

NEW



Wiggins Residential Development Investment

135 +/- Acres | Stone County, MS | \$2,025,000

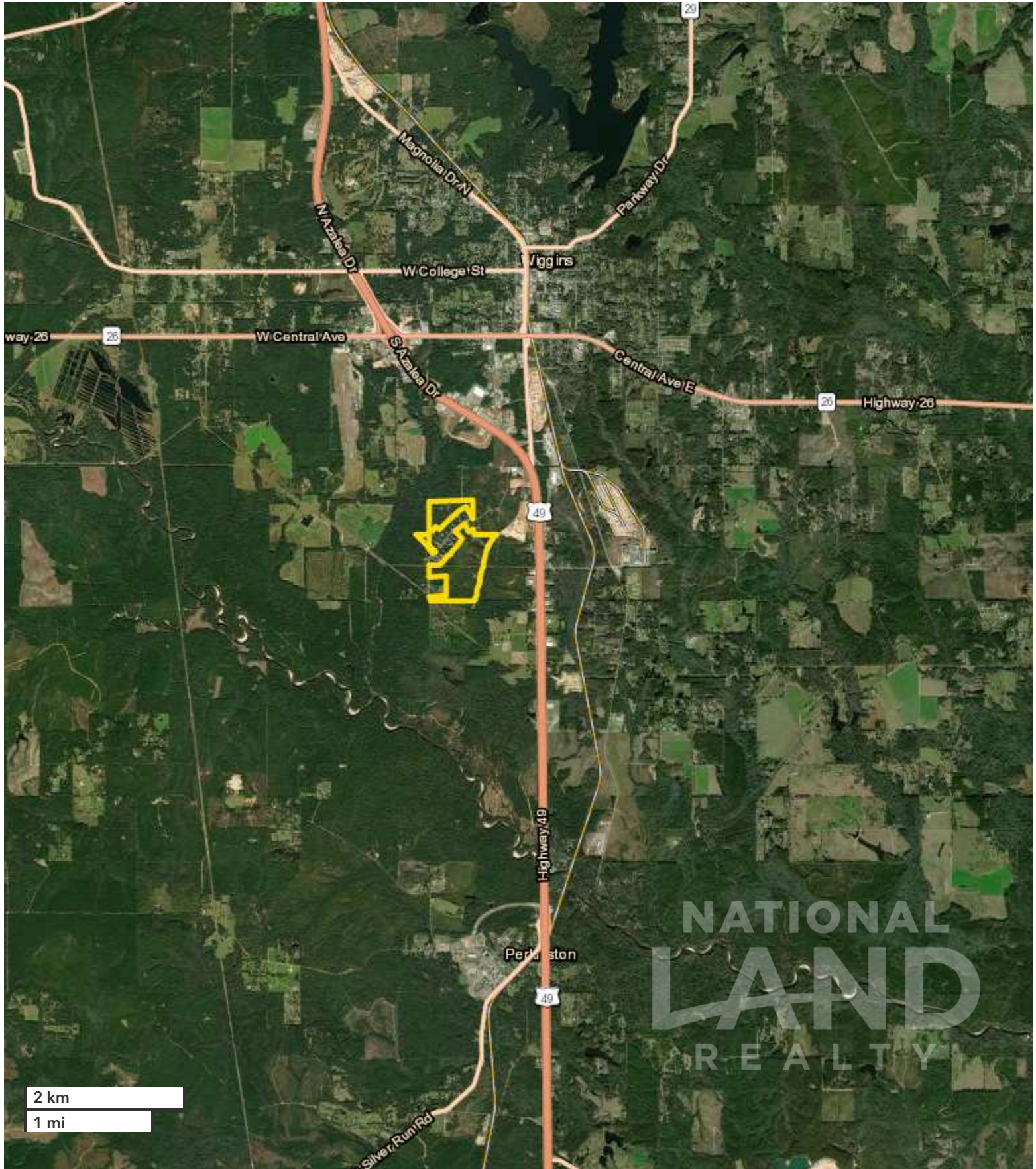


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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

