

## Property Overview

NAI UCR Properties is pleased to present the exclusive opportunity to acquire Angel's Cove Apartments, a fully renovated 20-unit multifamily community located at 239 Hartfield Road in Hattiesburg, Mississippi. The property features an all 3-bedroom/1-bathroom unit mix at 985 square feet per unit across 19,700 total rentable square feet. This offering represents a rare opportunity to acquire a turnkey, extensively capital-improved multifamily asset in one of South Mississippi's most stable and diversified employment markets.

With over \$500,000 in capital improvements completed in Q3 2025, the property has been transformed into a best-in-class community for the Hattiesburg market. New luxury vinyl plank flooring, lighting packages, stainless steel appliances, kitchen and bathroom cabinets, water heaters, and refinished tub/shower surrounds were installed throughout all 20 units, delivering a like-new asset with minimal near-term capital expenditure requirements.

Situated along the US-98 corridor in the heart of Hattiesburg's primary retail and employment district, Angel's Cove benefits from immediate proximity to major employers, national retail, quality schools, and the University of Southern Mississippi campus, positioning the community as a premier option for the working household renter base that defines this market.

## Location Overview

Fully renovated 20-unit garden-style community adjacent to the University of Southern Mississippi and William Carey University in Hattiesburg, MS, offering strong demand drivers and upgraded systems.



## Property Highlights

- 19,700 SF
- 20-Unit Multifamily Community | Hattiesburg, Mississippi
- All 3-Bedroom / 1-Bathroom Floor Plans | 985 SF Per Unit
- Over \$500,000 in Capital Improvements Completed Q3 2025
- Every Unit Fully Renovated | New Flooring, Appliances, Cabinets, Fixtures & More
- Exterior Upgrades Completed | Landscaping, Gutters, Security Cameras & Parking
- HVAC Systems Replaced or Serviced Throughout
- Prime US-98 Corridor Location | Hattiesburg's Top Retail & Employment District
- Proximate to Forrest General Hospital, Merit Health Wesley & University of Southern Mississippi
- Stable, Diversified Employment Market | Healthcare, Education, Manufacturing & Military
- 95% occupancy

Sale Price	\$2,150,000
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### Location Information

Building Name	20 Units   Fully Renovated   Hattiesburg, MS   Angel's Cove Apartments
Street Address	239 Hartfield Road
City, State, Zip	Hattiesburg, MS 39402
County	Forrest County

### Building Information

Building Size	19,700 SF
Occupancy %	95.0%
Number of Floors	1
Year Built	2005
Year Last Renovated	2025
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	6
Foundation	Slab Foundation
Exterior Walls	Brick Exterior

