

**London Stetelman Commercial Realtors**

**Property Availability List**

**Last Updated 1/31/12**

- Size may be estimated
- Some prices are "suggested", not quoted
- Unless noted, most leases are "Gross" vs. "NNN"

Category	Street	Address	Ste #	City	Sq Ft	Lot Size	Price	Rent	NNN	Agent	Description
Land	(A) NE 1/4 of NW 1/4	Parcel	1	H'burg	-	40 ac	Negotiable	-	-	ZP	S-3, T-5-N, R-9-W Perry County --- PENDING ---
Land	(A) NE 1/4 of SW 1/4	Parcel	2	H'burg	-	40 ac	Negotiable	-	-	ZP	S-10, T-4-N, R-11-W Perry County
Land	(A) SE 1/4 of NE 1/4	Parcel	3	H'burg	-	40 ac	Negotiable	-	-	ZP	S-28, T-1-S, R-10-W Perry County
Land	(A) SE 1/4 of SE 1/4	Parcel	2A	H'burg	-	40 ac	Negotiable	-	-	ZP	S-10, T-4-N, R-11-W Perry County
Land	(B) E 1/2 of NE 1/4	Parcel	1	H'burg	-	80 ac	Negotiable	-	-	ZP	S-9, T-3-N, R-13-W Forrest County
Land	(B) N 1/2	Parcel	2C	H'burg	-	347.10 ac	Negotiable	-	-	ZP	S-3, T-3-N, R-13-W Forrest County
Land	(B) Part of S 1/2 of SW 1/4	Parcel	4	H'burg	-	20 ac	Negotiable	-	-	ZP	S-3, T-3-N, R-13-W Forrest County
Land	(B) Part of SE 1/4 of SW 1/4	Parcel	3	H'burg	-	3.5 ac	Negotiable	-	-	ZP	S-3, T-3-N, R-13-W Forrest County
Land	(B) Part of SE 1/4 of SW 1/4	Parcel	2B	H'burg	-	11 ac	Negotiable	-	-	ZP	S-3, T-3-N, R-13-W Forrest County
Land	(B) W 1/2 of SE 1/4	Parcel	2A	H'burg	-	80 ac	Negotiable	-	-	ZP	S-3, T-3-N, R-13-W Forrest County
Land	(C) Fractional Section	Parcel	1	H'burg	-	253 ac	Negotiable	-	-	ZP	S-13, T-3-N, R-12-W Forrest County
Land	(C) Lot 13	Parcel	2	H'burg	-	36 ac	Negotiable	-	-	ZP	S-14, T-3-N, R-12-W Forrest County
Land	(C) Part of N 1/2 of E 1/2	Parcel	3	H'burg	-	377.49 ac	Negotiable	-	-	ZP	S-24, T-3-N, R-12-W Forrest County
Land	(C) Part of NW 1/45 of SW 1/4	Parcel	4	H'burg	-	479.99 ac	Negotiable	-	-	ZP	S-19, T-3-N, R-11-W Perry County
Land	Greene County	Parcel	1	H'burg	-	240 ac	Negotiable	-	-	ZP	S-20, T-1-N, R-8-W Greene County
Land	Greene County	Parcel	2	H'burg	-	80 ac	Negotiable	-	-	ZP	S-29, T-1-N, R-8-W Greene County
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	NE 14. NE 1/4 1st addtn. (part)
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 1 (part), Lots 2, 6, 7 Blk. 1
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 10-12?, Block 2
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 19, 20, Block 2
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lots 57-59, Block 4
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lots 61 & 71, Block 5
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lots 64 & 65, Block 5
Land	28th & Lincoln Road	Parcel		H'burg	-	5 ac	Negotiable	-	-	KW	Small piece/ Verify R-4
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 17 (part), Block 2
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 25, Block 3
Land	CCL E 1st Addt.	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 27 part, Block 3
Land	Country Club Estates	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 62/62, Block 5
Land	Country Club Estates	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 66, Block 5
Land	Country Club Estates	Parcel		H'burg	-	-	Negotiable	-	-	KW	Lot 67, Block 5
Land	Choctaw Lot 11	Parcel		H'burg	-	-	Negotiable	-	-	KW	Choctaw Place s/d
Land	28th & Lincoln Road	Parcel		H'burg	-	38.56 ac	Negotiable	-	-	KW	Large piece. Verify R-4.
Land	J. Ed Turner Road	Parcel		Forrest Cc	-	300 ac	Negotiable	-	-	KW	Rester (Forrest County)
Land	Jones Co. Lane	Parcel		Jones Co	-	33.6 ac	Negotiable	-	-	KW	1st District
Land	Jones Co. Lane	Parcel		Jones Co	-	264.25	Negotiable	-	-	KW	2nd District
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	Part of Lot 1

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Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	3
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	4
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	5
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	7
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	Part of Lot 12
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	13
Land	Commerce Park Lots	Parcel		H'burg	-	-	Negotiable	-	-	KW	14
Land	Country Club Road	Parcel	27130	H'burg	-	1.08 ac	Negotiable	-	-	KW	Bonhomie - next to apts. B-3 across from apt.
Land	Country Club Road	Parcel	27319	H'burg	-	.51 ac	Negotiable	-	-	KW	Bonhomie Land B-3 Across from apts
Land	Country Club Road	Parcel	27338	H'burg	-	.70 ac	Negotiable	-	-	KW	Adjoining Bonhomie Apts. Behind without access. R-2
Land	R.M. Mixon lot	Parcel		H'burg	-	-	Negotiable	-	-	KW	R.M. Mixon lot
	Oak Grove Road	-	-	H'burg	-	150' X 200'	-	-	-	AS	Across from Lamar. Not City zoning. Ground Lease. Sale by negotiation.
Business	Cameron Street	100	-	Petal	18,375	-	590,000	-	-	AS	Building & Business, CA
Business	Hwy 49 @ Dewitt Carter	17	-	H'burg	38,000	5 ac	550,000	-	Gross	ZP	17 Dewitt Carter Road. Small apt.-\$300, 3-phase sprinkler
Church	Jackson Street	119	-	Petal	12,000	232' x 254.2'	450,000	-	-	AS	Former Temple Baptist.
Land	04th St, W @ Westover	-	-	H'burg	-	1.757ac	413,300	-	-	KW	Parcel 2 No C-store
Land	04th St, W @ Westover	-	-	H'burg	-	8.94ac	1,402,000	-	-	KW	Parcel 3 No C-store May be subdivided.
Land	04th St, W @ Westover	-	-	H'burg	-	0.627ac	196,700	-	-	KW	Parcel 1 No C-store
Land	04th Street, W.@ 40th	-	-	H'burg	-	3.53 ac	1,150,000	-	-	LM	Zoned B-3. Across from Mugshots.
Land	28th Avenue, S	1107	-	H'burg	-	63,440	400,000	-	-	ZP	Zoned B-1, 1.46 acres, 208' X 305', 6 bdrms, 3 bath house.
Land	28th Avenue,.S	208	-	H'burg	-	0.43ac	-	-	-	AS	Lot across from Super D Drugs -- Build to Suit --
Land	38th Avenue/Montague	-	-	H'burg	-	23,100	245,000	-	-	SS	Proposed building to have 7,497.5 sq. ft. Next to fire station. 8% com.
Land	40th Avenue, N	-	-	H'burg	-	1.10ac	380,000	-	-	KW	B-2 zoning. At Montague Blvd.
Land	Blackwell Blvd.	-	-	H'burg	-	8 ac	800,000	-	-	ZP	Zoned Commercial
Land	Bouie Street	901	-	H'burg	-	7.5ac	299,500	-	-	KW	Two parcels - 7.5 ac total. Price is for both parcels.
Land	Broadway Drive	830	-	H'burg	-	1.10ac	40,000	-	-	AS	<b>16th Section</b> , Btw Subway & Hotel
Land	Broadway Drive	1000	-	H'burg	-	Negotiable	-	-	-	AS	<b>16th Section</b> , \$5 to \$12/sf 49 Place. Broker/Owner.
Land	Broadway Drive	2600	-	H'burg	-	1.68ac	366,000	-	-	LM	<b>16th Section</b> . West Side of Butcher Shop, Build-to-Suit.
Land	Broadway Drive	-	-	H'burg	-	1.25ac	435,600	-	-	ZP	Btw Tire Store & Butcher Shop
Land	Central Avenue, W	210	-	Petal	-	2.5 ac	250,000	-	-	KW	Formerly Apple's Fruit Stand.
Land	Corinne Street	-	-	H'burg	-	0.28ac	55,000	-	-	AS	Vacant lot by Corinne Place. At 2nd Avenue
Land	County Home Road	-	-	Ellisville	-	2.29 ac	62,975	-	-	AS	Next to former Longleaf Camo at I-59
Land	Cross Creek Pkwy.	-	-	H'burg	-	See	Description	-	-	KW	Parcel B - .7 ac - make offer; Parcel C - 5.0 ac - \$6.00 psf;
Land	Evelyn Gandy Pkwy.	2060	-	H'burg	-	9.68 ac	475,000	-	-	KW	1/2 mile west of Monroe Road.
Land	Evelyn Gandy Pkwy.	-	-	Petal	-	1.5 ac	784,080	-	-	KW	All utilities available. Between Magnolia State Bank &

