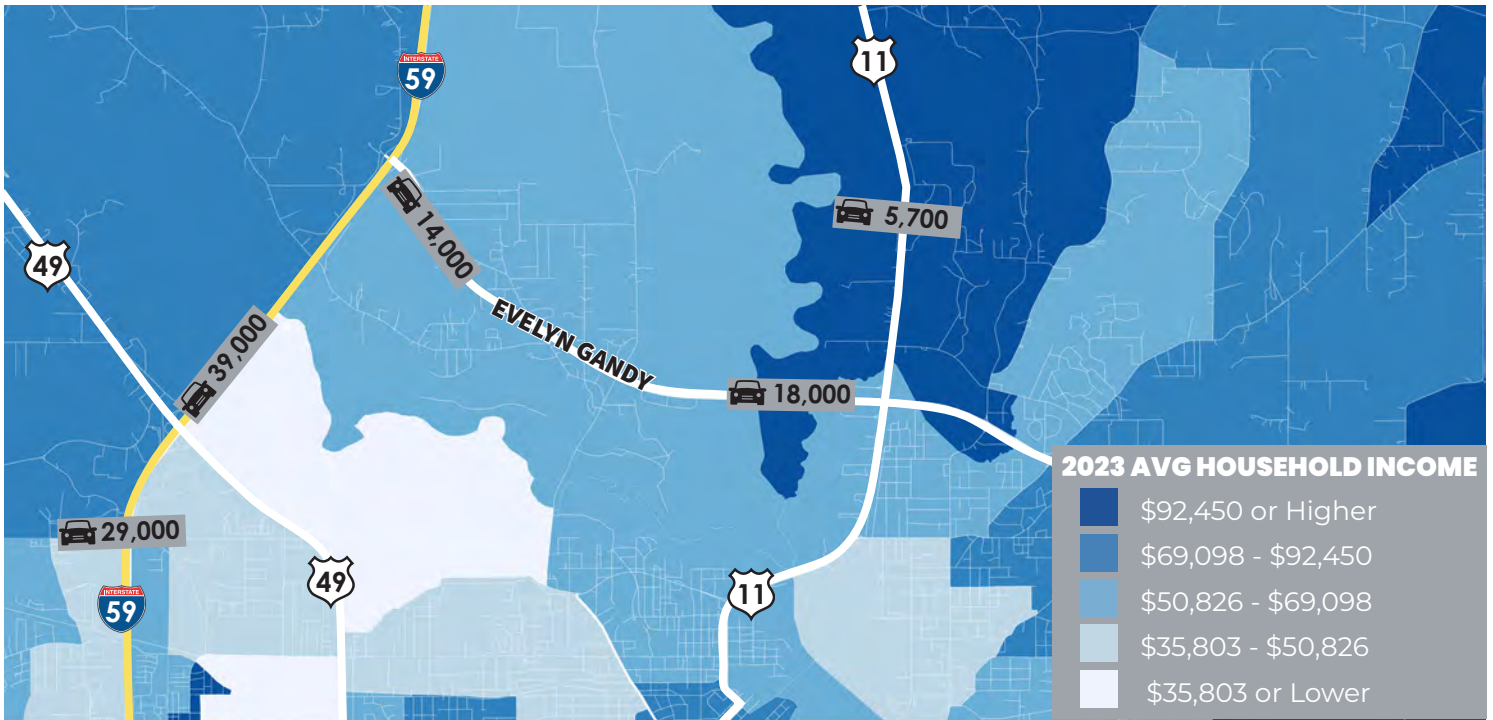


#### Downtown Living with Retail

- 2,700 SF
- Former historic Komp building re-developed into beautiful loft apartments with 1st floor retail
- Additional office space and retail already leased

