

### For Sale or BTS

#### Property Description:

Excellent development opportunity in Starkville, MS. Approximately 3.26 acres available along the areas most heavily trafficked thoroughfare. This site has direct access from Hwy 12 near the intersection of Louisville St. Mississippi State University is located just over a mile away with current enrollment of 21,622 students.

#### Available:

- Approximately 3.26 acres
- \$10 PSF

#### Traffic Counts ADT 2017:

- On Hwy 12 - 25,000 VPD







Chris Jacob  
1100 Poydras St., Suite 2900  
New Orleans, LA 70163  
(D) 225-485-4881  
(E) cjacob@site-specialists.com

# Starkville Development Site

Hwy 12, Starkville, MS 39759

Overview

**Aerial**

Site Plan

Key Facts

Demographics



Dr. Martin Luther King Jr. Dr.

Highway 25 14k VPD

Highway 12 22k VPD

Walgreens 25k VPD

Davis Wade Stadium  
(61,337 Capacity)

Mississippi State University  
(21,622 Students)  
(Approx. 1 mile from Site)

315'

450'



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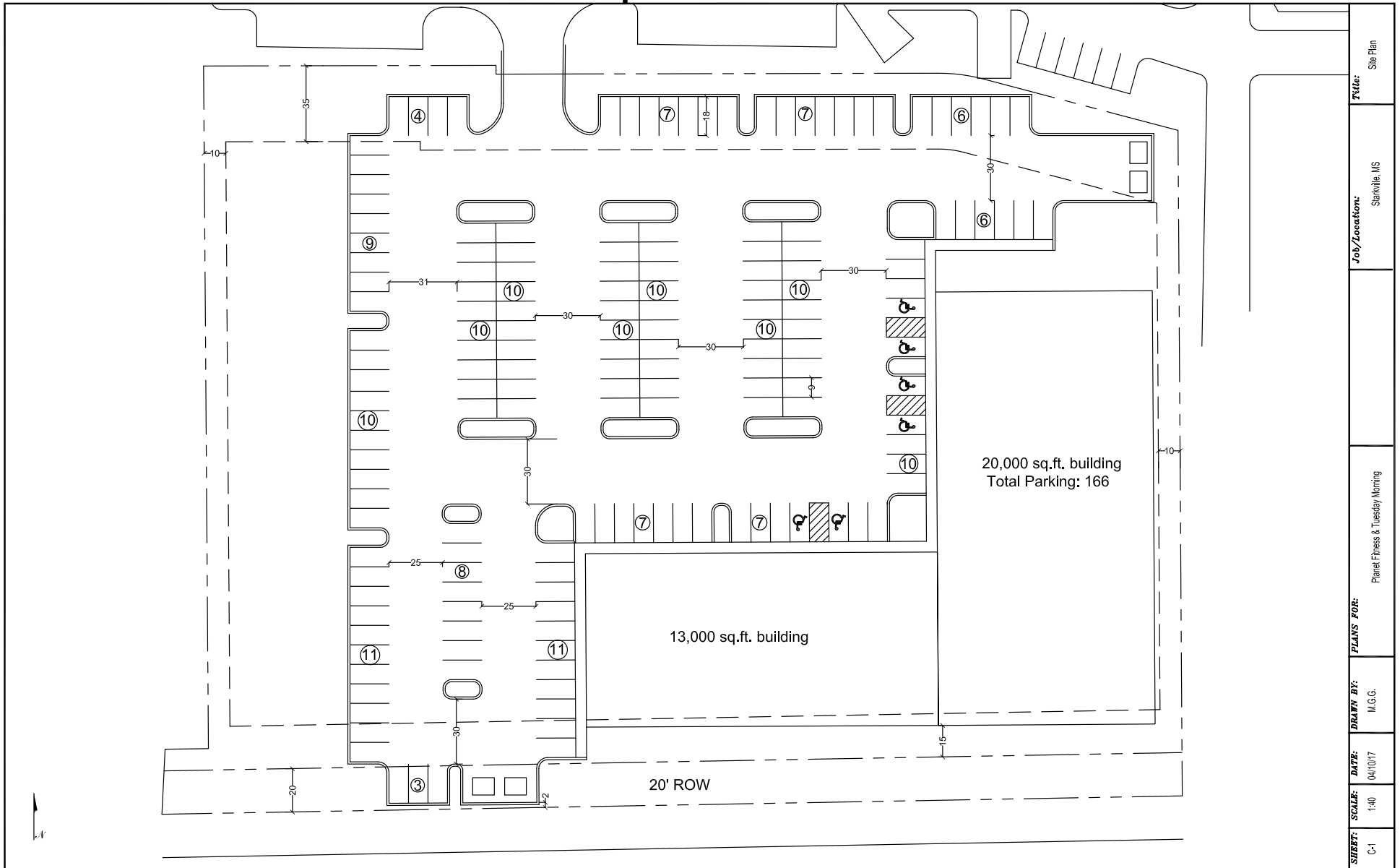
Aerial

