



# MULTIFAMILY DEVELOPMENT LAND | BORDERING SOUTHERN MISS CAMPUS

500 N. 38TH AVENUE  
HATTIESBURG, MS 39401

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$269,000  
\$4.52/sf

Total Property Acreage: +/- 1.52 Acres

Zoning: R-3

Traffic Count: 12,000

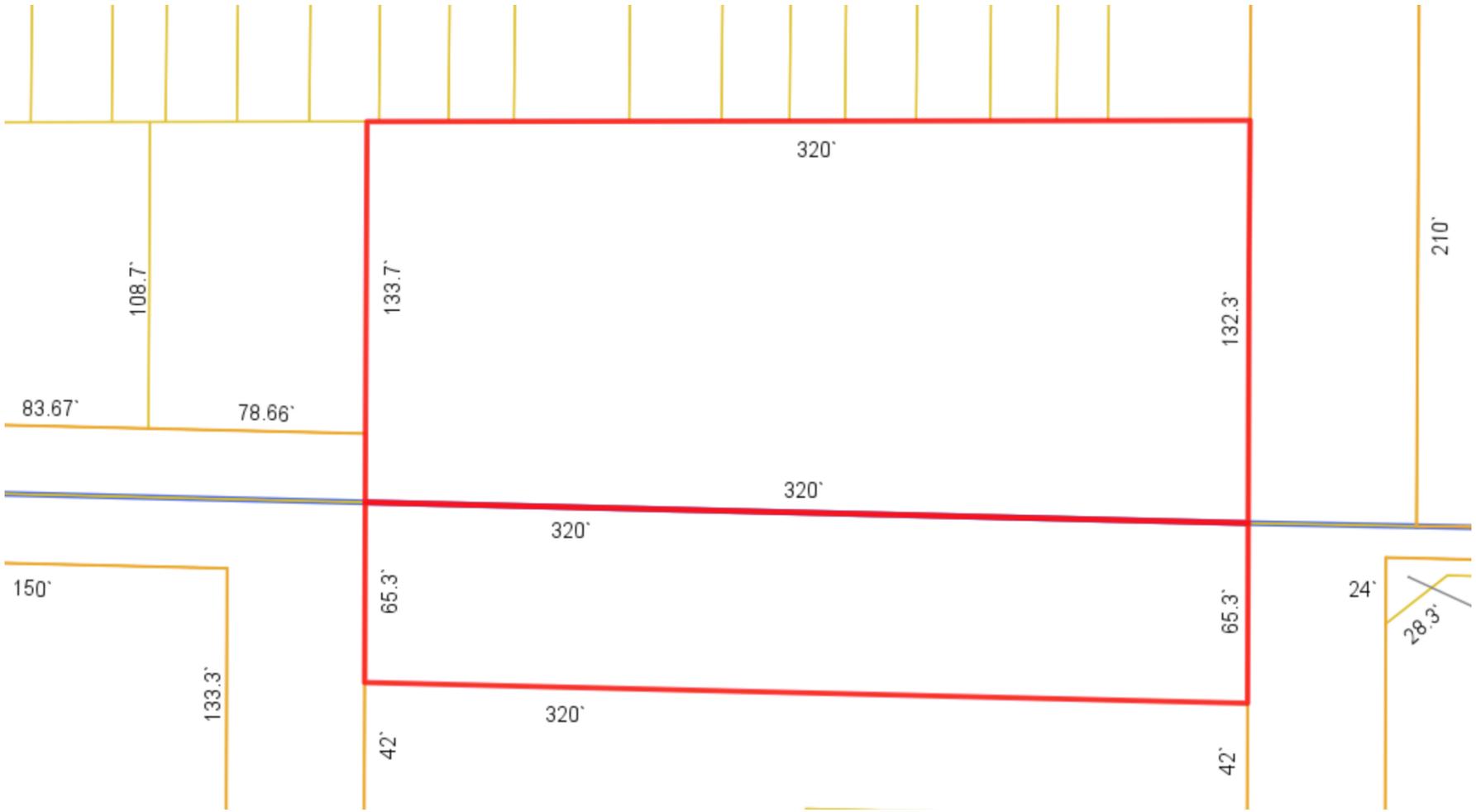
## PROPERTY OVERVIEW

+/- 1.52 Acres of Multifamily Zoned Land [R-3] near the Southern Miss Campus.