#### Hub Development

- Contact: Joel Ingram
- Phone: 601.270.9590
- Email: joel@hubdevelopment.com



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

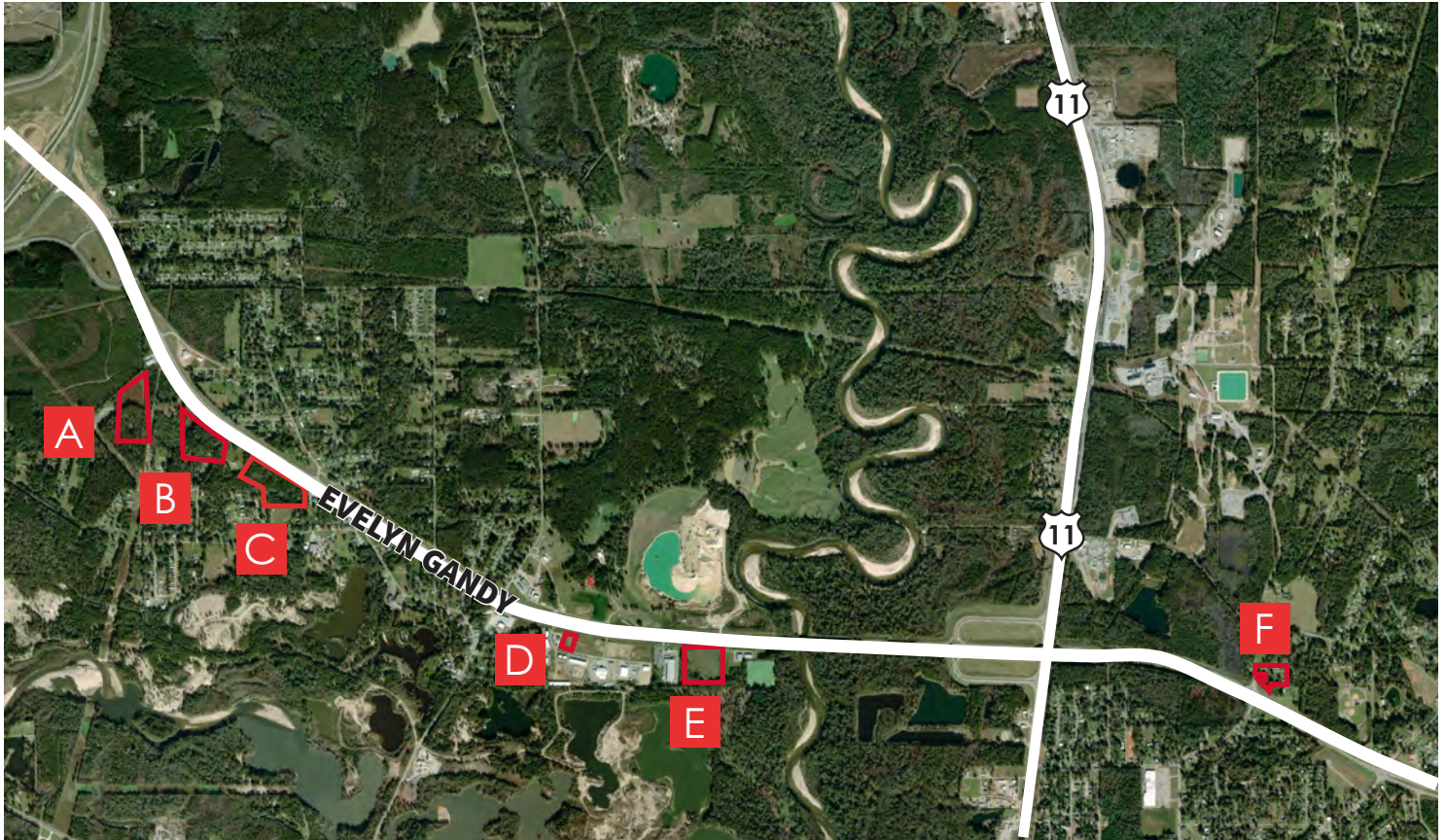


**17,332**

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

#### Richton Tie & Timber

- Contact: Ben Stevens
- Phone: 601.545.8222
- Email: bstevens@rttlc.com

## 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

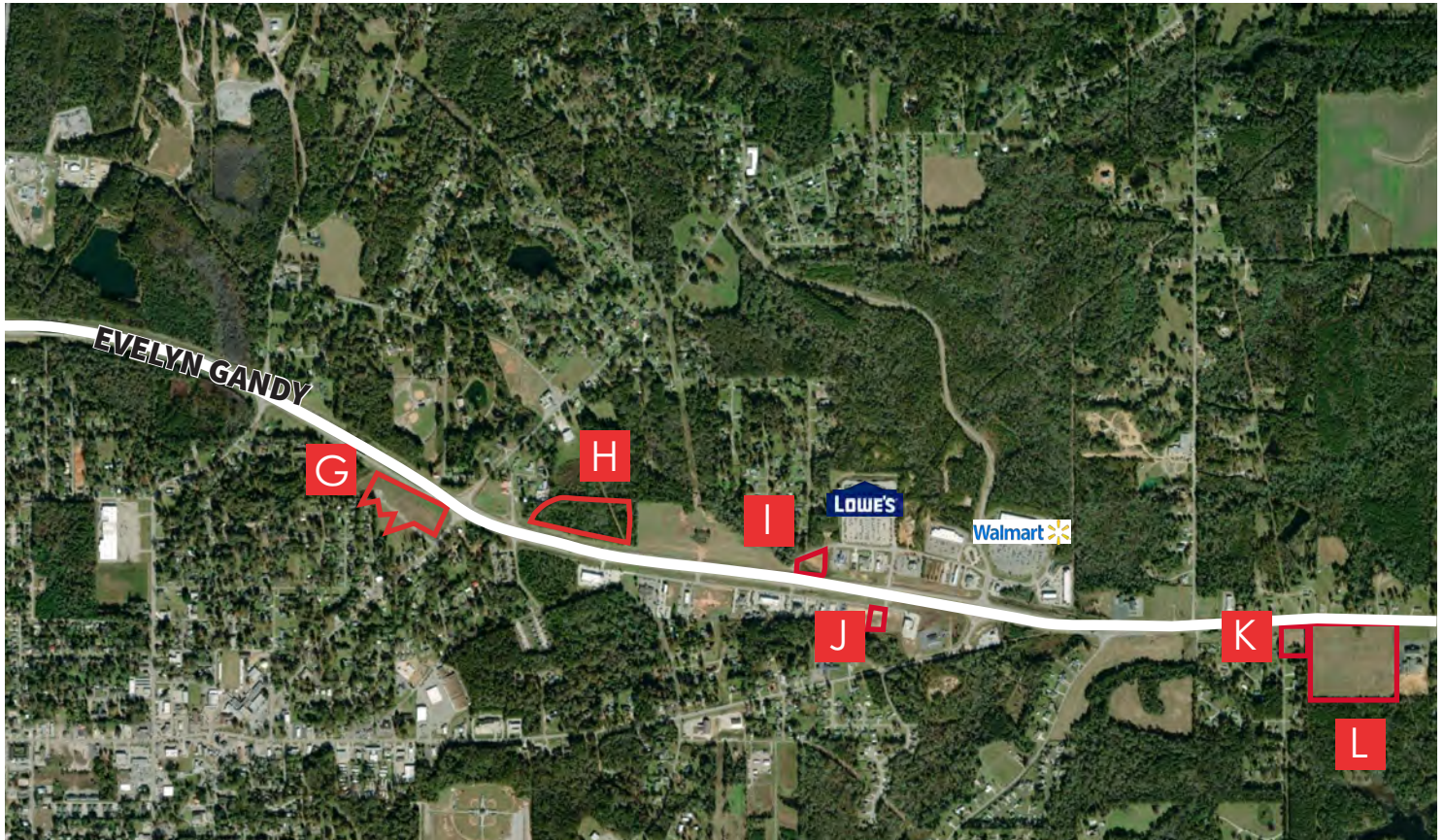


### Evelyn Gandy & Leeville Road

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

### Richton Tie & Timber

- Contact: Ben Stevens
- Phone: 601.545.8222
- Email: bstevens@rttllc.com



### 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

#### London & Stetelman

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

### CD Group | KW ELITE Keller Williams Realty

- Contact: Melody Stroka
- Phone: 601.819-0399
- Email: melody@thecdgroup.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