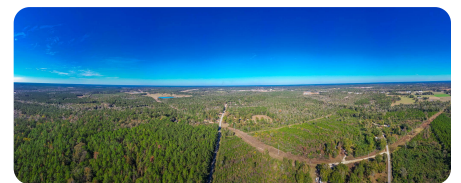


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



PROPERTY SUMMARY

Zoned R1 - Single Family Residential, this tract is primed for development into single family homes and/or several subdivisions within the city limits of Wiggins, MS. Wiggins is convenient to the MS Gulf Coast Metro areas Hattiesburg and Camp Shelby providing the perfect setting for a those looking for a small town feel within easy commuting distance of larger metro areas. The site is also located nearby to recent civic (new high school site) and commercial developments as well as US Highway 49. Frontage on Woodland Drive and Dummy Line Road provide several access points into the interior of the property. The tract is currently comprised of merchantable thinned pine stands (longleaf/loblolly) which can provide a return if harvested. Utilities are located on or near the site. Builders, don't miss out on this opportunity at a prime residential development site! Contact Drew Arnold or Greg Clearman for more information.



ACREAGE BREAKDOWN

135 +/- acres of woodlands zoned R1 (Single Family Residential) in the city limits of Wiggins, MS with road access on Woodland Drive and Dummy Line Road

ADDRESS

003 Woodland Drive
Wiggins, MS 39577

TAXES

\$1,249/year (2022)

PROPERTY HIGHLIGHTS

- Centrally located between the MS Gulf Coast metro areas, Hattiesburg, and Camp Shelby.
- Gently rolling to rolling topography yields abundant developable homesites.
- Nearby to the new site for the Stone County High School.
- Great location within the city limits of Wiggins yet offering a sense of privacy.
- Close to local amenities and access to main travel corridors (US Hwy 49, MS Hwy 26 and MS Hwy 67).
- Merchantable timber on-site offers economic opportunity from timber harvest.
- Utilities on site or nearby
- Tract is divisible.



nationalland.com/listing/wiggins-residential-development-investment





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Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Drew Arnold & Greg Clearman



Lat/Lon: 30.8254/-89.1413

Wiggins Multifamily Residential or Commercial Development Investment Listing 2775430	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$191.59 K / \$127.46 K	33	\$2.43 M / \$783.71 K	68	\$4.13 M / \$793.56 K	81
Men's Clothing Stores	\$6.71 K / -	100	\$85.62 K / -	100	\$145.43 K / -	100
Women's Clothing Stores	\$29.47 K / \$127.46 K	-77	\$371.78 K / \$527.21 K	-29	\$634.76 K / \$531.62 K	16
Children's, Infants' Clothing Stores	\$12.82 K / -	100	\$161.05 K / -	100	\$274.26 K / -	100
Family Clothing Stores	\$78.62 K / -	100	\$992.21 K / -	100	\$1.69 M / -	100
Clothing Accessory Stores	\$6.25 K / -	100	\$79.43 K / -	100	\$135.56 K / -	100
Other Apparel Stores	\$9.63 K / -	100	\$121.3 K / \$256.5 K	-53	\$206.84 K / \$261.94 K	-21
Shoe Stores	\$32.17 K / -	100	\$409.19 K / -	100	\$696.37 K / -	100
Jewelry Stores	\$14.74 K / -	100	\$189.04 K / -	100	\$321.6 K / -	100
Luggage Stores	\$1.19 K / -	100	\$15.56 K / -	100	\$26.33 K / -	100
Furniture, Home Furnishings Stores	\$93 K / \$85.91 K	8	\$1.18 M / \$1.59 M	-26	\$2.01 M / \$2.09 M	-4
Furniture Stores	\$56.92 K / \$85.91 K	-34	\$722.15 K / \$1.59 M	-55	\$1.23 M / \$2.09 M	-41
Floor Covering Stores	\$9.83 K / -	100	\$124.16 K / -	100	\$213.07 K / -	100
Other Home Furnishing Stores	\$26.25 K / -	100	\$331.28 K / -	100	\$565.63 K / -	100
Electronics, Appliance Stores	\$71.54 K / -	100	\$904.06 K / -	100	\$1.55 M / -	100
Building Material, Garden Equipment, Supplies Dealers	\$231.08 K / \$2.47 M	-91	\$2.92 M / \$59.05 M	-95	\$5.02 M / \$60.7 M	-92
Home Centers	\$108.72 K / -	100	\$1.37 M / \$29.5 K	98	\$2.36 M / \$90.14 K	96
Paint, Wallpaper Stores	\$8.01 K / -	100	\$101.05 K / -	100	\$173.9 K / -	100
Hardware Stores	\$9.97 K / \$141.5 K	-93	\$125.95 K / \$1.67 M	-92	\$216.28 K / \$1.7 M	-87
Other Building Materials Stores	\$77.02 K / \$2.33 M	-97	\$974.17 K / \$9.76 M	-90	\$1.68 M / \$10.38 M	-84
Outdoor Power Equipment Stores	\$3.64 K / -	100	\$45.36 K / -	100	\$78.01 K / -	100
Nursery, Garden Stores	\$23.72 K / -	100	\$298.68 K / \$47.59 M	-99	\$513.2 K / \$48.53 M	-99
Food, Beverage Stores	\$634.41 K / \$4.8 M	-87	\$8.06 M / \$15.29 M	-47	\$13.79 M / \$16.3 M	-15
Grocery Stores	\$567.17 K / \$4.27 M	-87	\$7.21 M / \$13.21 M	-45	\$12.33 M / \$13.81 M	-11
Convenience Stores	\$22.03 K / \$403.77 K	-95	\$280.31 K / \$1.17 M	-76	\$479.04 K / \$1.43 M	-67
Meat Markets	\$6.54 K / -	100	\$82.67 K / -	100	\$141.36 K / -	100
Fish, Seafood Markets	\$2.3 K / -	100	\$29.71 K / -	100	\$51.03 K / -	100
Fruit, Vegetable Markets	\$3.95 K / -	100	\$50.84 K / -	100	\$86.6 K / \$64.93 K	25
Other Specialty Food Markets	\$6.82 K / -	100	\$86.89 K / \$79.34 K	9	\$148.71 K / \$151.56 K	-2
Liquor Stores	\$25.6 K / \$134.97 K	-81	\$323.33 K / \$834.72 K	-61	\$551.31 K / \$844.48 K	-35