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Land	Evelyn Gandy Pkwy.	-	-	Petal	-	4.13 ac	-	-	-	KW	\$8.00 per sq. ft. entire site. \$10.00 per sq. ft. for smaller
Land	Evelyn Gandy Pkwy.	-	-	H'burg	-	.60 ac	80,000	-	-	KW	Also MDOT land available by negotiation (see Ken)..SE corner of Monroe Road.
Land	Evelyn Gandy Pkwy.	-	-	H'burg	-	.62 ac	80,000	-	-	KW	SW Corner Evelyn Gandy at Monroe Rd. Not zoned.
Land	Evelyn Gandy/Monroe	-	-	H'burg	-	7.08 ac	743,000	-	-	KW	Price reduced. Near Monroe Road Can be subdivided. Across from LS Grocery.
Land	Evenlyn Gandy @ I-59	-	-	H'burg	-	23.5 ac	4,500,000	-	-	KW	NEC 59 @ Evelyn Gandy, Includes house and cottage.
Land	Gateway Drive	-	-	H'burg	-	2.29ac	972,000	-	-	KW	No hotels. I-59 & Mexican Kitchen. Verify B-5. Also 2.3 acres - \$935,000.
Land	Grand Dr./Thornhill, Lu	-	-	H'burg	-	1.205 ac	629,940	-	-	AS	Thornhill
Land	Grand Dr/Thornhill/Lun	-	-	H'burg	-	2.438 ac	1,221,292	-	-	AS	Thornhill
Land	Grand Dr/Thornhill/Lun	-	-	H'burg	-	2.368 ac	1,083,076	-	-	AS	Lundy Lane
Land	Grand Dr/Thornhill/Lun	-	-	H'burg	-	.97 ac	378,166	-	-	AS	Grand Drive ORE - See file Plats
Land	Hardy Street	2107	-	H'burg	-	-	-	-	-	AS	Build-to-Suit. East of former Plum's gift shop
Land	Hardy Street	4501	west	H'burg	-	20,000	-	\$15/sf	NNN	AS	Ground lease.. "As Is". No casual dining. North of Olive Garden.
Land	Hartfield Road	-	-	H'burg	-	16.00ac	720,000	-	-	KW	\$45,000 per acre. Potential 16 acres available to east. Rear 5 acres
Land	Hwy 11	836	-	Petal	-	12.69 ac	700,000	-	-	KW	See flood maps.
Land	Hwy 11	-	-	Ellisville	-	42.68 ac	640,200	-	-	-	\$15,000 an acre. Can be subdivided. Adjacent to Howard Industries, TWC Park..
Land	Hwy 13 & Hwy 84	-	-	Prentiss	-	3 ac+/-	275,000	-	-	KW	At NWC of Hwy 13 & Hwy 84. No zoning. May be used for truck stop, convenience4 store or high visible commercial business.
Land	Hwy 15 N	-	-	Newton	-	1.28ac	350,000	-	-	AS	Next to Pizza Hut
Land	Hwy 42	483	-	Sumrall	-	61.75 ac	370,000	-	-	AS	
Land	Hwy 42	1229	-	Petal	-	1 ac	-	-	-	KW	Two outparcels, approx. 1 acre each. \$6.00 per sf suggested price. 65' MDOT right-of-way. East Oaks Shopping Center.
Land	Hwy 42	-	-	Petal	-	.95 ac	67,500	-	-	KW	East of Hancock Bank, zoned Professional.
Land	Hwy 42 By-Pass	5056	-	H'burg	-	5.5 ac	650,000	-	-	KW	Zoned B-5. utilities available. Also 40 2/bedroom/2 bath
Land	Hwy 42 E	-	-	Petal	-	460 ac	5,200,000	-	-	KW	Will consider splitting by negotiation. Reflection. Ptship
Land	Hwy 42/Corinth Rd.	-	-	Petal	-	30 ac	Negotiable	-	-	KW	Hwy 42 at Corinth Road. Depending on parcel, land parcel price is negotiable.
Land	Hwy 42/Old Richton	203	-	Petal	-	105X190	180,000	750	-	KW	Vacant lot - NE corner of Hwy 42 and Old Richton Road. (No sign)
Land	Hwy 49	6489	-	H'burg	-	2.02ac	by Negotiation	-	-	AS	Old building not usable. North Heights.

