



STARKVILLE, MISSISSIPPI PAD SITE

Hwy 12, Starkville, MS 39759



RM Development Group

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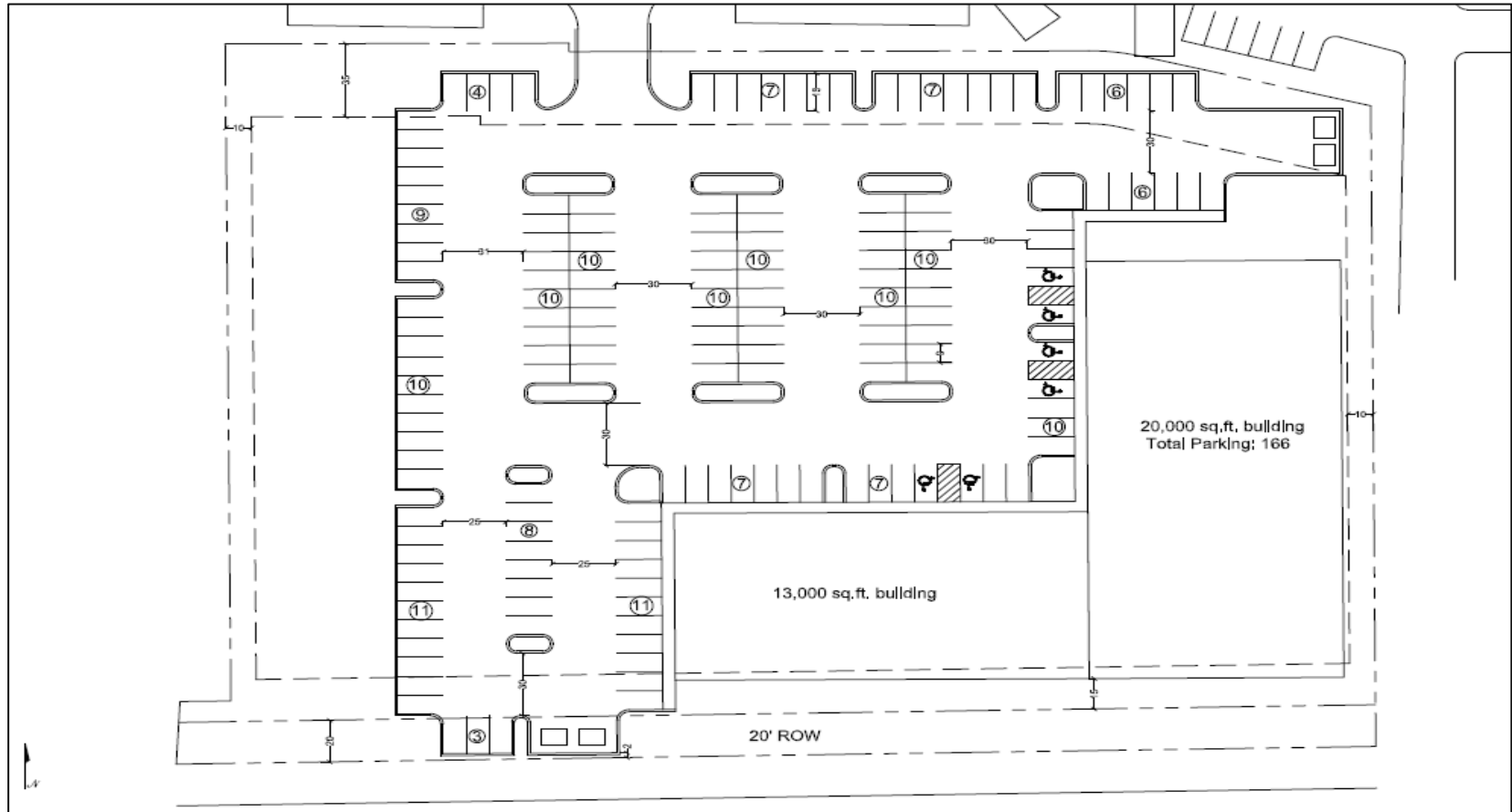
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Ariel View



Property Information / Conceptual Site Plan



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 23,086 students.

