



BUILD-TO-SUIT OFFICE/MEDICAL VETERANS DR [HWY 11]

2 THOMPSON PARK [ALONG VETERANS DR]
HATTIESBURG, MS 39402

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Property Information

THE UNIVERSITY OF SOUTHERN MISSISSIPPI



OFFERING SUMMARY

Lease Rate: Subject to
Development Proposal

Lot Size: 2.65 Acres

Zoning: B-5 (Regional Business
District)

Market: Hattiesburg

PROPERTY OVERVIEW

Build-to-Suit Opportunity: Owners would like to invest in a state-of-the-art facility for long-term use. Will consider 1 tenant and an approximate 20K SF facility, or multiple tenants. All site plans are subject to negotiation and owners' approval.

LOCATION OVERVIEW

Lot 2 of the Thompson Office Park Sub; going South along Hwy 11 (Veterans Dr) from downtown Hattiesburg, the property is located in the bend of Thompson Park.

PROPERTY HIGHLIGHTS

- Build-to-Suit amongst high-end medical and office users
- Long Term Tenancy
- Topography is mostly level



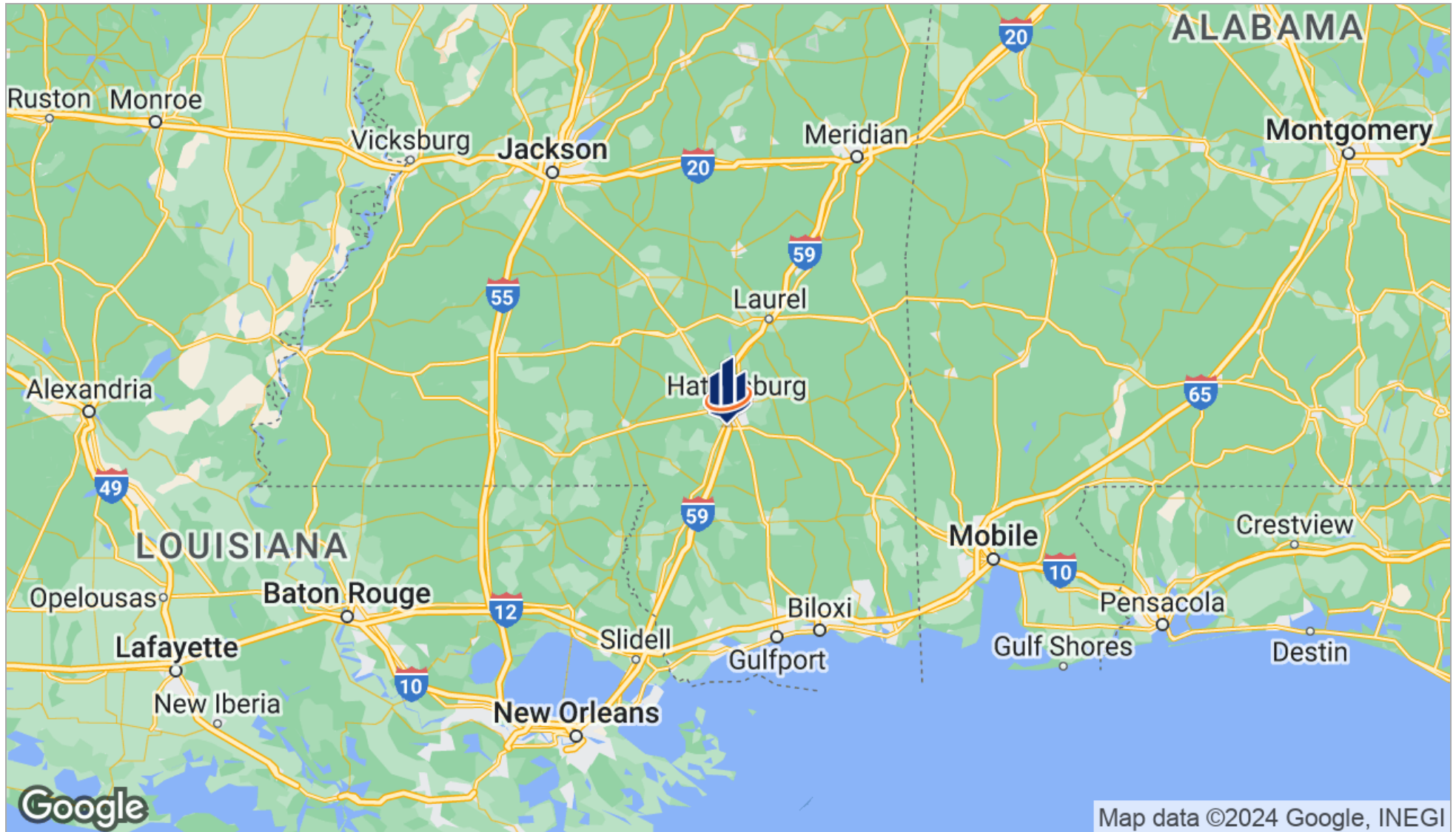
HATTIESBURG



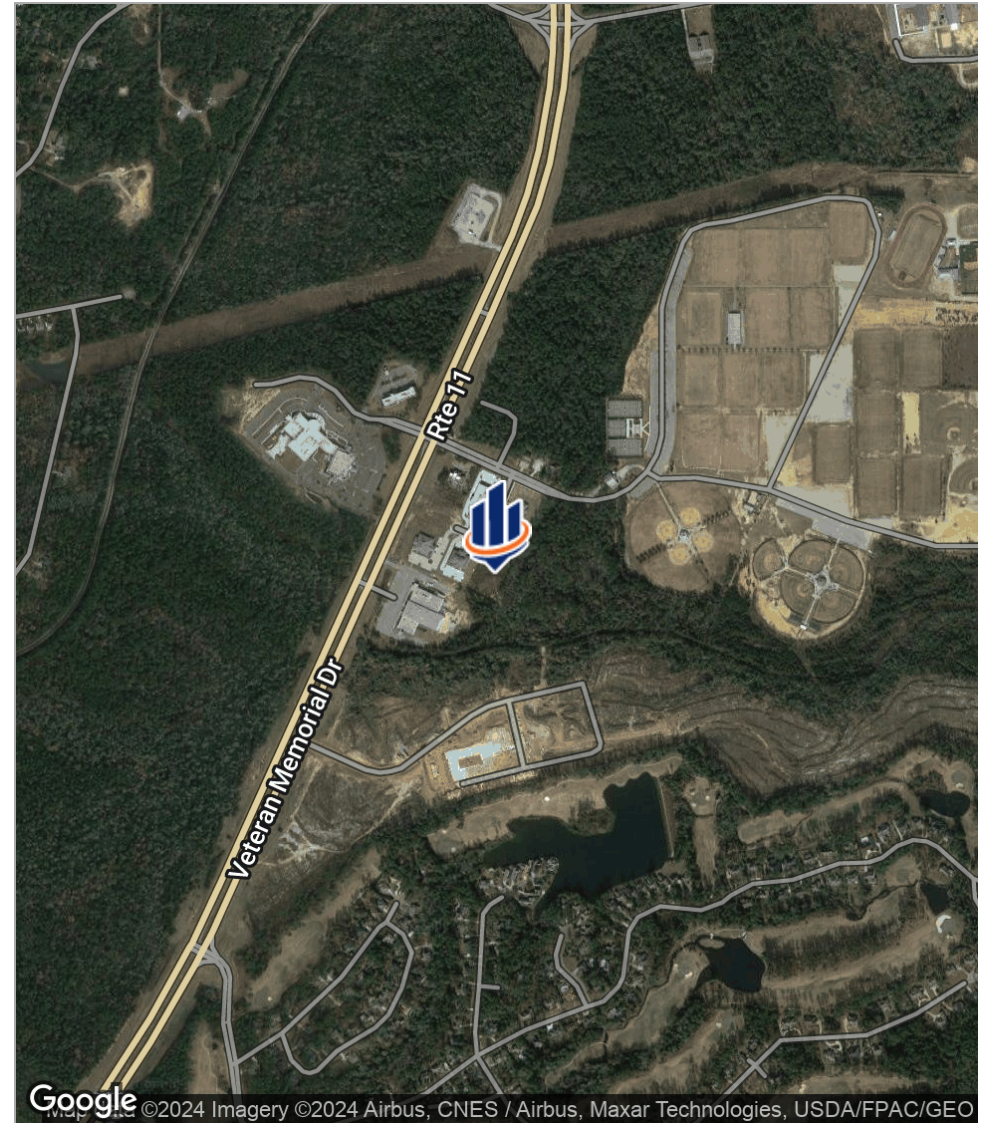
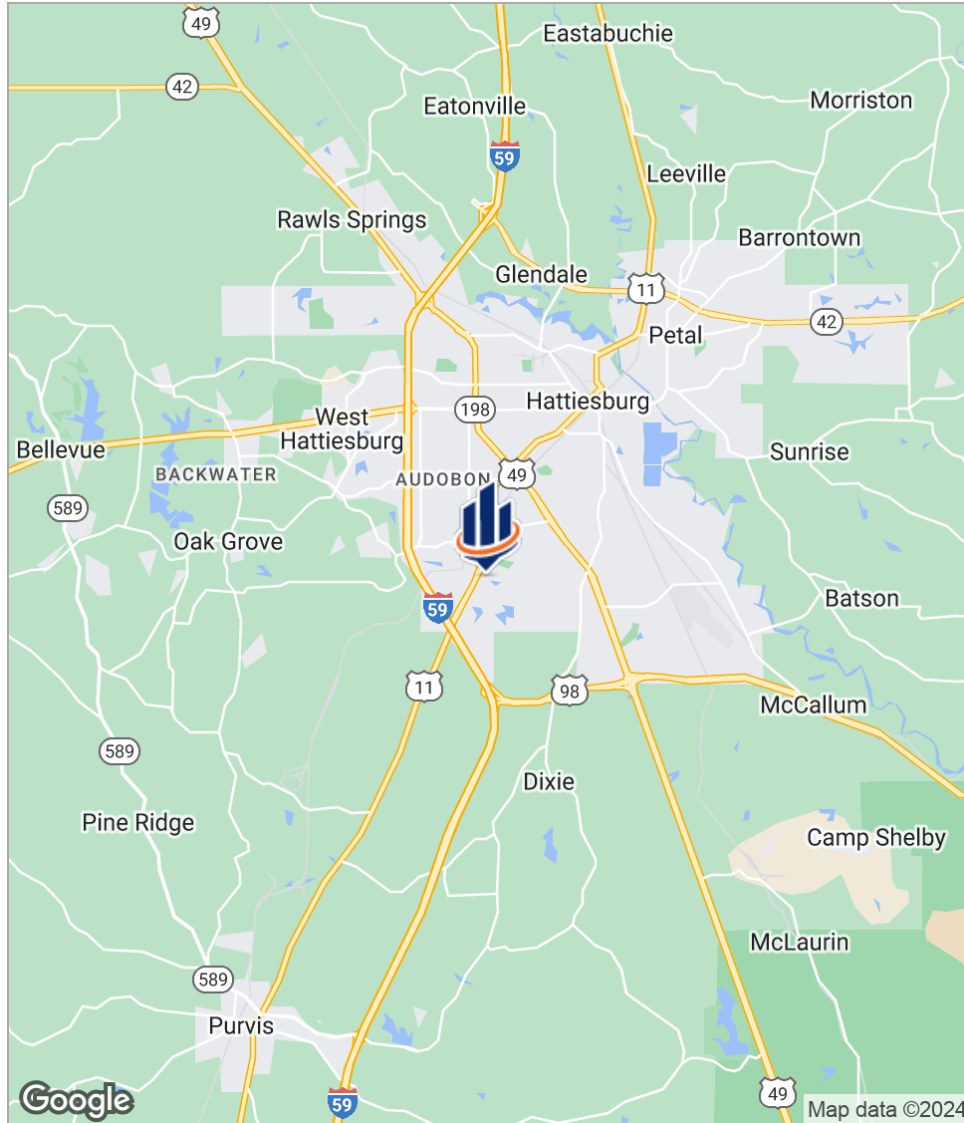
LOCATION INFORMATION