### Property Information

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Lot Size	0.47 Acres

### Parking & Transportation

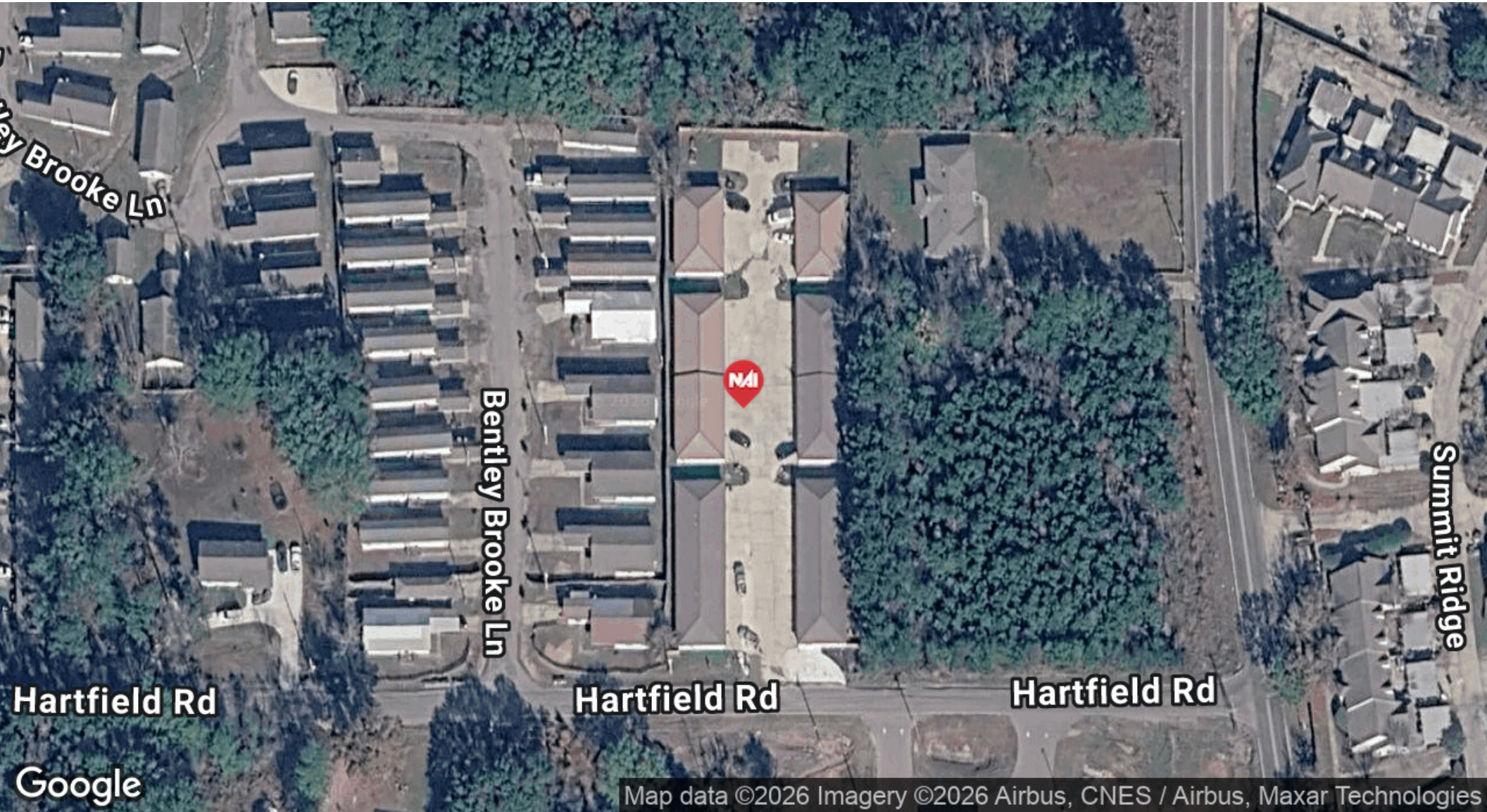
Parking Type	Surface
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### Utilities & Amenities

HVAC	Central Heating and Cooling System
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Hartfield Rd

Google

Bentley Brooke Ln

Hartfield Rd

Hartfield Rd

Summit Ridge



### TURTLE CREEK MALL

**KOHL'S** Dillard's jcp  
**Office DEPOT** city G.E.A.R.  
**HIBBETT** Bath Body Works BURGER KING  
**DICK'S** REGIONS PLACE Lids  
 Cinnabon

### TURTLE CREEK CROSSING

**TARGET** FIVE GUYS PETS MART  
**ROSS** Chick-fil-eh SMOOTHIE KING STARBUCKS  
 DOLLAR TREE SportClips Ashley

### THE RIDGE AT TURTLE CREEK

Academy Keesler Federal  
 ME Salad Station

FAIRFIELD WINGATE Hampton Hilton Garden Inn  
 Comfort Suites avid Best Western WARDS

THE UNIVERSITY OF SOUTHERN MISSISSIPPI

Walmart Sams Club

LOWE'S

TJ-maxx HOBBY LOBBY

### OAK GROVE PLAZA

Newk's chub OLLIE'S BEST BUY CAJO  
 ZAXBY'S petco Chickadee DEBAT

### WESTWOOD SQUARE

WALK-ONS Michaels  
 CASA JALISCO Waffle House

### MIDTOWN MARKET

Starbucks LENNY'S CORNER MARKET Eats



## Clayton Kirkland

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