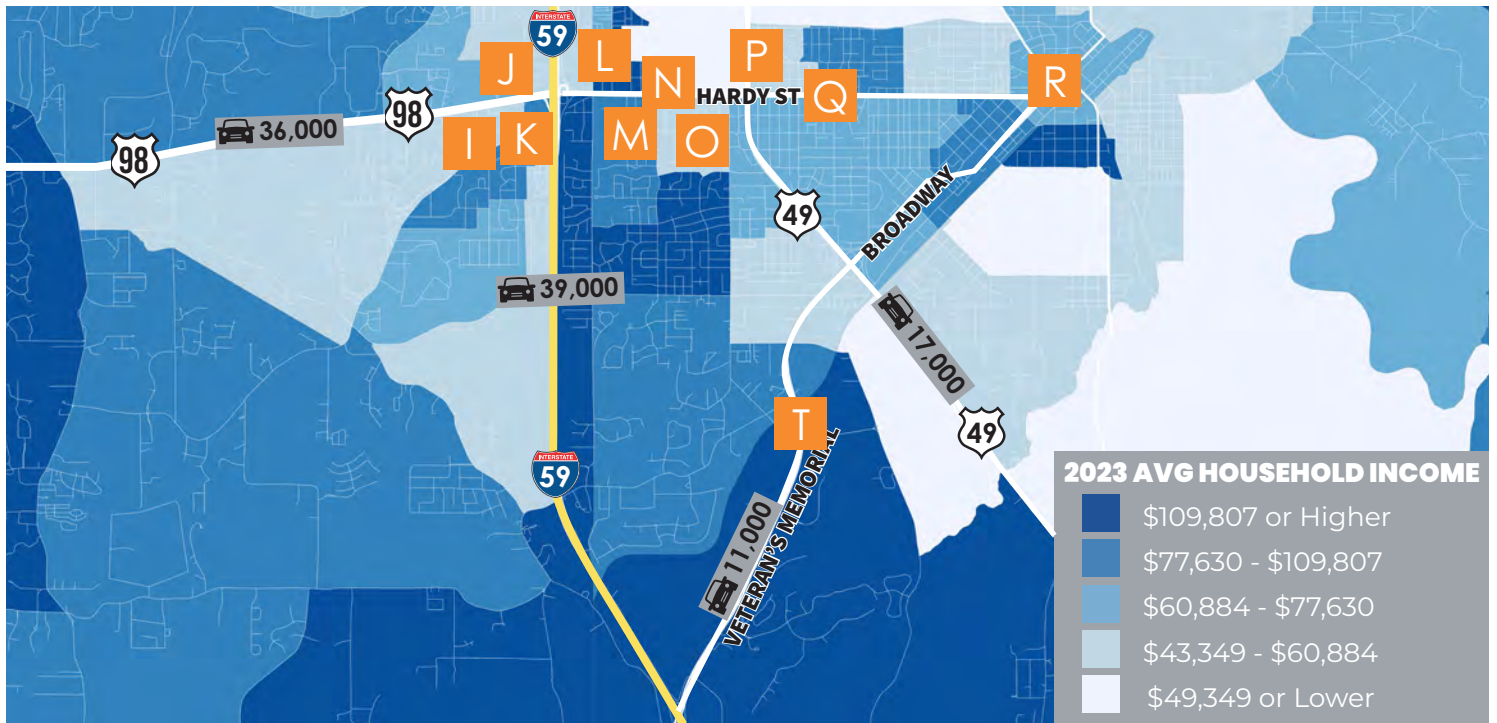
### A&K Ventures

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

# VETERAN'S MEMORIAL

# RETAIL COMPETITION

Veteran's Memorial Drive



**2023 AVG HOUSEHOLD INCOME**

- \$109,807 or Higher
- \$77,630 - \$109,807
- \$60,884 - \$77,630
- \$43,349 - \$60,884
- \$49,349 or Lower

## 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





# VETERAN'S MEMORIAL

AT A GLANCE

Veteran's Memorial Drive



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.



