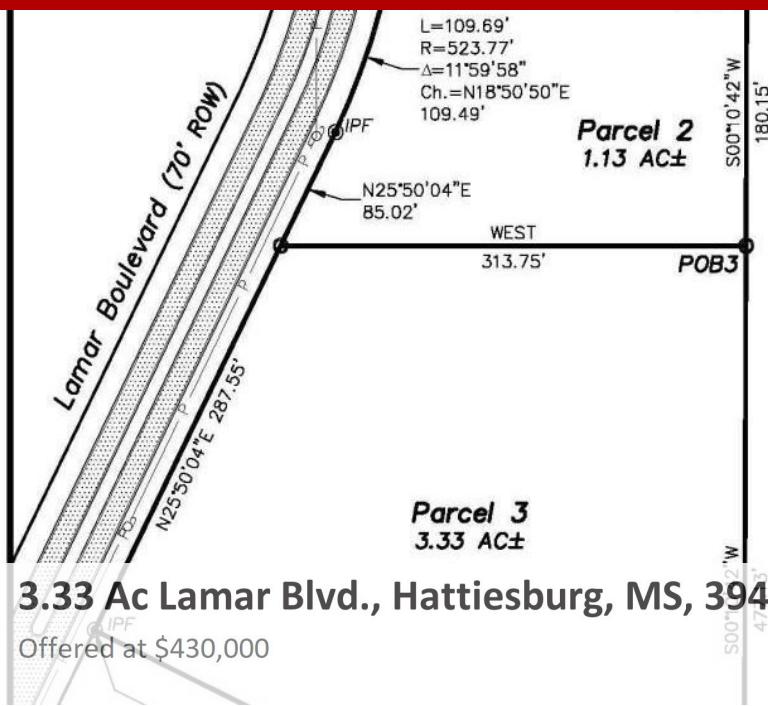


Commercial Land, Commercial/Business,Investment - Hattiesburg, MS



3.33 Ac Lamar Blvd., Hattiesburg, MS, 39402

Offered at \$430,000

This 3.33-acre Lamar County parcel of land is located in the city limits of Hattiesburg, MS and is ideally suited for Class A business development opportunities along Lamar Boulevard, West Hattiesburg's newest major thoroughfare! It is situated on the east side of Lamar Boulevard adjoining Revolution Fitness and across the road from Regions Banking Headquarters. The location is zoned B-5 in Hattiesburg's Regional Business District. This parcel offers approximately 287' road frontage, with convenient access to U S Highway 98 and Lincoln Road Extension. Lamar Boulevard has been undergoing major enhancements and improvements for some time now. Curbing and resurfacing are almost complete with lighting and landscaping to soon follow.

Commence at a found concrete monument marking the NE Corner of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 89 degrees 48 minutes 24 seconds West along the north line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ for 818.78 feet to an iron pin found, said point also being the Point of Beginning; thence South 00 degrees 10 minutes 42 seconds West for 533.96 feet to an iron pin set; thence West for 241.89 feet to an iron pin set on the eastern right of way line of Lamar Boulevard; thence along said eastern right of way line along a curve to the left for 90.73 feet to an iron pin found, said curve having a radius of 523.77 feet, an included angle of 09 degrees 55 minutes 30 seconds and a chord of North 07 degrees 53 minutes 06 seconds East for 90.61 feet; thence North 00 degrees 06 minutes 35 seconds West along said eastern right of way line for 262.35 feet to an iron pin set; thence South 89 degrees 13 minutes 38 seconds East for 80.32 feet to an iron pin found; thence North 00 degrees 08 minutes 01 second East for 144.99 feet to an iron pin found; thence North 89 degrees 13 minutes 32 seconds West for 80.94 feet to an iron pin set on the said eastern right of way line of Lamar Boulevard; thence North 00 degrees 06 minutes 35 seconds West along said eastern right of way line for 37.63 feet to an iron pin found on the said north line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South 89 degrees 48 minutes 24 seconds East along said north line for 231.98 feet back to the Point of Beginning. Said parcel contains 2.57 acres, more or less. Bearings in above description are based upon GPS Observation of Geodetic North.

Parcel 2

A parcel of land located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 4 North, Range 14 West, Lamar County, Mississippi and being more particularly described as follows:

Commence at a found concrete monument marking the NE Corner of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 89 degrees 48 minutes 24 seconds West along the north line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ for 818.78 feet to an iron pin found; thence South 00 degrees 10 minutes 42 seconds West for 533.96 feet to an iron pin set, said point also being the Point of Beginning; thence continue South 00 degrees 10 minutes 42 seconds West

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

3.33 acre (lot size)

Built: Unknown year



Assist2Sell
vip@assist2sell.com

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Scan above on mobile device
for directions to this listing

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.

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