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Drew Arnold & Greg Clearman



Lat/Lon: 30.8254/-89.1413

Wiggins Multifamily Residential or Commercial Development Investment Listing 2775430	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$155.55 K / \$2.55 M	-94	\$1.98 M / \$7.93 M	-75	\$3.38 M / \$7.97 M	-58
Pharmacy, Drug Stores	\$130.29 K / \$2.55 M	-95	\$1.65 M / \$7.93 M	-79	\$2.83 M / \$7.97 M	-64
Cosmetics, Beauty Stores	\$7.65 K / -	100	\$96.78 K / -	100	\$165.72 K / -	100
Optical Goods Stores	\$8.75 K / -	100	\$111.15 K / -	100	\$190.32 K / -	100
Other Health, Personal Care Stores	\$8.87 K / -	100	\$113.33 K / -	100	\$194.14 K / -	100
Sporting Goods, Hobby, Book, Music Stores	\$71.21 K / \$586.9 K	-88	\$898.65 K / \$1.94 M	-54	\$1.53 M / \$2.14 M	-28
Sporting Goods Stores	\$38.85 K / \$532.76 K	-93	\$488.85 K / \$1.81 M	-73	\$834.63 K / \$2 M	-58
Hobby, Toy, Game Stores	\$11.51 K / -	100	\$143.96 K / -	100	\$246.14 K / -	100
Sewing, Needlecraft Stores	\$3.52 K / -	100	\$44.87 K / -	100	\$76.59 K / -	100
Musical Instrument Stores	\$3.3 K / -	100	\$42.01 K / -	100	\$71.63 K / -	100
Book Stores	\$14.03 K / \$54.13 K	-74	\$178.96 K / \$135.47 K	24	\$305.06 K / \$135.47 K	56
General Merchandise Stores	\$617.63 K / \$14.96 M	-96	\$7.82 M / \$39.94 M	-80	\$13.37 M / \$40.09 M	-67
Department Stores	\$158.52 K / \$13.6 M	-99	\$2 M / \$34.02 M	-94	\$3.42 M / \$34.02 M	-90
Warehouse Superstores	\$398.78 K / -	100	\$5.06 M / -	100	\$8.65 M / -	100
Other General Merchandise Stores	\$60.33 K / \$1.36 M	-96	\$763.84 K / \$5.91 M	-87	\$1.31 M / \$6.07 M	-78
Miscellaneous Store Retailers	\$83.6 K / \$109.54 K	-24	\$1.06 M / \$622.43 K	41	\$1.81 M / \$920.52 K	49
Florists	\$2.93 K / \$68.56 K	-96	\$36.99 K / \$275.83 K	-87	\$63.36 K / \$344.07 K	-82
Office, Stationary Stores	\$8.18 K / -	100	\$103.89 K / -	100	\$177.83 K / -	100
Gift, Souvenir Stores	\$10 K / \$15.48 K	-35	\$126.65 K / \$76.76 K	39	\$216.52 K / \$77.51 K	64
Used Merchandise Stores	\$5.74 K / -	100	\$72.98 K / \$135.43 K	-46	\$124.7 K / \$138.26 K	-10
Pet, Pet Supply Stores	\$33.87 K / -	100	\$426.12 K / -	100	\$730.71 K / -	100
Art Dealers	\$2.67 K / -	100	\$34.46 K / -	100	\$58.97 K / -	100
Mobile Home Dealers	\$5.03 K / -	100	\$62.85 K / -	100	\$108.38 K / -	100
Other Miscellaneous Retail Stores	\$15.18 K / \$25.49 K	-40	\$193.85 K / \$134.41 K	31	\$331.5 K / \$360.68 K	-8
Non-Store Retailers	\$282.1 K / \$625 K	-55	\$3.57 M / \$1.7 M	52	\$6.1 M / \$1.7 M	72
Mail Order, Catalog Stores	\$234.01 K / -	100	\$2.96 M / -	100	\$5.06 M / -	100
Vending Machines	\$6.54 K / -	100	\$83.31 K / -	100	\$142.01 K / -	100
Fuel Dealers	\$23.53 K / \$625 K	-96	\$298.42 K / \$1.56 M	-81	\$514.68 K / \$1.56 M	-67
Other Direct Selling Establishments	\$18.02 K / -	100	\$228.39 K / \$137.66 K	40	\$390.54 K / \$140.57 K	64

