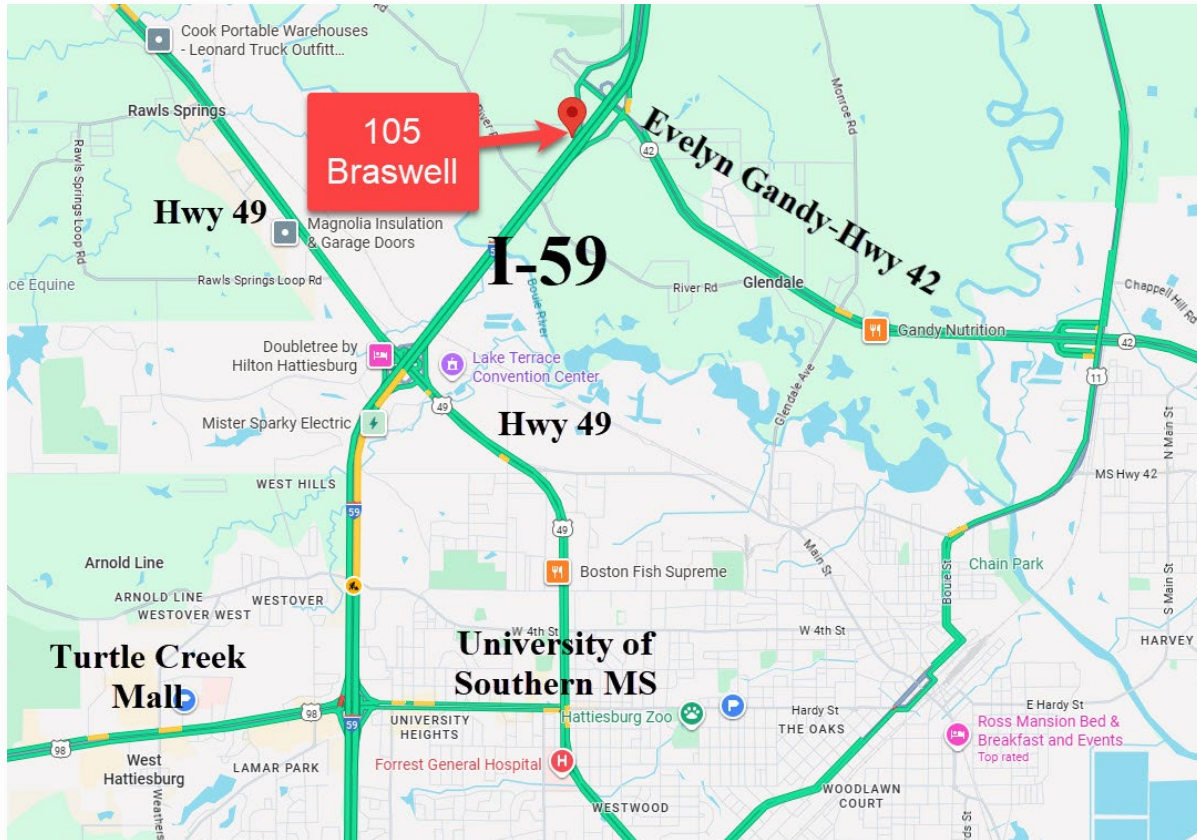


Marketing Presentation



105 BRASWELL ROAD, HATTIESBURG, MS 39401
63,250 SF LAND
FOR SALE AT \$250,000

Presented By:

Mississippi Commercial Realty
Robert Hand, MBA, CCIM, SIOR
Hattiesburg, Mississippi
601-520-9096



September 21, 2025



SIOR®
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®





Location

The property offers easy access from exit #69 at the interchange of Interstate 59 and Mississippi Highway 42 (Evelyn Gandy Parkway). Interstate 59 runs northeast/southwest, connecting to New Orleans at I-10 and northeast through Meridian to Birmingham's I-20. Mississippi Highway 42 runs east/west, connecting Alabama to Central Mississippi through Hattiesburg.





Description

The 63,250 square foot cleared land is at the corner of Wesley Grant Road and Braswell Road, with access from the nearby interchange of Interstate 59 and Evelyn Gandy (Highway 42). The land is not zoned since it is outside the Hattiesburg city limits and is inside Forrest County. The land measures 230 feet along Wesley Grant Road and 275 feet along Braswell Road. Nearby businesses include a retail store, warehouse and distribution loading dock. Priced at \$4/SF at \$250,000.





About Mississippi Commercial Realty



Mississippi's only commercial real estate broker with the CCIM and SIOR designations, an MBA and the appraiser's practitioner license. We are known for using the latest technology to help landlords and tenants solve their real estate problems, bringing a high level of ethical conduct to the industry, with great attention to detail and professionalism.

We have expertise in every sector of commercial real estate, completing these landmark projects:

- The largest office space lease in Hattiesburg.
- One of the largest hotel acquisitions.
- The largest warehouse disposition in downtown.
- Several of the largest apartment developments.
- The largest land disposition.

Nationally recognized expertise with expedited results:

- Named Top 50 Financial Executive by CityBusiness Magazine.
- Named Top 100 Investment Executive in the U.S., 1994, by Financial Planning Magazine.
- Member National Association of Realtors.
- Past President, International Association of Financial Planners.
- Past President, New Orleans MSU Alumni Association.
- Past industry panel member for the NASD Board of Arbitrators.
- Eagle Scout.

More national publications than any other real estate broker in the state:

- *Commercial Investment Real Estate Magazine*- "Valuing Commercial Real Estate Using Regression Analysis".
- *Commercial Investment Real Estate Magazine*- "Visualizing Risk In a Lease Buyout Decision".
- *Commercial Investment Real Estate Magazine*- "Using Lifestyle Demographic Analysis To Make Better Commercial Real Estate Decisions".
- *Chief Executive Officer Magazine*- "Return of The AutoMat".
- *Registered Representative Magazine*- "Growing Your Business By Providing a Higher Level of Services".

What makes our firm different is that our clients never have to worry about conflicts of interest. We never accept work where clients compete. Our competitive advantage is that we use technology to solve problems and are dedicated to providing clients and colleagues with the knowledge to help make better real estate decisions.