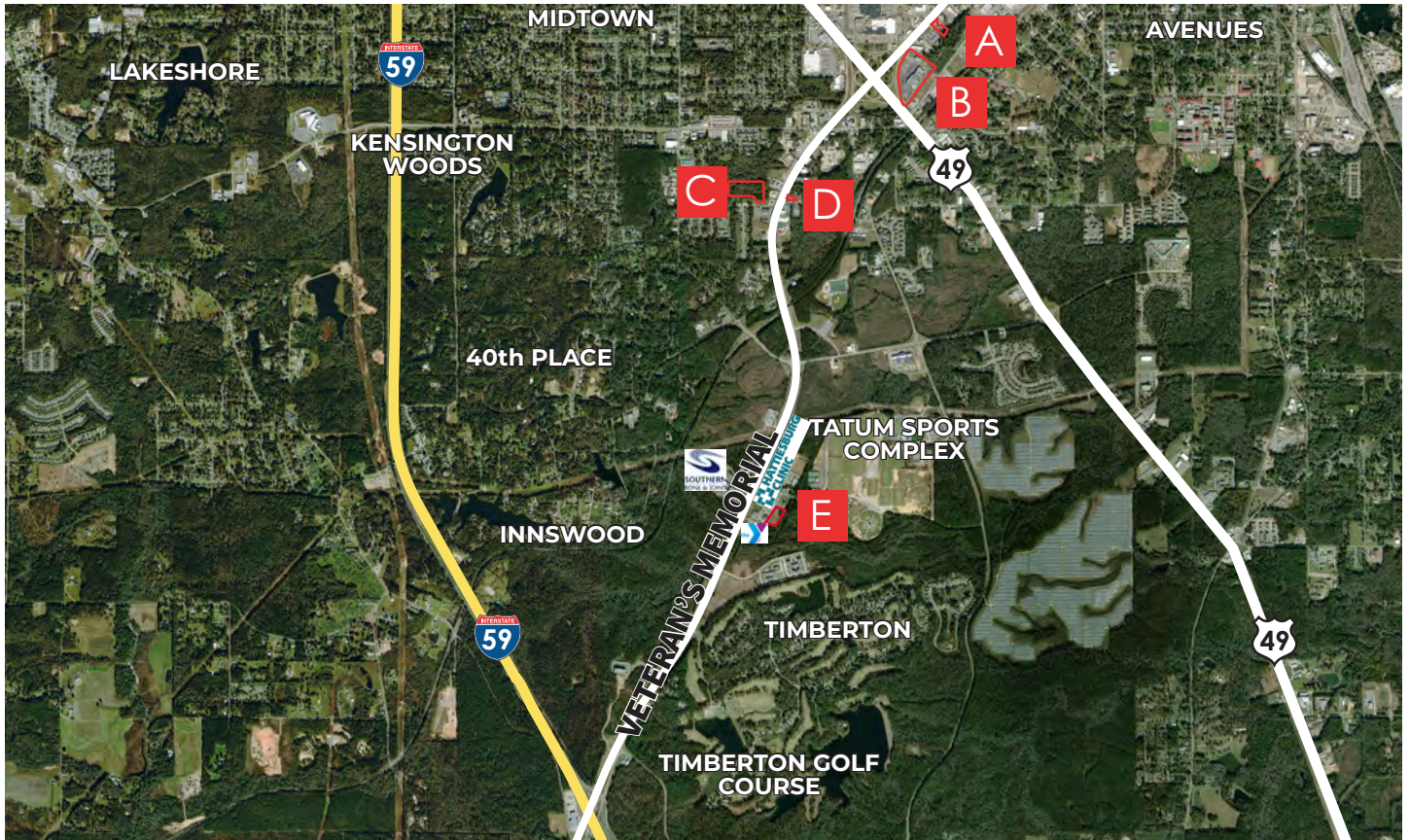
**OFFICE**

HUB WITH MULTIPLE MEDICAL AND BUSINESS OFFICES

# VETERAN'S MEMORIAL DRIVE

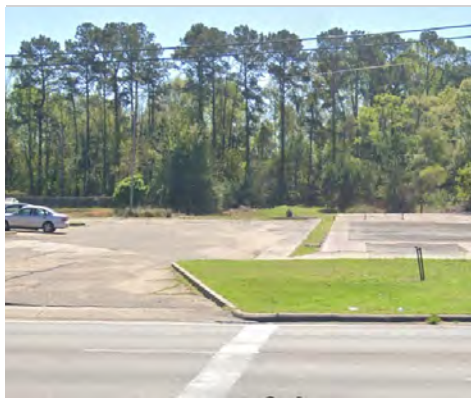
## RETAIL PROPERTIES

Veteran's Memorial Drive



### 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 MSA  
Geography: MSA

Prepared by Chelsey Everett

	<b>MS(28035),MS(...</b>
<b>Population Summary</b>	
2010 Total Population	142,841
2020 Total Population	153,891
2020 Group Quarters	6,318
2023 Total Population	156,494
2023 Group Quarters	6,318
2028 Total Population	158,647
2023-2028 Annual Rate	0.27%
2023 Total Daytime Population	157,280
Workers	68,041
Residents	89,239
<b>Household Summary</b>	
2010 Households	54,961
2010 Average Household Size	2.53
2020 Total Households	59,651
2020 Average Household Size	2.47
2023 Households	61,016
2023 Average Household Size	2.46
2028 Households	62,402
2028 Average Household Size	2.44
2023-2028 Annual Rate	0.45%
2010 Families	36,004
2010 Average Family Size	3.08
2023 Families	38,306
2023 Average Family Size	3.07
2028 Families	38,996
2028 Average Family Size	3.06
2023-2028 Annual Rate	0.36%
<b>Housing Unit Summary</b>	
2000 Housing Units	50,452
Owner Occupied Housing Units	61.5%