2 Thompson Park [Along Veterans Dr]
Hattiesburg, MS 39402

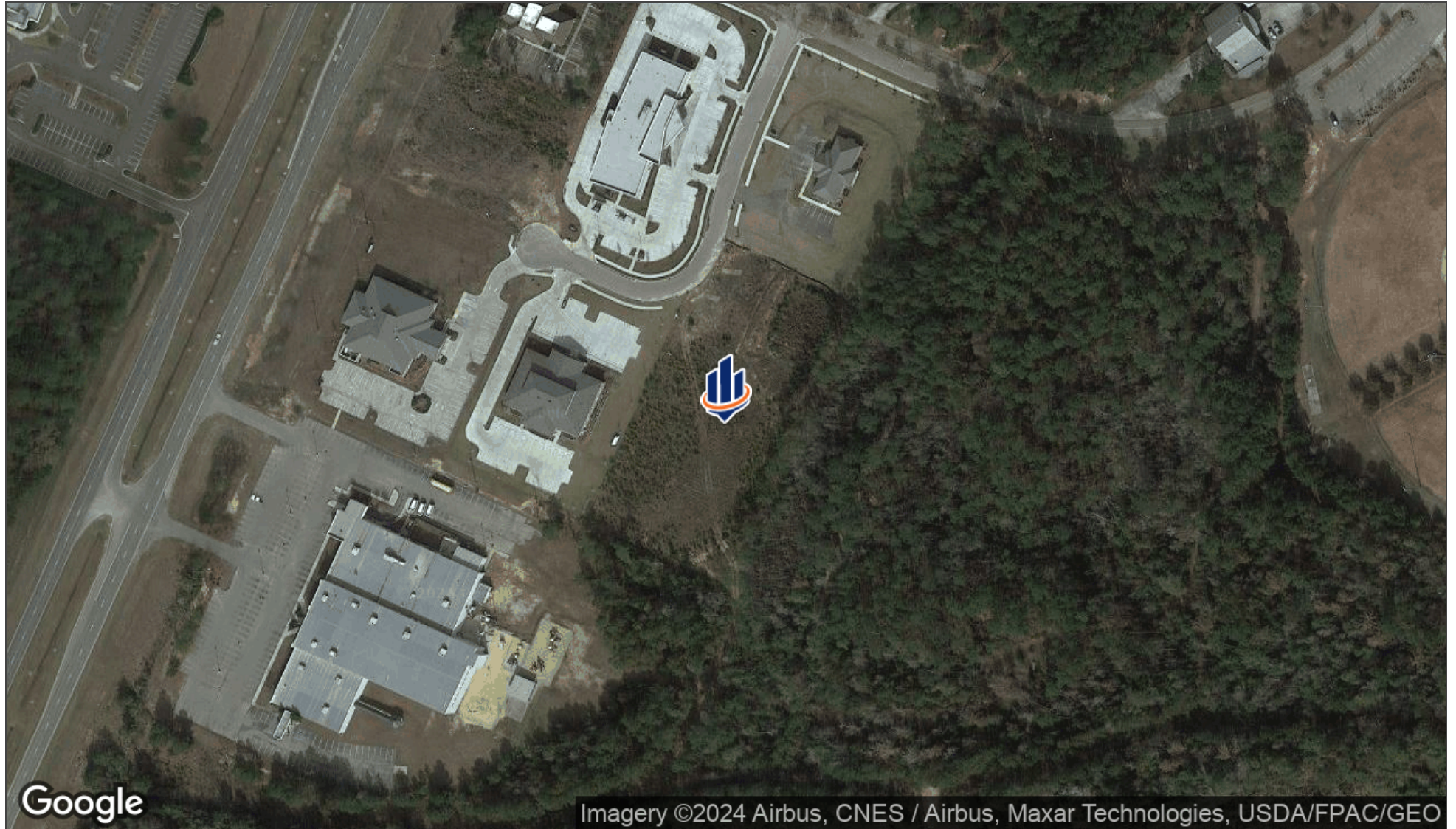
Regional Map



Location Maps



Aerial Close-Up



Photos



DEMOGRAPHICS

2 Thompson Park [Along Veterans Dr]
Hattiesburg, MS 39402

KEY FACTS

147,652

Population



Average Household Size

34.6

Median Age

\$46,835

Median Household Income

11%

No High School Diploma



28%

High School Graduate



31%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



5,690

Total Businesses



71,843

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



15%

Services

6.5%

Unemployment Rate

INCOME



\$46,835

Median Household Income



\$24,977

Per Capita Income



\$48,772

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	16.8%	-3.9%	
\$15,000 - \$24,999	11.3%	-1.5%	
\$25,000 - \$34,999	9.4%	-0.1%	
\$35,000 - \$49,999	14.8%	-0.1%	
\$50,000 - \$74,999	18.2%	+0.5%	
\$75,000 - \$99,999	12.3%	+1.8%	
\$100,000 - \$149,999	10.5%	+1.9%	
\$150,000 - \$199,999	3.4%	+0.2%	
\$200,000+	3.1%	+1.0%	

Bars show deviation from

MS(28035),MS(...

Population

2000 Population	123,812
2010 Population	142,842
2018 Population	147,652
2023 Population	150,498
2000-2010 Annual Rate	1.44%
2010-2018 Annual Rate	0.40%
2018-2023 Annual Rate	0.38%
2018 Male Population	48.4%
2018 Female Population	51.6%
2018 Median Age	34.6

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	66.5%
2018 Black Alone	29.0%
2018 American Indian/Alaska Native Alone	0.3%
2018 Asian Alone	1.3%
2018 Pacific Islander Alone	0.1%
2018 Other Race	1.3%
2018 Two or More Races	1.6%
2018 Hispanic Origin (Any Race)	3.0%

Households

2000 Households	45,999
2010 Households	54,962
2018 Total Households	56,890
2023 Total Households	57,965
2000-2010 Annual Rate	1.80%
2010-2018 Annual Rate	0.42%
2018-2023 Annual Rate	0.38%
2018 Average Household Size	2.53

Median Household Income

2018 Median Household Income	\$46,835
