

# Potential Multi-Tenant Flex Professional Office, Creative Studio



**High-visibility site** in growing  
retail corridor

*Buyer to independently verify permitted uses, zoning, dimensions, traffic counts, and development feasibility*

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• **5-minute drive to US HWY 98 retail:**

- New investment by national retailers like Qdoba within 2.5 miles

• **Intersection road traffic counts (MDOT):**

- Old Hwy 11 - 12,000 AADT
- Old Hwy 24 - 4,000 AADT

• **Nearby neighborhood retail:**

- Exxon gas station
- Two retail strips
- Community centers + sports complex
- Churches
- Recent infrastructure investments

• 4 office-sized rooms w/ closets

- 2 large great rooms
- 3 restrooms
- Full kitchen
- Storage space
- Large windows
- Large outdoor seating area
- +/- 1 acres
- Long driveway
- Outdoor storage w/ slab
- 165 feet of strong visibility frontage
- Large parking lot potential
- ATT Fiber

*Images on this page processed/enhanced by A.I. to illustrate potential of property.*

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<b>Spec</b>	<b>Detail</b>
Building Size	±3,000–3,400 SF
Offered Acreage	±1 ACRE OFFERED
Additional Land	±1.3 ACRES POTENTIALLY AVAILABLE (ALSO ADJACENT LOTS)
Frontage	APPROX. 165 FEET ON OLD HWY 11
Traffic Counts	±4,000 AADT OLD HWY 24 (AT INTERSECTION, UP TO 12,000 AADT FOR OLD HWY 11)
Office Count	4 PRIVATE OFFICE SPACES WITH CLOSETS
Restrooms	3 RESTROOMS
Flex Spaces	2 LARGE GATHERING ROOMS
Kitchen Area	EXISTING KITCHEN INCLUDED
Storage Areas	INDOOR STORAGE SPACE; OUTDOOR AND SLAB SHED STORAGE
Parking Potential	EXPANDED PARKING AREA POSSIBLE
Access (Ingress/Egress)	FRONT AND REAR ACCESS POTENTIAL WITH ADDITIONAL LAND
Visibility	NEAR ACTIVE FOUR-WAY INTERSECTION
Corridor Position	GROWING WEST HATTIESBURG CORRIDOR/OAK GROVE
Nearby Amenities	SCHOOLS, LIBRARY, RECREATION NEARBY
Exterior Materials	WOOD AND STONE EXTERIOR
Buyer Appeal	OFFICE OR OWNER-USER OPPORTUNITY
Incentive Potential	POSSIBLE MDA AND ENERGY INCENTIVES

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# Illustrative Income & Repositioning Overview

*The asking price reflects the property's potential adaptive reuse value, visibility characteristics, flexible layout, and positioning within an active Oak Grove neighborhood corridor.*

*The conceptual scenarios below are provided solely as illustrative examples of possible future commercial repositioning outcomes following renovation, tenanting, and zoning approvals. These scenarios are not guarantees of future income, occupancy, valuation, or investment performance.*

Scenario	Potential Gross Annual Income	Illustrative NOI*	Illustrative Value at 9% Cap**
Conservative Occupancy	~\$28,000	~\$18,000	~\$195,000
Stabilized Multi-Tenant Flex	~\$54,000	~\$40,000	~\$445,000
Optimized Flex / Creative Mix	~\$72,000+	~\$55,000+	~\$610,000+

\*Illustrative NOI estimates include conceptual operating expense assumptions for taxes, insurance, utilities, maintenance reserves, and vacancy factors.

\*\*Illustrative valuation ranges are derived from hypothetical capitalization rate methodology and do not represent appraised value or guaranteed market value.

All figures are conceptual only and based upon hypothetical future renovation, occupancy, lease structure, zoning, tenant mix, and operational assumptions. Buyer to independently verify all dimensions, permitted uses, financial assumptions, operating costs, development feasibility, traffic counts, and commercial potential.

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