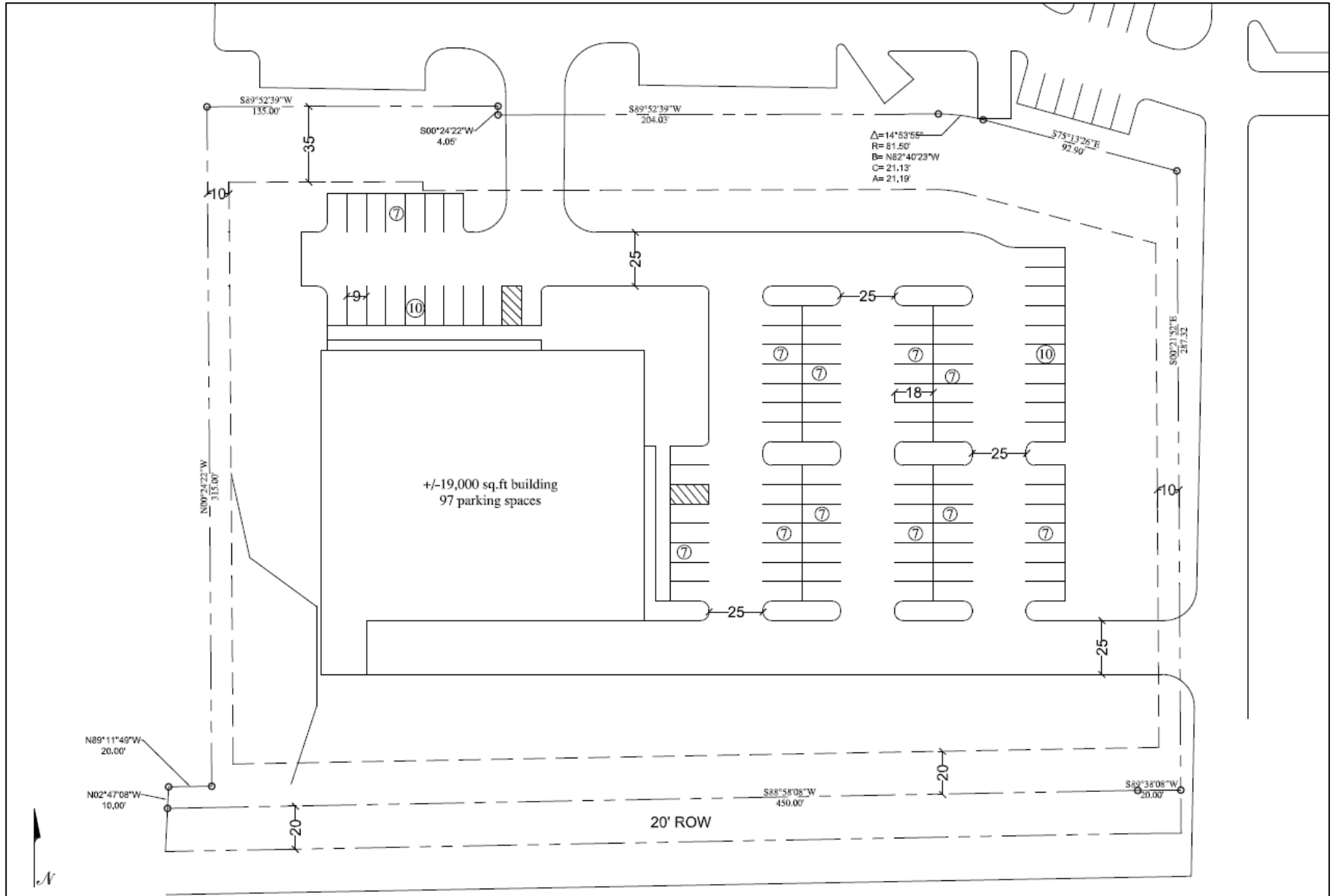
Hwy 12
Starkville, MS 39759

Total Available:
3.26 Acres

Traffic Counts ADT 2017:
On Hwy 12 – 25,000 ADT

*ADT – Average Daily Traffic

Alternate Conceptual Site Plan



Oktribbeha County Key Facts (2021)

