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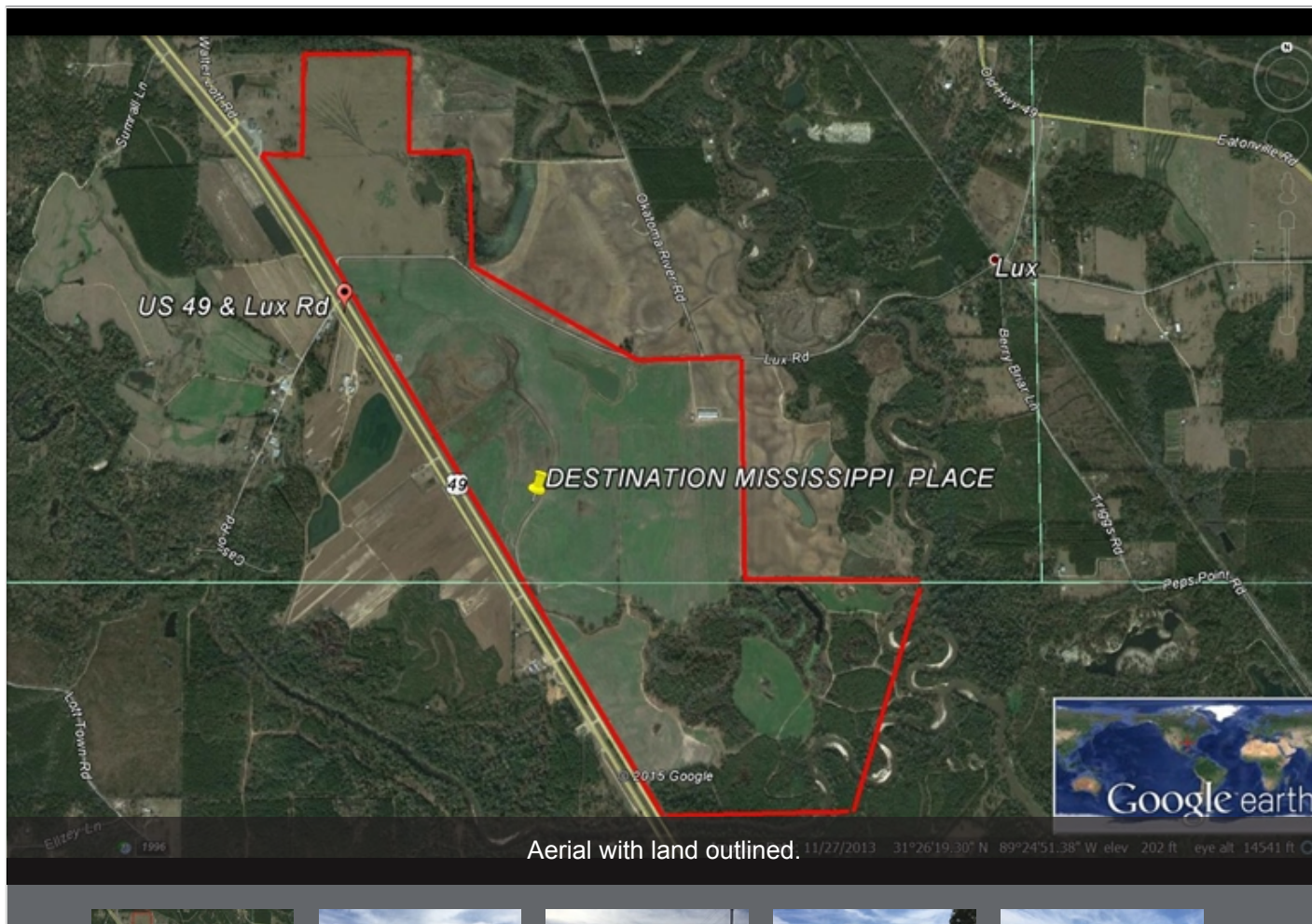


DESTINATION MISSISSIPPI

202 Lux Road, Hattiesburg, MS 39401

\$9,810,000

654 AC | Land



Presented by



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BILL F. HANKINS

(601) 214-6343

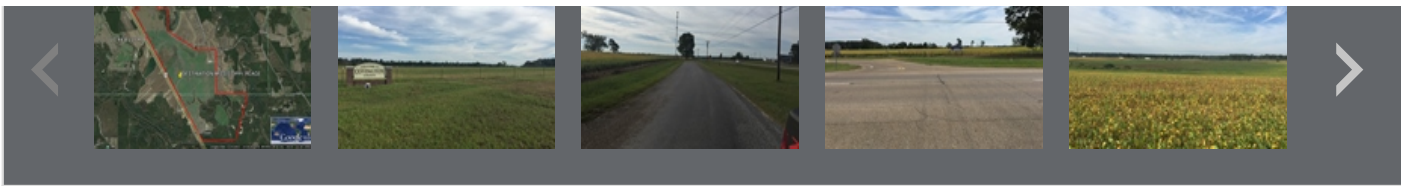
JOSEPH TUBB

(601) 606-1900

BILL F.'s Other Listings



...
Flowood, MS
\$899,950
2.01 AC



Land For Sale

Price:	\$9,810,000	Listing ID	19439250
Lot Size:	654 AC	Last Updated	6 days ago
Property Type:	Land		
Property Sub-type:	Commercial/Other (land)		
Additional Sub-types:	Industrial (land)		
	Office (land)		
	Retail (land)		

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1 Lot Available

Lot 1	Price:	\$9,810,000
	Lot Size:	654 AC
	Price/AC:	\$15,000
	Lot Type:	Commercial/Other (land)

Description

One of South Mississippi's best locations. 654 +/- acres of nice flat land representative of a true mixed use development opportunity. A mile plus of US HWY 49 frontage and additional interior access via Lux Road. Just minutes from Hattiesburg, MS with a population of 150,000 and is ranked as the 50th fastest growing MSA in the nation. This site offers a good alternative in the Gulf Coast Region. Far enough away from the coast to be safe and close enough to best serve the needs of the vast Coastal area from Houston to Jacksonville.