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

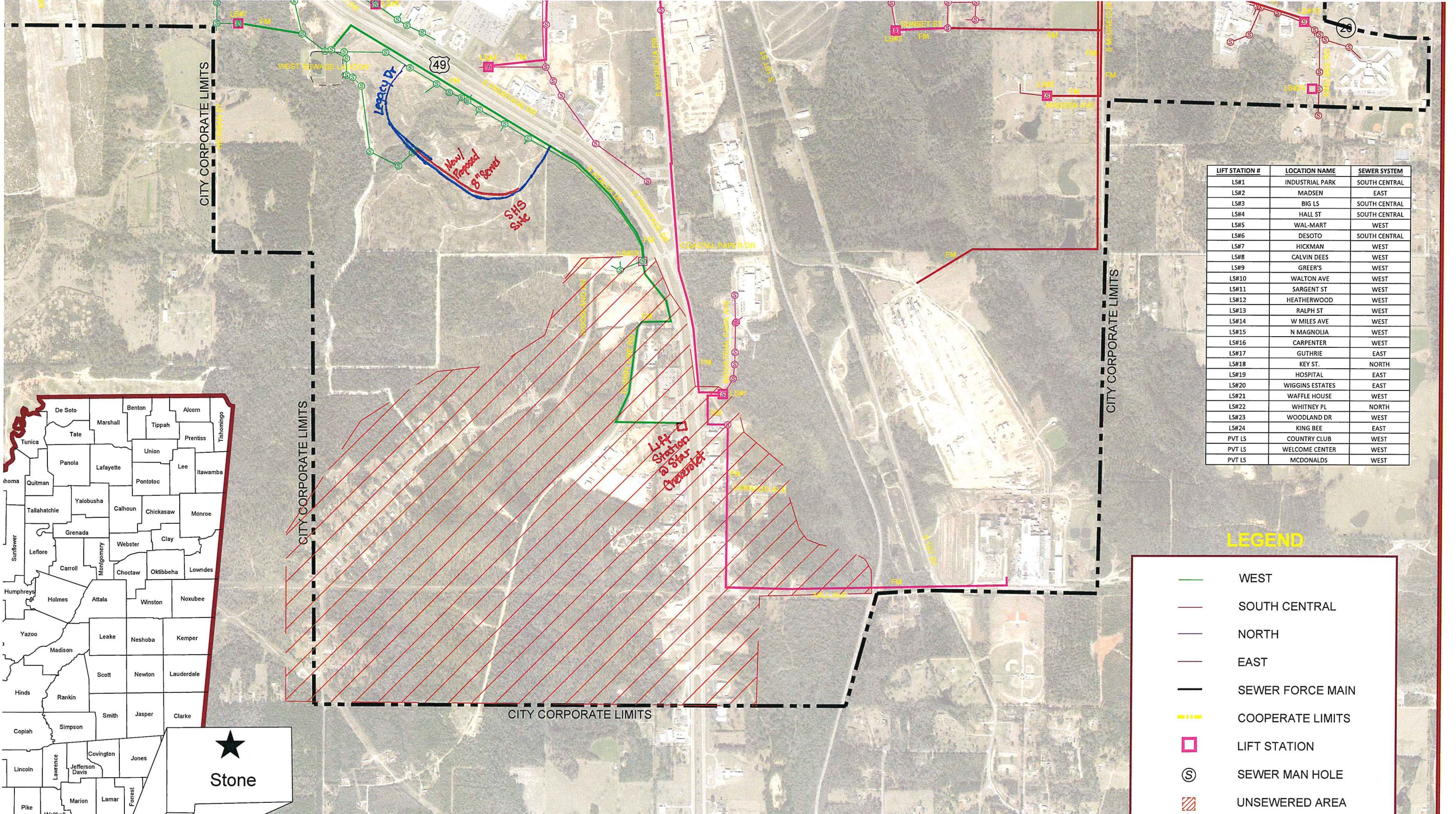
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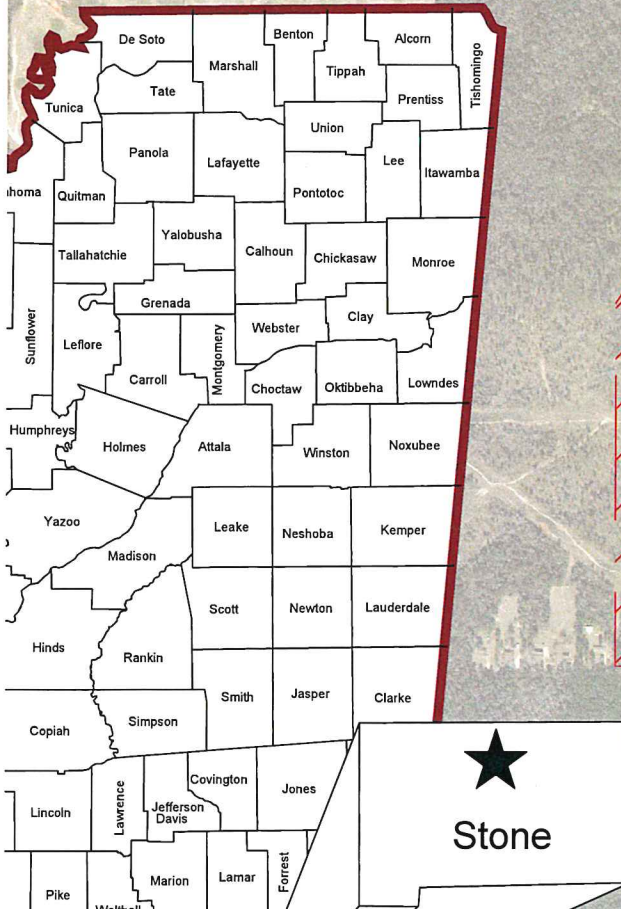
Wiggins Multifamily Residential or Commercial Development Investment Listing 2775430	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$539.96 K / \$2.74 M	-80	\$6.82 M / \$14.49 M	-53	\$11.61 M / \$16.99 M	-32
Hotels, Other Travel Accommodations	\$29.66 K / \$146.19 K	-80	\$374.79 K / \$756.76 K	-50	\$638.64 K / \$797.44 K	-20
RV Parks	\$284 / \$324	-12	\$4.16 K / \$4.22 K	-1	\$6.86 K / \$12.16 K	-44
Rooming, Boarding Houses	\$200 / -	100	\$2.44 K / -	100	\$4.28 K / -	100
Full Service Restaurants	\$316.03 K / \$1.12 M	-72	\$3.99 M / \$7.9 M	-49	\$6.8 M / \$8.59 M	-21
Limited Service Restaurants	\$146.82 K / \$1.49 M	-90	\$1.85 M / \$5.91 M	-69	\$3.16 M / \$7.79 M	-59
Special Food Services, Catering	\$46.96 K / -	100	\$592.48 K / -	100	\$1.01 M / \$7.57 K	99
Drinking Places	\$13.44 K / -	100	\$168.96 K / \$82.23 K	51	\$287.57 K / \$83.84 K	71