## PROPERTY HIGHLIGHTS

- Multifamily/Student Housing Development Opportunity
- Frontage on N. 38th Avenue (one of 4 streets encircling Southern Miss campus)
- Walk/Bike to the Southern Miss campus
- Walk/Bike to the Longleaf Trace Recreational Trail
- 5-15 Minute walk/bike to Midtown
- Convenient to Hattiesburg's Retail Corridor Hardy St./Hwy 98 W

# Property Dimensions



# Aerial View From N. 38th Avenue



THE SINGLE FAMILY RESIDENCE SHOWN IN THIS ILLUSTRATION HAS BEEN DEMOLISHED

# Frontage On N. 38th Avenue



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# Aerial View From N. 39th Avenue



# Frontage On N. 39th Avenue



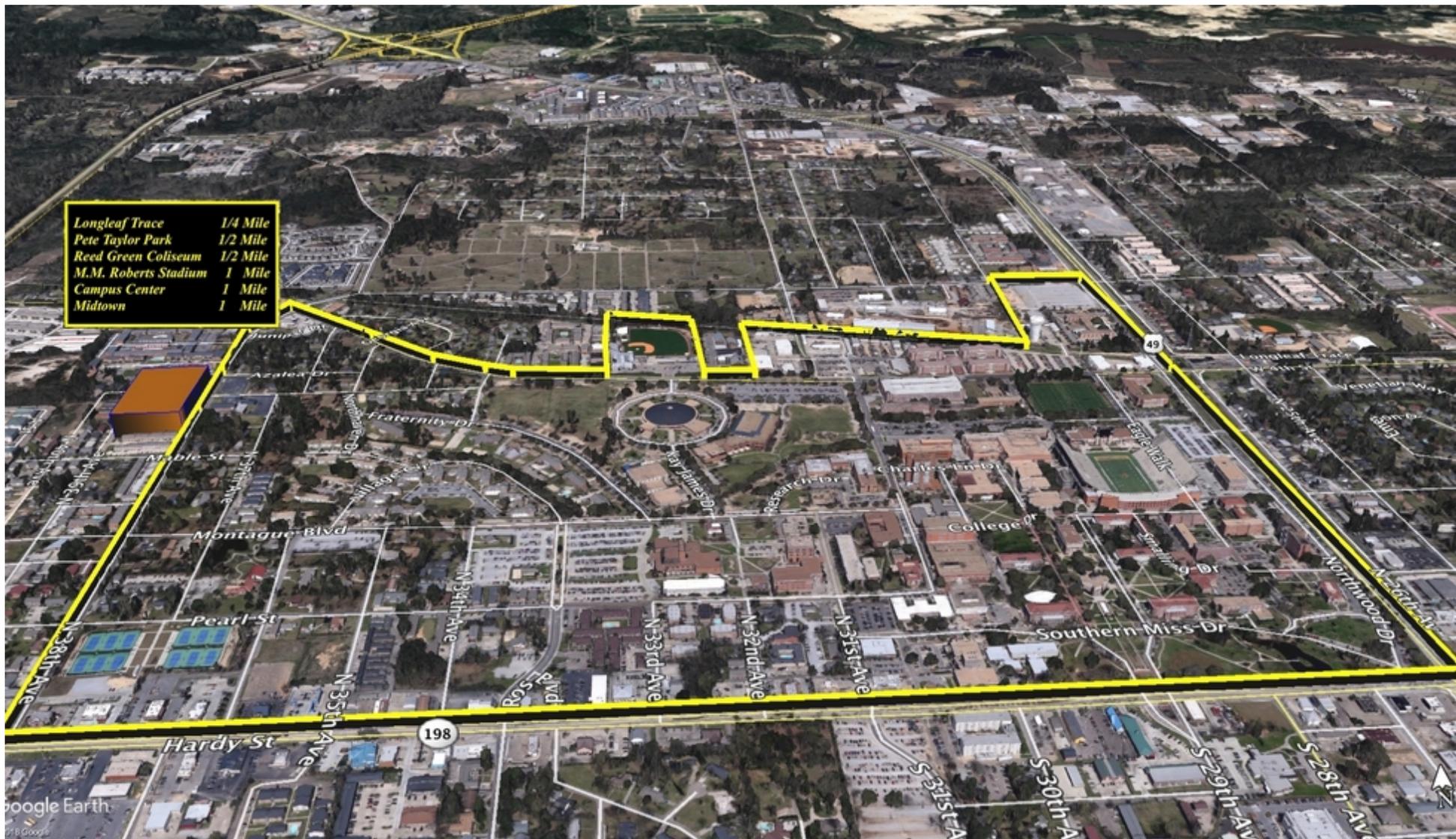