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Land	Hwy 49	7607	-	H'burg	-	22.3ac	1,250,000	-	-	KW	Southbound lane of Highway 49N``
Land	Hwy 49	-	-	Collins	-	-	3y Negotiation	-	-	AS	Hwy 49 northbound lane. See Andy for suggestions. 1.38 ac
Land	Hwy 49	-	-	H'burg	-	5.70ac	282,150	-	-	KW	Across from Industrial Park, southbound land.
Land	Hwy 49	-	-	H'burg	-	10.06ac	1,980,000	-	-	KW	South of Convention Center.
Land	Hwy 49	-	-	H'burg	-	2.79 ac	272,000	-	-	ZP	Hwy. 49 at Rogers Road.
Land	Hwy 49	-	-	H'burg	-	3.5 ac	270,000	-	-	LM	By storage facilities. Near Wisteria Drive.
Land	Hwy 49	-	-	H'burg	-	2.129 ac	Negotiable	-	-	AS	South of Walgreen's. 265' x 350'. \$12 per sf+/- . Price suggested.
Land	Hwy 49	-	-	H'burg	-	33.40ac	1,100,000	-	-	ZP	North of stockyards on west side of Highway 49.
Land	Hwy 49 @ Blackwell Rd	-	-	H'burg	-	8 ac	800,000	-	-	ZP	Vacant land or Build-to-Suit.
Land	Hwy 49/Athens Stl Rd.	-	-	H'burg	-	7.95 ac	1,039,000	-	-	AS	Highway 49N @ Athens Steel Road. 4.29 acres and 3.66 acres, on each side of road. No sign on 3.66 acres.
Land	Hwy 49@I-59	6661	-	H'burg	-	20 ac	5,000,000	-	-	KW	With infrastructure. Broadacres.
Land	Hwy 49S	-	-	H'burg	-	-	-	-	-	AS	At Duff Amusement. Also available 8-10 ac for build-to-suit. Finish allowance.
Land	Hwy 49S	-	-	H'burg	-	3.96 ax	250,000	-	-	KW	Across from Bean Storage.
Land	Hwy 589 & Deep South Lane	-	-	Purvis	-	5.7 ac	540,000	-	-	LM	Zoned B-2, in City.
Land	Hwy 589 @ I-59	-	-	Purvis	-	155 ac	950,000	-	-	AS	SWC Hwy. 59 & 589. Less 6 acres on SEC.
Land	Hwy 98	7462	-	Sumrall	-	12.6 ac	1,260,000	-	-	AS	No sign. Sumrall/Oak Grove, MS. West of Mac's. At Tim Burge Road.
Land	Hwy 98	-	-	H'burg	-	-	-	-	-	KW	Behind Aaron Rents - Build-to-Suit.
Land	Hwy 98	-	-	H'burg	6,000	27500 sf	344,000	-	-	ZP	Build-to-Suit. Minimum 1,500 sq. ft. suite @ \$16.50 per sq. ft. NNN, Vanilla box. Petro Motors pad site..
Land	Hwy 98	-	-	H'burg	-	6.12 ac	\$7/sq. ft.	-	-	AS	<b>16th Section.</b> Former concrete plant. Across Hwy 98 from Lake Serene Grocery.
Land	Hwy 98	-	-	H'burg	-	1 ac	Negotiable	-	-	AS	Build-to-Suit 194' X 220' West of Cole Road
Land	Hwy 98 West	-	-	H'burg	-	31000 sf	275,000	-	-	AS	Lot 82 - Lake Serene.- 31,000+/- sf. May be combined with Lot 84. Suggested May be combined with Lot 83 Broker/owner.
Land	Hwy 98 West	-	-	H'burg	-	30,327 sf	275,000	-	-	AS	Lot 83 - commercial on Hiwy. 98 - Sale, Lease or Build-to-Suit. Negotiable. Lake Serene. May be combined with Lot 82. Broker/owner.
Land	Hwy 98 West	-	-	H'burg	-	31,000 sf	275,000	-	-	AS	Lot 84 - Lake Serene. May be combined with Lot 82. Suggested. Broker/owner
Land	Hwy 98 West	-	-	H'burg	-	1.4 ac	731,808	-	-	ZP	East bound lane. West of Lake Serene, east of Jones Funeral Home. Part of Lake Serene.

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Land	Hwy 98 West	-	-	H'burg	-	27,500 sf	378,000	-	-	ZP	Adjacent to Petro Motors. 27,500 sf. \$13.74 per sf.
Land	Hwy 98 West	Cole Road	-	H'burg	-	110.00ac	-	-	-	ZP	\$5 to \$12 per sf. Canebrake/Cole Road.
Land	I-59 @ Thornhill Dr.	-	-	H'burg	-	0.82ac	333,800	-	-	KW	.82 acres - suggested price. See height restrictions.
Land	I-59 @ Thornhill Dr.	-	-	H'burg	-	1.03ac	-	-	-	KW	Lease price is negotiable. Ground lease or build-to-suit. See height restrictions.
Land	Indian Springs Road	380	-	Petal	-	40 ac	280,000	-	-	KW	Accessible via easement.
Land	J.M. Tatum Ind. Drive	96	-	H'burg	-	8.11 ac	243,000	-	-	KW	In Forrest Industrial Park
Land	King Road	-	-	H'burg	39,640	.91 ac	145,800	-	-	AS	39639+/- sf. Price suggested. Near Tubb Equipment at 98 Place. Dry lake view. City of Hattiesburg.
Land	Lakewood Drive	-	-	H'burg	-	1.5 ac	-	-	-	AS	East of Wal-Mart
Land	Lakewood Drive	-	-	H'burg	-	1.87 ac	125,000	-	-	KW	Zoned B-5
Land	Lincoln Road	-	-	H'burg	-	264' X 234'	305,000	-	-	KW	Lot between mini-storage and Texaco C-Store.
Land	Lincoln Road	-	-	H'burg	-	21.6 ac	-	-	-	AS	\$1.65/sq. ft. Best use - MultiFamily
Land	Lincoln Road	-	-	H'burg	-	10.71 ac	-	-	-	AS	\$1.99/sq. ft. Best use - Commercial Pond & cabin, dirt land to cabin.
Land	Lincoln Road	-	-	H'burg	-	41040sf	199,000	-	-	AS	Can be build-to-suit. Adjacent to Dollar General building.
Land	Lincoln Road Ext.	-	-	H'burg	-	1 ac	285,000	-	-	AS	NE corner Lincoln Road Extention @ Oak Grove Road. Foreclosure. Check restrictions for C-store products..
Land	Madison Plaza	-	-	H'burg	-	40,845 sf	220,000	-	-	AS	Madison Plaza @ S. 28th Avenue Class "A" office park. Can be subdivided by negotiation.
Land	Oak Grove Rd & Cox	-	-	H'burg	-	2.25ac	249,500	-	-	KW	Not in City.
Land	Old Hwy 11	-	-	H'burg	-	2.6 ac	450,000	-	-	KW	<b>16th Section Lease.</b> South of Sonic Drive=In.
Land	Pioneer Road, E	17 1/2	-	H'burg	-	1.0ac	87,120	-	-	AS	<b>16th Section</b> Build-to-Suit
Land	Pioneer Road, S	-	-	H'burg	-	5 ac	\$2/sq. ft	-	-	AS	<b>16th Section.</b> South of property on Hwy. 98 across from Lake Serene Grocery (6.12 acres)
Land	Power Lane	-	-	H'burg	-	14.3 ac	1.75/sf	-	-	AS	May be subdivided.
Land	Richburg Road	-	-	H'burg	-	38.5ac	780,000	-	-	LM	At Sullivan-Kilrain. \$30,000 commission. Pecan grove.
Land	Richburg Road	-	-	H'burg	-	1.5 ac	54,900	-	-	KW	Corner of Richburg Rd. @ Tatum Camp Road. No zoning. 15% commission
Land	Summit Ridge	Lots	-	H'burg	-	-	See Notes	-	-	AS	Lincoln Road. Lots 1, 3 and 4 - \$45,900 each
Land	Veterans Memorial Blvd	-	-	H'burg	90,866	2.086 ac	395,000	-	-	AS	SEC. Build-to-Suit possible. Will consider a trade.
Land	Weathersby Road	-	-	H'burg	-	1.0 ac	360,000	-	-	ZP	South of Heart South. Zoned B-5
Land	Weathersby Road	-	-	H'burg	-	6.5ac	1,062,000	-	-	AS	South of Lowe's. Adjacent to Lakeshore/NetBase Computers. 6.5 ac @ \$3.75/sf. Lots 6 through 9.
Land	Weathersby Road	-	-	H'burg	-	.13 ac	22,000	-	-	KW	Leased advertising/display sign on land.
Land	Willow Street	-	-	Petal	10,048	.95 ac	6,500	-	-	KW	Behind 200 N. Main Street