Gasoline Stations	\$466.45 K / \$4.07 M	-89	\$5.89 M / \$13.97 M	-58	\$10.09 M / \$22.67 M	-56
Motor Vehicle, Parts Dealers	\$837.44 K / \$7.27 M	-88	\$10.55 M / \$22.25 M	-53	\$18.04 M / \$29.45 M	-39
New Car Dealers	\$642.5 K / \$5.82 M	-89	\$8.09 M / \$17.37 M	-53	\$13.83 M / \$24.46 M	-43
Used Car Dealers	\$66.26 K / \$80.24 K	-17	\$833.23 K / \$223.42 K	73	\$1.43 M / \$312.9 K	78
Recreational Vehicle Dealers	\$13.2 K / -	100	\$165.71 K / -	100	\$282.9 K / -	100
Motorcycle, Boat Dealers	\$28.82 K / -	100	\$362.19 K / -	100	\$619.39 K / -	100
Auto Parts, Accessories	\$51.97 K / \$1.06 M	-95	\$659.89 K / \$3.88 M	-83	\$1.13 M / \$3.9 M	-71
Tire Dealers	\$34.69 K / \$311.03 K	-89	\$440.61 K / \$778.38 K	-43	\$752.09 K / \$778.38 K	-3
2023 Population		606		5,674		9,540
2028 Population		600		5,620		9,637
% Population Change 2023-2028		-1.0%		-0.9%		1.0%
2023 Adult Population Age 18+		511		4,451		7,481
2023 Population Male		365		2,889		4,796
2023 Population Female		241		2,785		4,744
2023 Households		171		2,048		3,420
2023 Median Household Income		61,422		53,461		51,089
2023 Average Household Income		67,362		72,581		75,023