Renter Occupied Housing Units	29.7%
Vacant Housing Units	8.8%
2010 Housing Units	61,877
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%
2023 Housing Units	68,055
Owner Occupied Housing Units	55.5%
Renter Occupied Housing Units	34.2%
Vacant Housing Units	10.3%
2028 Housing Units	69,464
Owner Occupied Housing Units	55.8%
Renter Occupied Housing Units	34.0%
Vacant Housing Units	10.2%

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2024



# Community Profile

Hattiesburg MSA  
Geography: MSA

Prepared by Chelsey Everett

MS(28035),MS(...)

## 2023 Households by Income

Household Income Base	61,016
<\$15,000	13.1%
\$15,000 - \$24,999	8.2%
\$25,000 - \$34,999	12.0%
\$35,000 - \$49,999	12.5%
\$50,000 - \$74,999	16.9%
\$75,000 - \$99,999	10.8%
\$100,000 - \$149,999	16.2%
\$150,000 - \$199,999	5.4%
\$200,000+	4.9%
Average Household Income	\$80,175

## 2028 Households by Income

Household Income Base	62,402
<\$15,000	12.1%
\$15,000 - \$24,999	6.9%
\$25,000 - \$34,999	10.6%
\$35,000 - \$49,999	11.3%
\$50,000 - \$74,999	16.5%
\$75,000 - \$99,999	10.9%
\$100,000 - \$149,999	19.1%
\$150,000 - \$199,999	7.1%
\$200,000+	5.6%
Average Household Income	\$90,585