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Land	Woodstone Plaza	-	-	H'burg	-	1.33 ac	276,500	-	-	KW	Parcels 4 & 5. Has Highway 98 view in office park. May be Parcel #9.
Multifamily	07th Street, W	3422	-	H'burg	-	-	3,056,000	-	-	KW	4 Square Apartments. 1 4-plex with 2 bdrms, 1 bath, 6 4-plexes with 4 bdrms, 2 bath, 2 duplexes with 4 bdrms, 2 bath, 2 duplexes with 3 bdrms, 2 bath, 1 office or apartment, 1 bdrm, 2 baths.
Multifamily	Dunaway Lane	13	-	H'burg	300	-	150,000	-	-	AS	38+ Self-storage units and 2 1bdrm apartments (1 rented), . 1 bdrm Apt. efficiency office or apt, \$475 per month available 1/1/12+/- . Also B-4, 5, 6 & 7, C-6 and E-4. Broker/Owner. Next to Oak Grove Middle School on Old Hwy. 24.. - C-2, D-5, 2 bdrm, 1 bath Katrina Cottage, 11 Dunaway Lane.- rented..
Multifamily	Hardwood Ct @ 7th Av	100	-	H'burg	10,848	-	540,000	-	-	KW	100, 104 and 110. 3 apt. bldgs, 16 units - 2 bdrm, 1 bath. Potential gross income \$96,000.
Multifamily	Hwy 42 By-Pass	5056	-	H'burg	-	2 ac	4,200,000	-	-	KW	40 2-bedroom/2 bath apartments. Also 5.5 acres unimproved land zoned B-5 can be purchased at \$650,000. Can be purchased individually or as a package. Co-Broker) --- Package asking price - \$4,850,000.
Multi-Family	06th Avenue, W	114	-	Petal	-	-	250,000	-	-	PM	Duplex - 116 W. 6th, Duplex - 301 W. 6th, 4-plex 306 W. 6th - 6 units. 14 total units. \$5,300 gross - 6 1-bedrooms, 8 - 2 bedroom units.
Multi-Family	07th Street, W	3414	-	H'burg	12,552	.73 ac	1,100,000	-	-	KW	3 Square Apartments. 2 2-story buildings. 8 units in 1 bldg., 2 bdrm, 1 bath. Units 9-16 in 2nd bldg. with 2 bdrm, 2 bath.
Multi-Family	Hwy 98	6668	-	H'burg	14,400	1.12 ac	1,390,000	-	-	KW	Plus 2 outparcels of .44 ac each @ \$95,000 each. For a total with outparcels of 2 ac. Two bldgs. Bldg. 1 - 5 units ranging from 850 sf to 2,100 sf. Bldg. 2 has 4 units, all 1,800 sf each.
Multi-Family	Tatum Camp Road	905-07	-	H'burg	3,056	-	155,000	-	-		Duplex. NOI.@ \$11,100. Both sides rented. Owner reserving rear land.
Multi-Family	Thornhill Drive	615	-	H'burg	26,360	2.0 ac	2,000,000	-	-	KW	4 2-story bldgs; 2 bldgs. with 5,820 sf each, 2 bldgs. With 7,360 sf each.
Office	03rd Avenue	107	-	H'burg	2,534	53'x150'	132,000	-	-	KW	Duplex - Unit B - 1,266 sf available for lease- \$740 per month. Utilities split. Unit A - 1,268 sf - \$740 per month. See also 614 W. Pine Street Purchased separately - \$399,000.

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Office	20th Avenue, S	100	10	H'burg	800	-	-	700	-	PM	\$250 per occurrence maintenance clause. --- OFFER IN - SS -- -+
Office	25th Avenue, S	301	-	H'burg	3,000	-	145,000	-	-	KW	Prof. zoned remodeled home.
Office	25th Avenue/Hwy 49	1300	-	Gulfport	6,320	-	-	\$18/sf	-	-	The First Bank Downtown. 1st floor - 2,791 sq. ft., 2nd floor - 3,529 sq. ft.; 3rd floor, 10,000 sq. ft. raw space; 4th floor, 3,471 sq. ft. raw space. If BS takes 1,150 sq. ft. leaves 2,379 sq. ft. 2nd floor. --- 1,100 sq.ft. in negotiation on 2nd floor---
Office	27th Avenue, S	123	30	H'burg	960	-	-	810	-	-	West of Shoney's. Presently occupied M-T-M.
Office	27th Avenue, S	201	30	H'burg	1,435	-	-	1,435	-	AS	Dr. Picou's former office.
Office	27th Avenue, S	208	2	H'burg	1,600	-	-	1,268	Gross	AS	Goldbelt Falcon offices
Office	98 Place Blvd.	22	70	H'burg	2,480	-	-	2,500	Gross	ZP	Former Keller Williams space, south endcap - 40' x 62'. 98 Place.
Office	Adeline Street	602	A-D	H'burg	4,550	-	-	Negotiable	-	AS	Small office park. Available Dec/. 2012, State Dept. of Health Can be subdivided.
Office	Adeline Street	1524	B	H'burg	780	-	-	450	-	ZP	Will replace flooring, repaint walls and replace ceiling tile.
Office	Corinne Street	607	A-1	H'burg	840	-	-	665	-	AS	Corinne Place Office unit.
Office	Corinne Street	607	B-2	H'burg	691	-	-	525	-	AS	Grove Transit 3/31/12
Office	Corinne Street	607	B-8	H'burg	691	-	-	525	-	AS	C. Brown - no date.
Office	Corinne Street	607	C-1	H'burg	627	-	-	445	-	PM	Small office complex . Can be combined with C-3.
Office	Corinne Street	607	C-3	H'burg	415	-	-	350	-	AS	Can be adjoined to C-1.
Office	Front Street	-	-	H'burg	900	-	-	-	-	AS	Entire 4,000 sf available - \$1,700 per month. If 900 sf of bldg, north side, pay 39% of utilities. Has common area, kitchen & bath.
Office	George Street, S	127	-	Petal	1,200	-	-	-	-	-	
Office	Hardy Street	1007	#2	H'burg	640	-	-	565	-	PM	Former Econo Tax. --- OFFER IN - SS ---
Office	Hardy Street	1715	40	H'burg	2,100	-	-	1,200	-	AS	Month-to-Month. Available December, 2011. STG Bldg. 1000+/- sq. ft. Also available metal 5' x 10'..
Office	Hardy Street	2018	#4	H'burg	2,393	-	288,000	1,500	-	PM	Second floor, right side. Water furnished. Suite #5, 753 sf. This suite can be subdivided - 1,430 & 963 sf respectively. GR Building
Office	Hardy Street	2018	#5	H'burg	753	-	288,000	650	-	PM	Second floor. GR Building
Office	Hardy Street	2018	#70	H'burg	900	-	-	500	-	PM	\$100 for conference room plus \$25 for trash in addition to rent.
Office	Hardy Street	3419-3421	-	H'burg	612	-	-	777	-	PM	Includes utilities
Office	Hwy 42	529	10	Petal	1,200	-	250,000	1,000	-	PM	Available now.