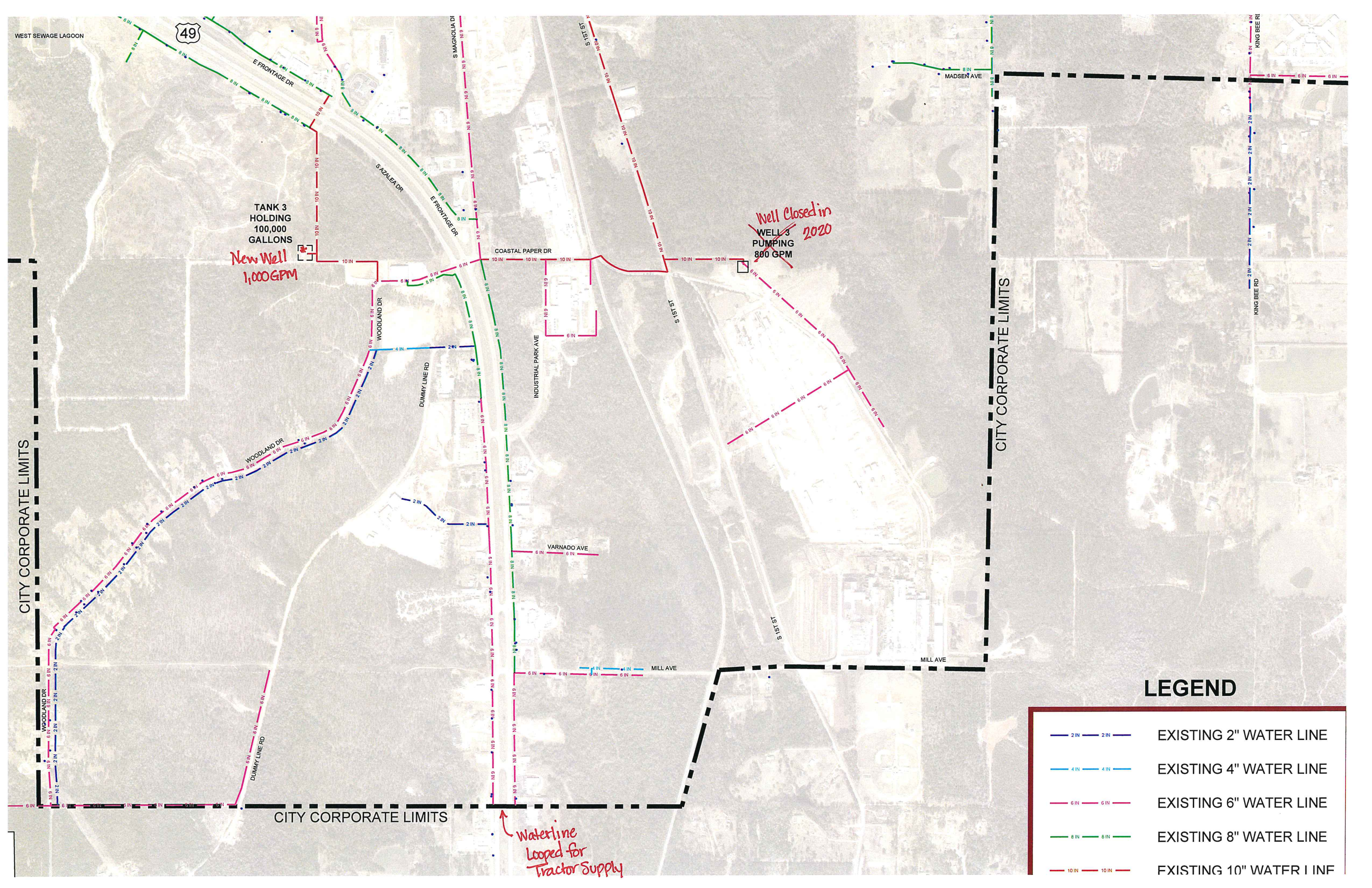
LIFT STATION #	LOCATION NAME	SEWER SYSTEM
LS#1	INDUSTRIAL PARK	SOUTH CENTRAL
LS#2	MADSEN	EAST
LS#3	BIG LS	SOUTH CENTRAL
LS#4	HALL ST	SOUTH CENTRAL
LS#5	WAL-MART	WEST
LS#6	DESOTO	SOUTH CENTRAL
LS#7	HICKMAN	WEST
LS#8	CALVIN DEES	WEST
LS#9	GREER'S	WEST
LS#10	WALTON AVE	WEST
LS#11	SARGENT ST	WEST
LS#12	HEATHERWOOD	WEST
LS#13	RALPH ST	WEST
LS#14	W MILES AVE	WEST
LS#15	N MAGNOLIA	WEST
LS#16	CARPENTER	WEST
LS#17	GUTHRIE	EAST
LS#18	KEY ST.	NORTH
LS#19	HOSPITAL	EAST
LS#20	WIGGINS ESTATES	EAST
LS#21	WAFFLE HOUSE	WEST
LS#22	WHITNEY PL	NORTH
LS#23	WOODLAND DR	WEST
LS#24	KING BEE	EAST
PVT LS	COUNTRY CLUB	WEST
PVT LS	WELCOME CENTER	WEST
PVT LS	MCDONALDS	WEST