2023 Median Household Income	\$53,051
2018-2023 Annual Rate	2.52%

Average Household Income

	MS(28035),MS(...
2018 Average Household Income	\$63,801
2023 Average Household Income	\$72,130
2018-2023 Annual Rate	2.48%
Per Capita Income	
2018 Per Capita Income	\$24,977
2023 Per Capita Income	\$28,168
2018-2023 Annual Rate	2.43%

Households by Income

Current median household income is \$46,835 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,051 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$63,801 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$72,130 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,977 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,168 in five years, compared to \$36,530 for all U.S. households

Housing

Currently, 52.7% of the 64,618 housing units in the area are owner occupied; 35.3%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 61,878 housing units in the area - 56.7% owner occupied, 32.2% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 1.94%. Median home value in the area is \$146,223, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.72% annually to \$159,241.

ADVISOR BIOS

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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

GREG BRETT

Advisor



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PROFESSIONAL BACKGROUND

Greg joined SVN | Southgate Realty 5 years ago after over 20 years in the Financial Services Industry. In addition to serving as the point person for accelerated and distressed asset sales for SVN | Southgate, Greg has experience in selling and leasing multiple asset classes throughout Mississippi.

Greg is a native of Hattiesburg, MS, and graduated with a B.S. in Business Administration from the University of Southern Mississippi. He and his wife are the proud parents of four boys.



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