



## Land Near Home Depot Tract A

3.5 +/- Acres | Lamar County, MS | \$999,500



### ADDRESS

00 S. 40th Street  
Hattiesburg, MS 39402

### LOCATION

From the intersection of I-59 and Hardy Street (Exit 65A) go East on Hardy Street for 0.1 miles to S40th Ave on right, then go 0.3 miles to Property on right.

### PROPERTY SUMMARY

This ready-to-develop property is located with relatively high traffic counts along S40th Avenue in front of the property. Interstate 59 and USM campus are nearby and surrounded by community banks and national retailers such as Home Depot, CVS, other local retail and restaurants, as well as the US Post office. Located at the intersection of S.40th Avenue and Mamie Street, this property is just 2 blocks south of Hardy Street. Being zoned B-3 (Community Business District) for hotel, medical and retail uses, there are many possible uses. The access is excellent with a signal light at the property (S40th Ave. and Mamie Street) with additional road frontage along S41st Ave.

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