# LOCATION INFORMATION

500 N. 38th Avenue  
Hattiesburg, MS 39401



THE UNIVERSITY OF SOUTHERN MISSISSIPPI

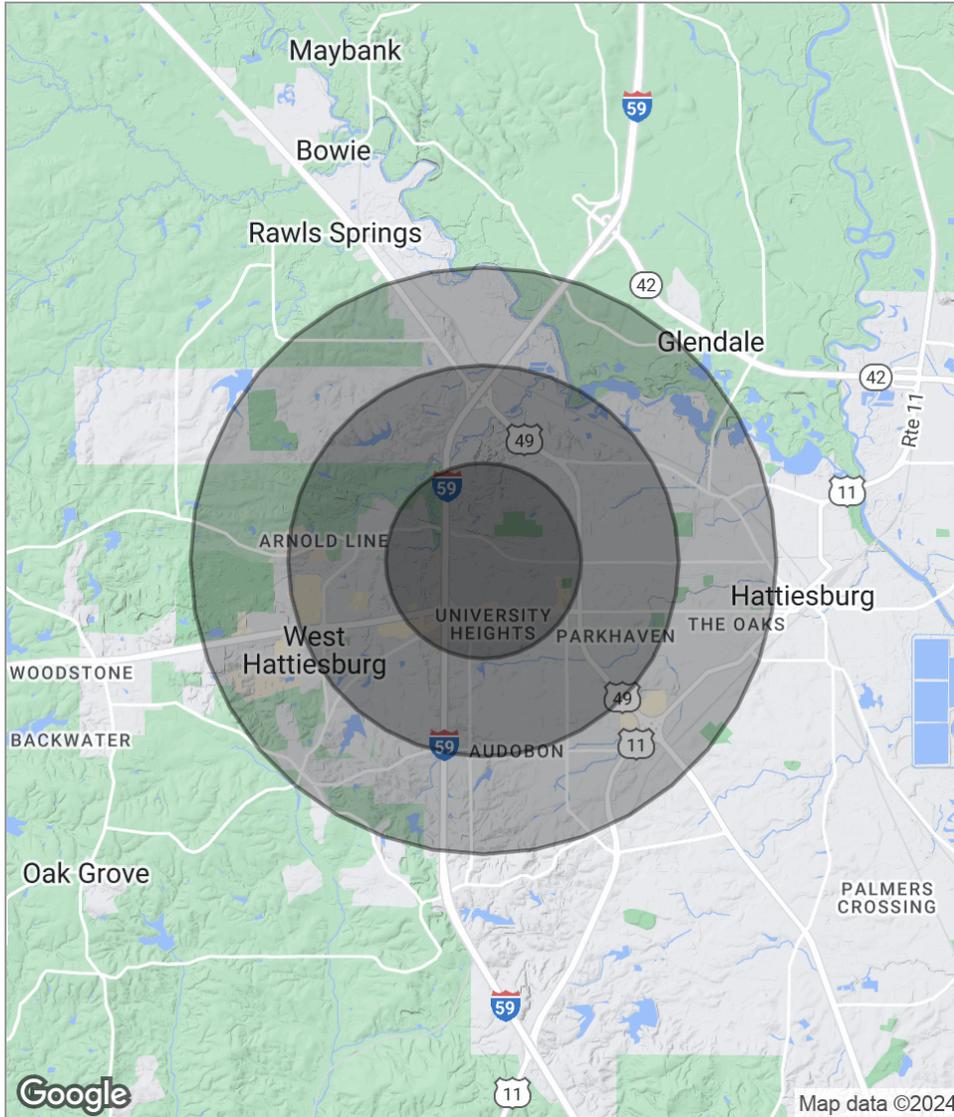
# Property & Southern Miss Border



# DEMOGRAPHICS

500 N. 38th Avenue  
Hattiesburg, MS 39401

# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,227	20,395	34,784
Median age	24.5	27.5	29.5
Median age (Male)	24.8	27.4	29.1
Median age (Female)	24.5	27.9	30.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,953	8,259	14,650
# of persons per HH	2.8	2.5	2.4
Average HH income	\$39,227	\$43,988	\$46,647
Average house value	\$176,270	\$163,399	\$157,005

\* Demographic data derived from 2020 ACS - US Census



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