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Office	Hwy 42	529	20	Petal	1,181	-	250,000	1,000	-	PM	Former Shelter Insurance. Next to Beth Ishee. Lessee pays 55% of total utilities. Warehouse space available by negotiation.
Office	Hwy 42	529	-	Petal	2,200	1.5 ac	250,000	-	-	KW	Leased. For sale by negotiation. Formerly Ishee Realty.
Office	Hwy 49	6092	-	H'burg	900	-	-	900	NNN	PM	Formerly occupied by AAA Ambulance. --- LEASE OUT - KW ---
Office	Hwy 49	6158	11A	H'burg	500	-	-	550	-	PM	N 1/2 of Suite 11 with utilities. Village Green. Remodeling into small office space. Under refurbishment.
Office	Hwy 49	6280	-	H'burg	3,586	.25 ac	325,000	-	-	ZP	EMS building across from USM. -- LEASED --
Office	Hwy 98	6102	5	H'burg	600	-	-	500	-	ZP	Former counseling office. 2 roomer. Sam's pad site.
Office	Hwy 98	6222	-	H'burg	1,500	-	-	2,125	FS	ZP	2nd floor, Class A space. Full service except for janitorial, phones and computers.
Office	Hwy 98	6606	30	H'burg	1,100	-	-	1,200	-	PM	Sublease - Available now.
Office	Hwy 98	6752	-	H'burg	6,000	-	-	\$10/sf	NNN	AS	Will consider selling. At Lake Serene. Hattiesburg Insurance.
Office	Lincoln Road	1950	2	H'burg	6,000	-	-	\$4/sf	-	PM	\$4/sf upstairs - suggested. Office. Lessor very open to offers.
Office	Lincoln Road	2615	-	H'burg	1,200	-	-	850	-	PM	Former Bluewater Logistics. Has offices built out.
Office	Main Street	612	220	H'burg	1,135	-	-	945	-	ZP	Water furnished
Office	Main Street	1012	-	Petal	1,600	.35 ac	89,000	1,000	-	KW	Former fruit stand.
Office	Main Street, N	213	-	Petal	8,620	1.119 ac	295,000	-	-	KW	\$33,540 gross income. Multiple uses.
Office	Main Street, S	308	-	Petal	1,330	75' x 225'	195,000	900	-	KW	Residential/Commercial. Extra lot -100' x 225'.
Office	Main Street, S	316	-	Petal	1,505	75' x 144'	95,000	900	-	KW	Residential/Commercial
Office	Mamie Street	4200	-	H'burg	-	5.97 ac	-	\$8/sf	NNN	AS	SALE BY NEGOTIATION. Suggested. From 2,000 sf to 12,000 sf.. Hattiesburg Tech Center. Suite 190 - 1,975 sq. ft. - \$8 per sq. ft. Suite 200 - 8,883 sq. ft..
Office	McLeod Street	104	-	H'burg	-	-	-	1,500	Gross	LM	House/Office, 1st floor. Sq. ft. to come. Make offer.
Office	Old Hwy 11	4906	12	H'burg	714	-	-	420	-	PM	3 months free with 15-month lease. 18' x 43' end cap. Oak Hill Center Months 1, 7 & 13 free.
Office	Old Hwy 11	4906	13	H'burg	-	-	-	-	-	-	-
Office	Old Hwy 11	5182	2	H'burg	3,100	-	-	2,000	-	PM	Former Brushfire. The Grove
Office	Pine Street, W	214	-	H'burg	4,280	-	-	See Notes	-	AS	2,080 sf first floor - \$900/month. 2,200 upstairs - \$600/month. Older construction than first floor. Downtown Hattiesburg. Can be leased separately.
Office	Pine Street, W	301	-	H'burg	-	-	-	-	-	AS	Ample parking available. 1 office, all utilities - 1st floor - \$300.

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Office	Pine Street, W	614	-	H'burg	5,710	75' x 119'	349,900	-	-	KW	Office building lease to 2010. Option to vacate if sold. RKW. 107 3rd Ave. can be combined.
Office	Pine Street, W	1304 1/2	-	H'burg	1,500	-	-	950	Gross	AS	In front of Bobby Chain's office.
Office	Pine Street, W	1318	-	H'burg	3,577	-	-	2,500	-	PM	Do not give key out. Agent to show.
Office	Pinehurst	100&102	-	H'burg	1,000	-	135,000	See Notes	-	KW	Includes 2 houses@ \$500 per mo. --- <b>Renovations forthcoming</b> ---. Includes 902 Hardy Street, 1,000 sq. ft., \$850/month
Office	Professional Pkwy	#7	100, 102	H'burg	1,500	-	-	1,500	-	PM	Downstairs on right. Will lease together or separate. 750 sq. ft. at \$750 per mo. each Water furnished. All electric, methane.
Office	Washington Street	1230	-	Laurel	3,212	-	185,000	2,700	-		Lease price suggested. At 18th Avenue.
Office	Westover Drive at Commerce Park	1	106B	H'burg	1,000	-	-	1,000	NNN	AS	--- 1 month free for each year by negotiation ---
Office/Retail	27th Avenue, S	110	-	H'burg	2,430	-	-	1,418	NNN	AS	Formerly Graphics Warehouse. Suggested price. Both sides 5,000+/- sq. ft. May be combined with 112
Office/Retail	27th Avenue, S	112	-	H'burg	2,400	-	-	1,400	NNN	AS	Former LabCorp office. May be combined with 110 S. 27th. Suggested price. .
Office/Retail	27th Avenue, S	201	40	H'burg	1,200	-	-	1,000	-	AS	Available 3/31/12.
Office/Retail	28th Avenue, S	201	20	H'burg	1,890	-	-	1,890	NNN	PM	Former Super D.
Office/Retail	28th Avenue, S	204	-	H'burg	-	-	-	-	-	KW	Across from Forrest General Hospital HR highrise. Build-to-Suit.
Office/Retail	28th Avenue, S	811	-	H'burg	5,000	-	1,300,000	10,000	NNN	AS	Medical clinic with ambulatory surgery. Freestanding. In very nice condition. Price suggested. Lease/sale.
Office/Retail	40th Avenue, S	203	-	H'burg	2,000	-	-	1,417	Gross	LM	Formerly Studio C. Also building in rear sale by negotiation.
Office/Retail	Broadway Drive	212	-	H'burg	3,677	6541sf	130,000	-	-	PM	<b>16th Section</b> , Building or business for sale. ACS Business - \$300,000 - sold separately. See exclusions.
Office/Retail	Broadway Drive	1000	20	H'burg	4,790	-	-	1,795	-	AS	Advance America. Restrictions apply, see Leases. Broker/owner Just \$4.50/sf
Office/Retail	Broadway Drive	1000	42	H'burg	10,550	-	-	3,700	NNN	AS	Sublease until 8/20/14 pending buyout. Former International BioReources. Set up for medical.retail or office. Restrictions apply. Suggested price. Broker/owner. Just \$4,21/sq. ft.
Office/Retail	Broadway Drive	1000	-	H'burg	115,000	-	3,300,000	-	-	AS	Anchored by Fred's Dollar Store. (2 buildings) <b>Under appraised value.</b>
Office/Retail	Cameron Street	100	-	Petal	18,375	-	590,000	\$38/sf	-	AS	Good for church. Entity available by negotiation. Includes most equipment. ---DO NOT LET KEY OUT ----.