Just a few miles north of Hattiesburg on U.S. Hwy. 49. Driving distance to Gulfport, 60 miles; Mobile, 90 miles; New



...
Ridgeland, MS
4,100 SF
\$10 /SF/Year



...
Columbia, MS
\$750,000
8,800 SF Bldg



...
Ridgeland, MS
\$1,350,000
15,432 SF Bldg



...
Ridgeland, MS
2,256 - 4,982 SF
\$10 /SF/Year

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Orleans; 105 miles; and Jackson, 93 miles. Three Gulf ports are less than two hours away. There are five commercial airports all within a two hour drive. U.S. 49 connects to Interstate 59 and Interstates 20 and 55. The site is a true HUB for any Gulf South destination.

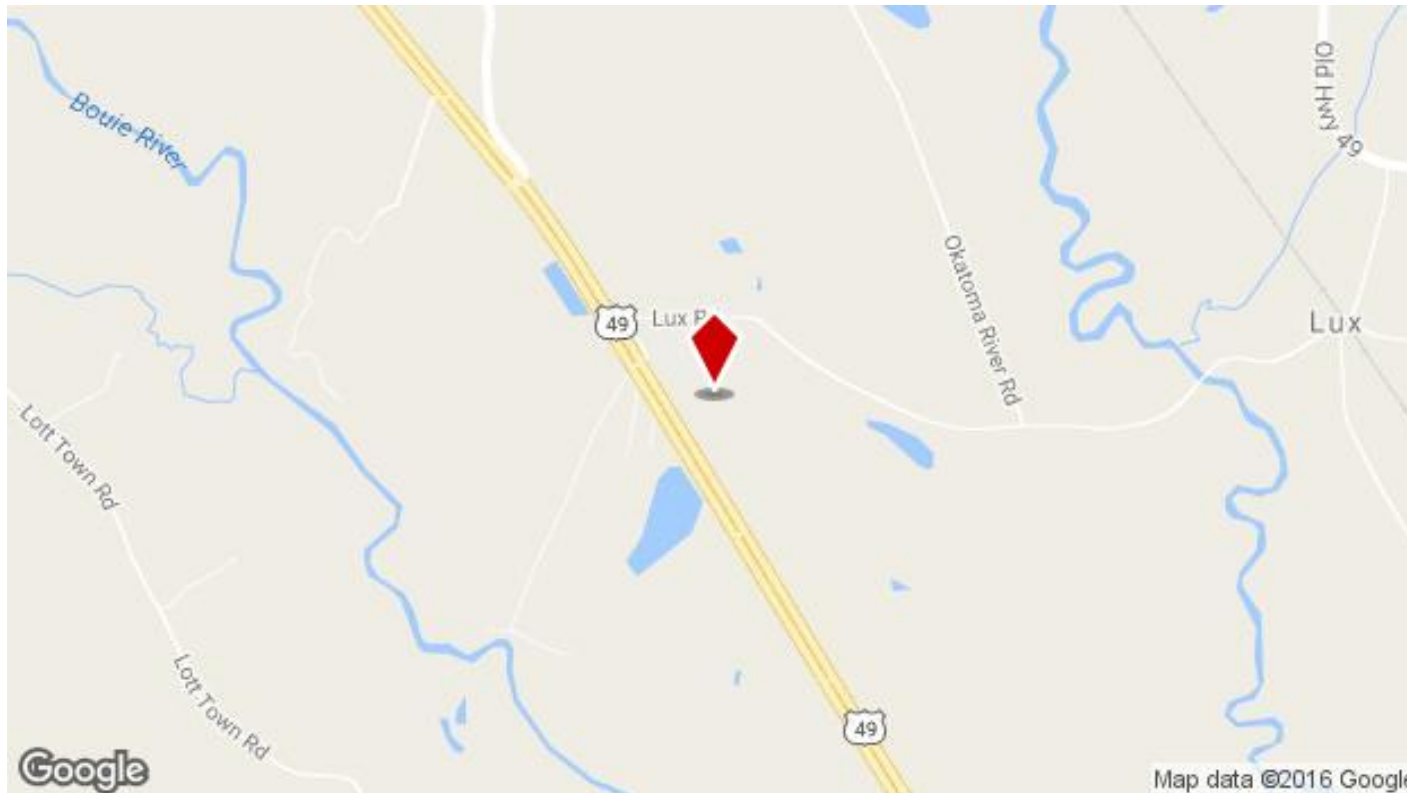
Attachments

-  [FACTS](#)
-  [Cook Commercial Properties](#)

Commercial property information by LoopNet

Map of 202 Lux Road, Hattiesburg, MS 39401 (Forrest County)

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