## 2023 Owner Occupied Housing Units by Value

Total	37,756
<\$50,000	14.1%
\$50,000 - \$99,999	10.9%
\$100,000 - \$149,999	15.8%
\$150,000 - \$199,999	18.1%
\$200,000 - \$249,999	15.6%
\$250,000 - \$299,999	9.5%
\$300,000 - \$399,999	10.5%
\$400,000 - \$499,999	3.4%
\$500,000 - \$749,999	1.0%
\$750,000 - \$999,999	0.3%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.5%
\$2,000,000 +	0.0%
Average Home Value	\$198,687

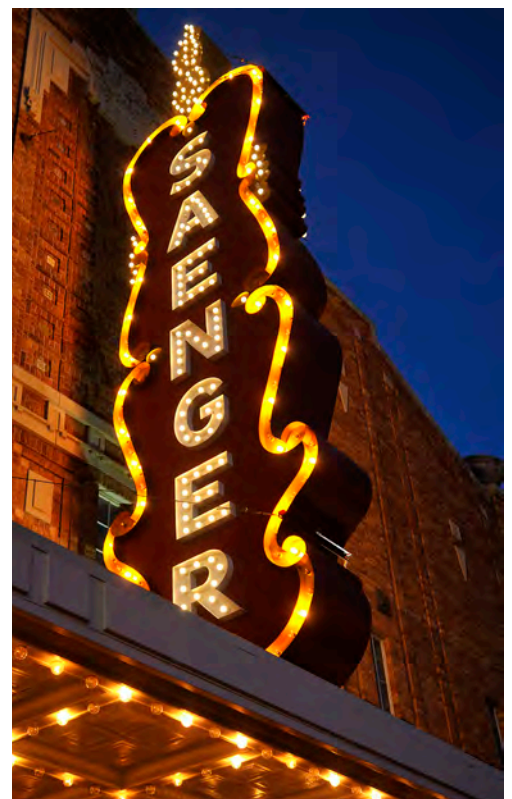
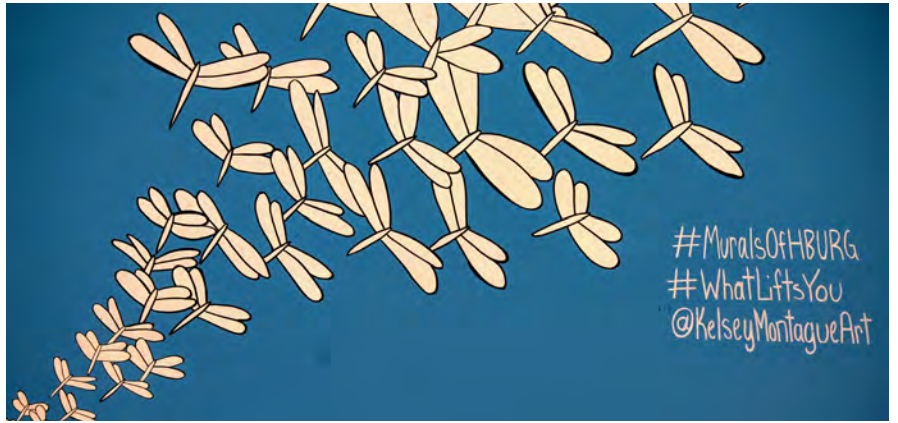
## 2028 Owner Occupied Housing Units by Value

Total	38,769
<\$50,000	10.5%
\$50,000 - \$99,999	7.8%
\$100,000 - \$149,999	13.0%
\$150,000 - \$199,999	18.7%
\$200,000 - \$249,999	17.2%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	13.2%
\$400,000 - \$499,999	4.3%
\$500,000 - \$749,999	1.4%
\$750,000 - \$999,999	0.6%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	1.3%
\$2,000,000 +	0.0%
Average Home Value	\$240,089

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

May 14, 2024







**AREA DEVELOPMENT PARTNERSHIP**  
**GREATER HATTIESBURG MS**