LEGEND

- WEST
- SOUTH CENTRAL
- NORTH
- EAST
- SEWER FORCE MAIN
- COOPERATE LIMITS
- LIFT STATION
- S SEWER MAN HOLE
- UNSEWERED AREA



★
Stone



TANK 3
HOLDING
100,000
GALLONS
*New Well
1,000 GPM*

*Well Closed in
2020*
WELL 3
PUMPING
800 GPM

*Waterline
Looped for
Tractor Supply*

CITY CORPORATE LIMITS

CITY CORPORATE LIMITS

CITY CORPORATE LIMITS

LEGEND

- 2 IN — 2 IN — EXISTING 2" WATER LINE
- 4 IN — 4 IN — EXISTING 4" WATER LINE
- 6 IN — 6 IN — EXISTING 6" WATER LINE
- 8 IN — 8 IN — EXISTING 8" WATER LINE
- 10 IN — 10 IN — EXISTING 10" WATER LINE



WORKING WITH A REAL ESTATE BROKER

THIS IS NOT A LEGALLY BINDING CONTRACT

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:
>To the Seller: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Buyer and Seller: A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:
>To the Buyer: The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
>To the Seller and Buyer: A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

>A Disclosed Dual Agent may not disclose:

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord.)
Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

Signature lines for Client, Licensee, and Customer, including fields for signature and date.