KEY FACTS

51,842
Population



26.1

Median Age

\$39,490

Median Household Income

13%

No High School Diploma



BUSINESS



1,721

Total Businesses



27,889

Total Employees



White Collar



Blue Collar



Services

65%

17%

18%

10.6%

Unemployment Rate

INCOME



\$39,490

Median Household Income



\$23,827

Per Capita Income



\$12,974

Median Net Worth

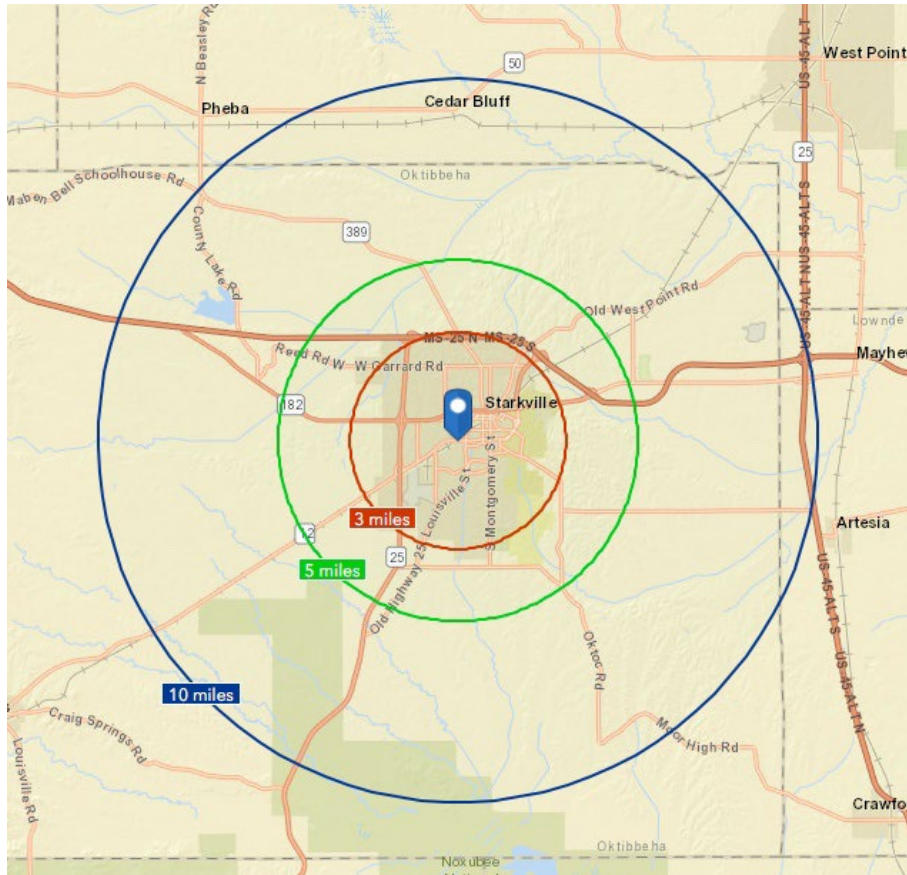
Households By Income

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	

Property Information



Distance From Site	3 Miles	5 Miles	10 Miles
Population	31,268	38,156	46,373
Population w/ Students	54,354	61,224	69,459
Average HH Income	\$60,869	\$62,452	\$64,897