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Office/Retail	Fairfield Drive	107	40	H'burg	1,000	-	-	1,100	NNN	AS	Suite 40 is 1,000 sf - available. By Goodyear. Restrictions apply.
Office/Retail	Grand Dr@N 40th	124	-	H'burg	See Notes	-	-	See Notes	NNN	AS	Vanilla box. Building 1 - Suites 1030 & 1040 - 3,033 sf+/. Building 2 - Suites 1080, 1090, 1100, - 2,628 sf+. Suggested 1,340 sf. \$12/sq. ft. suggested price.
Office/Retail	Hall Street	930	A	Wiggins	5,400	1.93 ac	1,600,000	\$9/sf	NNN		Built out as medical office. Suggested price.
Office/Retail	Hall Street	930	C-1	Wiggins	1,500	1.93 ac	1,600,000	\$10/sf	NNN		Vanilla box. Suggested price.
Office/Retail	Hardy St./36th Avenue	-	-	H'burg	See Notes	-	-	\$14/sf		PM	Facing Hardy Street. 2 bays - 1,650 sf and 4 bays - 1,200 sf. Coming soon.
Office/Retail	Hardy Street	902	-	H'burg	1,000	-	135,000	See Notes	-	AS	Includes 2 houses@ \$500 per mo.--- Renovations forthcoming ---.Suggested price - \$850-Hardy Street
Office/Retail	Hardy Street	1007	-	H'burg	5,343	100' x 150'	-	-	-	KW	6 suites of varying sizes. Gross potential annual rents - \$34,620.
Office/Retail	Hardy Street	1007	#3	H'burg	1,368	-	-	950	-	PM	Water furnished
Office/Retail	Hardy Street	1007	#6	H'burg	798	-	-	516	-	PM	Water furnished
Office/Retail	Hardy Street	2018	-	H'burg	6,646	96' x 145'	288,000	-	-	KW	A 2-story building with potential of 6 suites, 3 up and 3 down, of varying sizes. All of the 2nd floor now vacant. Zoned B-3. GR Building
Office/Retail	Hwy 42	308	-	Petal	1,950	3.41 ac	225,000	-	-	AS	Also includes 312 Hwy. 42, which is approximately 1,500 sq. ft. in size. Front 2 bldgs. Without 2.94 acres - \$150,000. Rear 2.94 acres - \$75,000.
Office/Retail	Hwy 42	1223	140	Petal	1,250	-	-	1,000	-	PM	Former Hattiesburg Eye Clinic.--- <b>3 months free with 15-month lease</b> --- East Oaks Shopping Center
Office/Retail	Hwy 42	1223	120, 130	Petal	2,500	-	-	1,000	-	PM	Suites 120 and 130. 1,250 sf per suite. \$1,000 each suite. Will consider build-out Lessor to do TI except floor to vanilla box. <b>3 months free with 15-month lease possible.Free months at end of lease.</b>
Office/Retail	Hwy 42	1227	100	Petal	1,250	-	-	1,000	-	PM	Former Rehab. <b>3 months free with 15-month lease</b> --- East Oaks Shopping Center
Office/Retail	Hwy 42	1229	150-170	Petal	3,750	-	-	3,000	-	PM	Suites 150, 160, and 170. Former Book store. --- <b>3 months free with 15-month lease</b> --- East Oaks Shopping Center
Office/Retail	Hwy 42	1231	130	Petal	1,250	-	-	1,000	-	PM	Former Alltel 3 months free rent with 15-month lease.
Office/Retail	Hwy 49	5912	-	H'burg	17,964	-	-	\$6.75/sf	NNN	AS	Cloverleaf. Sublease. More space available by negotiation. Deloitte.--- <b>OFFER OUT - AS &amp; ZP - RFP OUT</b> ---
Office/Retail	Hwy 49	6158	1&2	H'burg	1,750	-	-	1,602	-		Kids in my Kitchen space. May be subdivided. \$875 per suite. Office w/N 1/2 leaving 875 sf.
Office/Retail	Hwy 49	6925	1	H'burg	800	-	-	500	-	AS	Former Stix & Stones Nursery