Site Plan

Key Facts

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## Proposed Site Plan



Scale: 1"=40'	Date: 04/10/17	Drawn By: M.G.G.	Plans For: Planet Fitness & Tuesday Morning	Job/Location: Starkville, MS	Title: Site Plan
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## Oktibbeha County Key Facts

### KEY FACTS

50,175  
Population



Average Household Size

26.8

Median Age

\$29,100

Median Household Income

### EDUCATION

13%

No High School Diploma



20%

High School Graduate



24%

Some College



43%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,721

Total Businesses



27,889

Total Employees

### EMPLOYMENT



White Collar

65%



Blue Collar

17%



Services

18%

10.6%

Unemployment Rate

### INCOME



\$29,100

Median Household Income



\$18,479

Per Capita Income



\$12,974

Median Net Worth

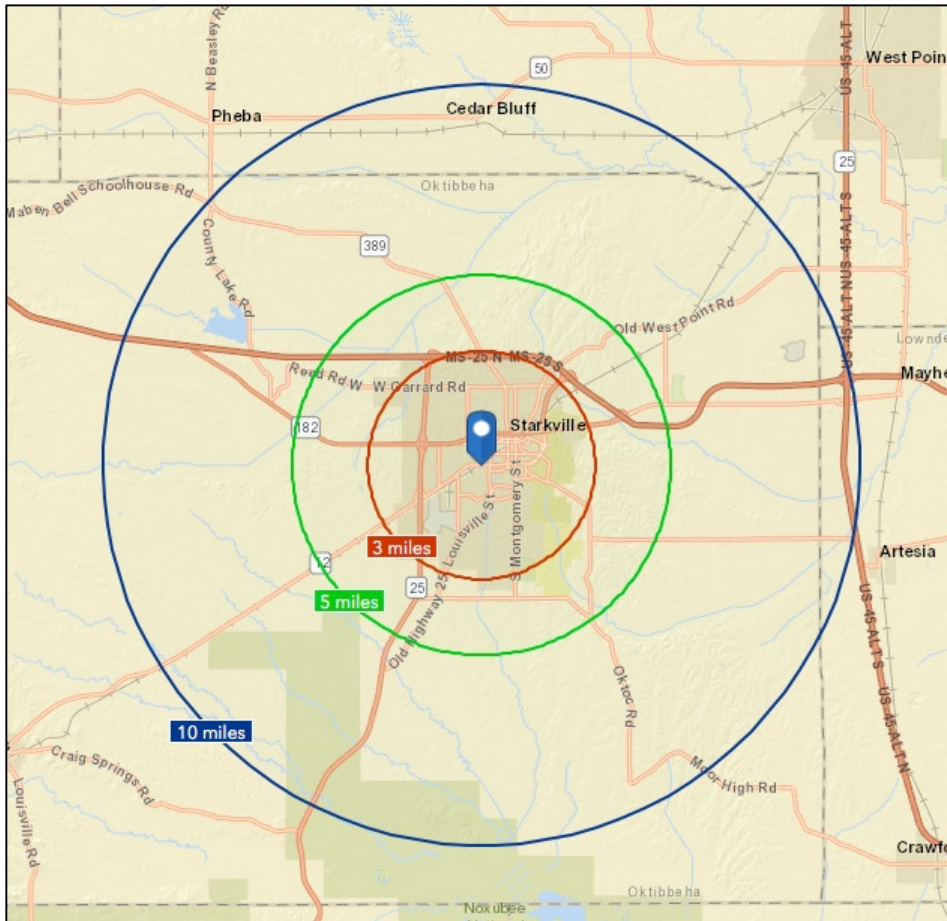
### Households by Income

The largest group: <\$15,000 (27.4%)

The smallest group: \$150,000 - \$199,999 (1.4%)

Indicator ▲	Value	Difference	
<\$15,000	27.4%	0	
\$15,000 - \$24,999	16.7%	0	
\$25,000 - \$34,999	12.3%	0	
\$35,000 - \$49,999	11.8%	0	
\$50,000 - \$74,999	14.4%	0	
\$75,000 - \$99,999	8.4%	0	
\$100,000 - \$149,999	6.2%	0	
\$150,000 - \$199,999	1.4%	0	
\$200,000+	1.4%	0	

Bars show deviation from



Distance From Site	3 Miles	5 Miles	10 Miles
Population	31,997	38,515	46,532
Population w/ Students	53,619	60,137	68,154
Average HH Income	\$42,530	\$43,576	\$44,699