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Office/Retail	Hwy 49	6925	2	H'burg	2,273	-	-	950	-	AS	Next to Sticks & Stones Garden Center, By CBI. Shared restroom.
Office/Retail	Hwy 98	6026	4	H'burg	3,000	-	-	2,250	NNN	PM	Former church. \$2.00 CAM.
Office/Retail	Hwy 98	6026	5	H'burg	1,800	-	-	1,200	NNN	PM	\$2.00.CAM, \$300 per month.. Oak Grove Professional Plaza.-- \$8.00
Office/Retail	Hwy 98	6098	4 & 5	H'burg	2,000	-	-	1,620	-	PM	Next to Soccer Locker.. Rent is \$1,620 for first year.Crestview Place. Can be subdivided.
Office/Retail	Hwy 98	6504	10	H'burg	8,200	-	-	8,900	Gross		May be subdivided. Progressive Insurance. Available April, 2012+/-
Office/Retail	Hwy 98	6631	-	H'burg	-	2.3 ac	1,287,000	-	-	AS	Hale Marine. Lake Serene water frontage. Rental home, Triplex in metal shop building.
Office/Retail	O'Ferrall Street	4010	-	H'burg	8,000	-	385,000	-	-	AS	2-story by Home Depot.
Office/Retail	Old Hwy 11	4906	1	H'burg	800	-	-	350	-	AS	Former church. Oak Hill Center. --- OFFER OUT - SS ---
Office/Retail	Old Hwy 11	4906	2	H'burg	1,600	-	-	960	-	PM	3 months free with 15-month lease. Oak Hill Center. Months 1, 7 & 13 free.
Office/Retail	Old Hwy 11	4906	3	H'burg	800	-	-	400	-	PM	3 months free with 15-month lease.Oak Hill Center Months 1, 7 & 13 free.
Office/Retail	Old Hwy 11	4906	8A	H'burg	780	-	-	400	-		3 months free with 15-month lease Oak Hill Center Months
Office/Retail	Old Hwy 11	5180	2	H'burg	1,500	-	-	1,375	-	PM	Gross Lease. Tenant pays all utilities. \$500 deductible maintenance/ Common area. 2 months free rent with 14-month lease based on negotiation. The Grove --- PENDING - SS ---
Office/Retail	Old Hwy 11	5180	6	H'burg	1,500	-	-	1,375	-	PM	The Grove Shopping Center. May be combined with Suite 7.
Office/Retail	Old Hwy 11	5180	7	H'burg	2,250	-	-	1,500	-	PM	Former karate studio. The Grove. May be combined with Suite 6.
Office/Retail	Old Hwy 11	5180-82	-	H'burg	-	-	2,000,000	-	-	KW	<b>16th Section.</b> Shopping Center in Oak Grove. Call for details. NOI - \$170,000 suggested.
Office/Retail	Pine Street, W	1400	-	H'burg	1,500	-	-	1,100	-	PM	Available
Restaurant	Hardy Street	1131	-	H'burg	2,027	88' x 145.5'	250,000	-	-	KW	Mom's Southern Kitchen "As is" All fixtures and equipment remain.
Restaurant	Hardy Street	4404	-	H'burg	5,500	.73 ac	-	\$18/sf	NNN	LM	Verify size.
Restaurant	Hwy 98	6083	-	H'burg	3,352	.77 ac	-	5,000	NNN	AS	Mazzio's Pizza. Investment. Sublease..
Restaurant	Westover Drive	120	-	H'burg	2,000	-	550,000	-	-	KW	Former Martini Place. Leased - sell as Investment..
Retail	40th Avenue, S	401	-	H'burg	4,625	-	-	3,500	-		Day Care. Rent suggested.
Retail	41st Avenue, S	115	-	H'burg	-	-	-	-	-	ZP	From \$8 per sq. ft. Retail, Whse. - \$5 per sq. ft. See Zeke for more dtails. Big Buck.

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Retail	Bartur Street	718	-	H'burg	5,129	-	-	2,200	-		No youth centers. Rent suggested \$2,200 per month.
Retail	Broadway Drive	215	50	H'burg	464	-	-	490	-	PM	
Retail	Broadway Drive	215	65	H'burg	2,594	-	-	1,300	-	AS	In small 1-story shopping center. No bars or lounges.-Pad Site- <b>--- OFFER IN - SS ---</b>
Retail	Broadway Drive	215	80	H'burg	7,505	-	-	1,975	-	AS	In small 1-story shopping center. No bars or lounges.-Pad Site-
Retail	Grand Dr@N 40th	124	-	H'burg	4,074	-	-	4,333	NNN	AS	Suites 1110, 1120, 1130. Peak Fitness.
Retail	Hardy Street	821	-	H'burg	3,500	-	-	1,600	-		Rent suggested.Power meter. Deposit, Base Year - 2011
Retail	Hardy Street	1825	-	H'burg	3,250	50' x 140'	150,000	-	-	KW	Currently leased M-T-M at \$2,000 gross lease. 2 buildings combined - 3,250 sf. (1825 & 1827) Show by appointment.
Retail	Hardy Street	2200	10	H'burg	1,600	-	-	1,260	NNN	PM	At Arch. -
Retail	Hardy Street	2307	10	H'burg	990	-	-	1,050	-	PM	Former computer store.
Retail	Hardy Street	2902	100	H'burg	2,925	-	-	3,657	NNN	AS	Hardy Plaza. Can be subdivided.- minimum 1,464 sq. ft. <b>--- See Roly Poly for food restrictions</b>
Retail	Hardy Street	2908	-	H'burg	1,800	-	-	1,000	-	PM	Former nail salon.
Retail	Hardy Street	3317	-	H'burg	4,971	See Notes	See Notes	\$12/sf up	NNN	AS	Campus Edge Center. Gray box - Vanilla box. From \$12 & \$16/sf "As Is" needs A/C. Bath, etc.- \$16.50/sf+/- - finish-out negotiable.
Retail	Hardy Street	3407	-	H'burg	2,088	-	-	1,620	-	AS	Gas & electric meter - Share water. Former Glass Co. Available 7/1.
Retail	Hardy Street	4501	-	H'burg	60,727	22.34 ac	-	-	NNN	AS	From \$4.50/sf warehouse. Westover Crossing shopping center. Can be subdivided by negotiation. Rents for small bays start @ \$12/sf. See use restrictions. <b>ALARM ON WEST SIDE, CALL TERRY HOLLIFIELD BEFORE SHOWING - 268-7555 or John - 601-408-7946. --- 120 Day Notice ---</b>
Retail	Hardy Street	1003-05	-	H'burg	-	50' x 150'	45,000	-	-	KW	Two spaces paying a combined potential \$700 per month. No key. <b>--- SHOW ONLY DURING BUSINESS HOURS ---</b>
Retail	Hardy Street, East	1213	-	H'burg	3,456	31,400 sf	66,500	-	-	LM	M-T-M lessee in place @ \$400 per month. Sale only.
Retail	Hardy Street, East	1503	-	H'burg	1,200	200' x 100'	34,000	-	-	KW	Former gas station. Completely fenced around.
Retail	Hardy Street, East	1505	-	H'burg	2,000	196' x 150'	56,000	-	-	KW	Former Southern Seafood. Leased through 8/31/12.
Retail	Hwy 11	4093	-	H'burg	21,916	15.833 ac	2,065,000	-	-	AS	Located 1/4 mile +/- west of I-59.
Retail	Hwy 42	1229	110, 120	Petal	2,500	-	-	2,000	-	PM	Suites 110 and 120. Former Merle Norman. <b>--- 3 months free with 15-month lease ---</b> East Oaks Shopping Center
Retail	Hwy 42	1229	240-260	Petal	3,750	-	-	3,000	-	PM	Suites 240, 250 and 260. Former Leaf River Sports. <b>--- 3 months free with 15-month lease ---</b> East Oaks Shopping Center
Retail	Hwy 42	5066	-	H'burg	40,000	100' X 400'	212,500	-	-	KW	Hornsby's. Price suggested.

**London Stetelman Commercial Realtors**

**Property Availability List**

**Last Updated 1/31/12**

- Size may be estimated  
 - Some prices are  
 "suggested", not quoted  
 - Unless noted, most  
 leases are "Gross" vs.  
 "NNN"

Category	Street	Address	Ste #	City	Sq Ft	Lot Size	Price	Rent	NNN	Agent	Description
Retail	Hwy 49	5912	-	350	17,964	-	-	See Notes	NNN	AS	\$6.75 per sf. East side of Cloverleaf Center and additional space available by negotiation. Sublease.
Retail	Hwy 98	6152	30&40	H'burg	4,200	-	-	5,250	NNN	AS	Southern Kitchen/Southern Pipe. Across from Target. --- OFFER IN - LM ---
Retail	Hwy 98	6152	60	H'burg	1,933	-	-	2,417	NNN	AS	Has kitchen type butcher shop set up. End cap. Across from Target. --- DO NOT GIVE OUT KEY ---
Retail	Hwy 98	6242	30, 40	H'burg	4,200	-	-	4,200	Gross	AS	Expectations. Available-. Can be subdivided. *** GET OFFER - 1 YEAR OR MORE ***
Retail	Lincoln Road	2315	-	H'burg	7,500	-	-	3,400	NNN	AS	Formerly Dollar General. --- OFFER IN - AS ---
Retail	Lincoln Road	2609	-	H'burg	3,600	-	-	1,950	-	-	Pet Super Store Available.
Retail	Main Street, N	334	-	Petal	87,090	9.32 ac	1,170,000	-	-	AS	ed I-1. Seller to lease back 13,000 sq. ft. @ \$3.00/sf. Corner of Main & W. 1st. Hudson's.
Retail	Main Street, N	1507	-	Petal	6,900	1.553 ac	700,000	-	-	KW	Real estate and business. Retail - 2,370 sq. ft., Whse. - 4,530 sq. ft.
Retail	Old Hwy 11	5180	3&4	H'burg	3,000	-	-	2,250	-	-	Formerly The Party Place Candy & Gifts. The Grove --- OFFER IN - SS ---
Retail	Pine Street, W	2002	-	H'burg	4,000	-	-	1,800	-	LW	Sound Shop.
Retail	Willow Pointe	4	30	H'burg	3,600	-	-	\$10/sf	-	-	Former State Farm Offices (60' x 60')
Retail	Willow Pointe	4	70	H'burg	5,520	-	-	\$10/sf	-	-	Former Quest Fitness. No key? See owner.
Whse	Hardy Street	1301	-	H'burg	1,200	-	-	475	-	-	At Hutchinson. Metal building. Overhead door.
Whse	Hwy 49	7875	-	H'burg	9,000	-	-	3,500	NNN	SS	Near Hwy. 42/Sumrall exit. Metal works building. 60' x 150' bldg., 500 sf +/- with 2 large overhead doors. Fenced yard, laydown area.
Whse.	Broadway Drive	601	20	H'burg	7,666	-	-	2,490	-	PM	In small strip mall. AS - needs A/C
Whse.	Broadway Drive	601	30	H'burg	26,000	-	-	3,250	-	PM	Gross lease. By Dirt Cheap.
Whse/Ind Dist	Braswell Rd @ I-59	81	-	H'burg	56,000	3.98 ac	560,000	\$1.75/sf	NNN	KW	At I-59. 1,800 sq. ft. in office Can be subdivided. Copper missing. All dock doors. Truck terminal Suggested price.
Whse/Ind Dist	Campbell Loop	500	10	H'burg	1,500	-	-	975	-	PM	Available now. 500 sq. ft. office, 1,000 sq. ft. warehouse.
Whse/Ind Dist	Campbell Loop	500	120	H'burg	1,500	-	-	975	-	PM	500 sq. ft. office, 1,000 sq. ft. warehouse. --- LEASE IN WORKS - ZP ---
Whse/Ind Dist	Campbell Loop	500	80-90	H'burg	3,000	-	-	1,950	-	PM	Site finished out. Suites 80-90, two spaces available. 1,500 sf minimum, \$975 each.
Whse/Ind Dist	Hardy Street	1001	-	H'burg	2,700	-	-	1,275	-	LM	Add taxes - \$2,200+/- per year..
Whse/Ind Dist	Hwy 42	5340	-	H'burg	4,095	-	97,000	1,400	-	AS	Underwood Door 30-day notice.

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Category	Street	Address	Ste #	City	Sq Ft	Lot Size	Price	Rent	NNN	Agent	Description
Whse/Ind Dist	Hwy 42 By-Pass	5370	-	H'burg	223,000	15.5 ac	-	\$1.25/sf	NNN	AS	18' -30" ceiling ht. Sprinklered. Former Envelope Building. Part climate controlled. \$2.00 per smaller pads. IFC --- <b>43,200 sf leased, NW corner; PBMH - 10,000 sf - \$10,000 to 12/31/11; &amp; storage ---</b>
Whse/Ind Dist	McInnis, E	1504	-	H'burg	-	1 ac	30,000	-	-	KW	Has warehouse in rear. Behind Southern Seafood. Zoned I-1
Whse/Ind Dist	Pine Street, E	706	-	H'burg	19,700	64,400.00	268,000	-	-	AS	Old Highway Express. See file for lot size.
Whse/Ind. Dist	Broadway Drive	211	-	H'burg	7,321	-	-	2,000	NNN	AS	Former auto dealership with bays, shop parts and office space. May be subdivided.
Whse/Ind. Dist	03rd Street	313-314	-	H'burg	-	-	400,500	-	-	ZP	2 parcels sold as a package. Parcel 1 - 10,174 sq. ft. building, lot size 60' x 120'. Parcel 2 - 14,000 sq. ft. building, lot size - 4+/- acres. Also ground level loading.
Whse/Ind. Dist	Central Industrial Row	177	-	Purvis	98,480	-	-	\$3.25/sf	NNN	LM	5800 sf office, 92,680 sf whse, 77,680 sf available. Grade and dock doors.
Whse/Ind. Dist.	Broadway Drive	215	Whse.	H'burg	1,729	-	-	280	-	AS	North side of building. With roll-up door.
Whse/Ind. Dist.	Broadway Drive	323	-	H'burg	26,000	-	-	See Notes	NNN	AS	Rent - \$2,167 per month first year, \$3,250 per month for second year, \$4,333 per month for third year. Negotiable after 3rd year. Single story block building. Utilities can be prorated. Total aggregate-26,000 sf. Climate controlled. Left side available. LEASE IN WORKS - BOTH SIDES. AS Needs copper wiring - \$25,000 estimated.
Whse/Ind. Dist.	Cameron Street	100	-	Petal	18,375	-	590,000	\$38/sf	-	AS	Building and business for sale. Includes most equipment. <b>DO NOT GIVE KEY OUT.</b>
Whse/Ind. Dist.	Hwy 49	5198	-	H'burg	6,000	-	-	1,500	-	AS	Southern Pharmaceutical. Duff Amusement by Industrial Park. Gross Lease.
Whse/Ind. Dist.	Hwy 49	-	-	H'burg	8'x28'	-	-	450	-		Sub-Zero Refrigeration.
Whse/Ind. Dist.	Lundy Lane	100	D-80	H'burg	615	-	-	350	-	PM	Small office has 615 sf.
Whse/Ind. Dist.	Pine Street, W	1220	-	H'burg	15,600	150'X200'	164,500	2,550	-	AS	<b>16th Section.</b> - Formerly Coburn's.
Whse/Shop	Hwy 15	1213	-	Richton	-	5.01 ac	140,000	-	-	KW	Former Body Shop - Bldg. 1 - 3,294 sq. ft., Bldg. 2 -4,320 sq. ft. with 3 Offices in Shop.
	Evelyn Gandy @ 2309 Monr	-	-	H'burg	-	1.5 ac	98,000	-	-	KW	Has rental property